



## PLANNING COMMISSION MEETING AGENDA

Wednesday, May 8, 2024

6:00 p.m.

550 E. Sixth Street, Beaumont, CA

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

### MEETING PARTICIPATION NOTICE

This meeting will be recorded for live streaming as well as open to public attendance. Please use the following link during the meeting for live stream access: [beaumontca.gov/livestream](https://beaumontca.gov/livestream)

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by the Commission. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to:

[nicolew@beaumontca.gov](mailto:nicolew@beaumontca.gov) with "Public Comment" in the subject line.

2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by the Commission. Please use the following phone number to join the call **(951) 922 - 4845**.

3. In-person comments are accepted by notifying the City Clerk using a provided Request to Speak Form prior to the start of the Public Comment Period. Public comments shall not exceed three (3) minutes unless otherwise authorized by the Commission.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

Regular Session

**A. CALL TO ORDER**

**Swearing in of Carlos Cueva**

Chairman Steven Cooley, Vice Chair Philip Southard, Commissioner Mario Garai, Commissioner Nathan Smith, Commissioner Carlos Cueva

Request of Any Excused Absence

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

**B. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):**

*Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.*

**C. ACTION ITEMS / PUBLIC HEARINGS / REQUESTS**

*Approval of all Ordinances and Resolutions to be read by title only.*

- |            |   |           |
|------------|---|-----------|
| <b>C.1</b> | <b>Approval of Minutes</b>  | <b>5</b>  |
|            | <b>Recommended Action:</b><br>Approve Minutes dated March 27, 2024.   |           |
| <b>C.2</b> | <b>Conditional Use Permit CUP2024-0004 for 1906 ABC Type 41 License located at 1888 Golf Club Drive (APN 400-250-001)</b>   | <b>8</b>  |
|            | <b>A request for approval of a Type 41 – On Sale Beer and Wine – Eating located in at a Golf Course Clubhouse and Golf Course at 1888 Golf Club Drive.</b>  |           |
|            | <b>Recommended Action:</b><br>Continue CUP2024-0004 off–calendar without discussion.  |           |
| <b>C.3</b> | <b>Public Hearing for Plot Plan PP2023-0619 and Variance V2024-0002 McClure Amendment to Modify the Building Elevations, Parking, and Circulation</b>   | <b>9</b>  |
|            | <b>Plot Plan PP2023-0619 &amp; Variance V2024-0002 to conduct a public hearing and consideration of a request to modify the elevations, parking, and circulation a previously approved Plot Plan (PP2020-03017)</b> |           |
|            | <b>Recommended Action:</b><br>Hold a public hearing; and,<br><br>Approve the Plot Plan Amendment PP2023-0619 and approve the Parking Variance V2024-0002.   |           |
| <b>C.4</b> | <b>Public Hearing for Conditional Use Permit CUP2024-0003 Request to</b>  | <b>29</b> |



**Operate A Recreational Vehicle And Motorhome Painting Establishment With A 54' X 18' Spray Booth For Excellence RV Located At 609 West Luis Estrada Drive (APN: 417-030-004)**

**A request to operate a recreational vehicle and motorhome painting establishment in an existing 7,300 square foot building on the south side of Luis Estrada drive in the Manufacturing Zone. This use will include a 54-foot by 18-foot spray booth. Body and Paint shops in this area are subject to a conditional use permit in this zone.**

**Recommended Action:**

Hold a public hearing; and,

Approve Conditional Use Permit 2024-0003, subject to the attached Conditions of Approval.

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

- C.5 Public Hearing for Specific Plan Amendment (SP2023-0011) a City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation** 59  
**A City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation**

**Recommended Action:**

Hold a public hearing; and

Forward a recommendation of approval to the City Council to Amend the Oak Valley SCPGA Specific Plan.

- C.6 Public Hearing for Specific Plan Amendment (SP2023-0010) a City Initiated Request to Amend the Heartland Specific Plan to be in Conformance with the General Plan Land Use Designation** 70  
**A City initiated request to amend the Heartland (Olivewood) Specific Plan to bring it into conformance with the underlying General Plan land use designation.**

**Recommended Action:**

Hold a public hearing; and

Forward a recommendation of approval to the City Council to amend the Heartland Specific Plan.

- C.7 Public Hearing for Conditional Use Permit CUP2024-0002 for a Request for an ABC Type 47 - On Sale General – Eating Place for Beer, Wine and Distilled Spirits at 762 and 766 Beaumont Avenue (APN: 418-072-002)** 81  
**An application for a CUP for on sale beer, wine and distilled spirits at an existing restaurant, Tuscano's Pizza and Pasta located at 762 and 766 Beaumont Avenue.**

**Recommended Action:**

Hold a public hearing; and,

Continue Conditional Use Permit 2024-0002 to a date specified to provide time for business owner to correct outstanding code violations.

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**C.8 Public Hearing Beaumont Village - Tentative Parcel Map 37440 PM2019-0006, Plot Plan PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, and Mitigated Negative Declaration & Mitigation Monitoring & Reporting Program ENV2019-0010**

A request for a plot plan to construct and operate A plot plan for a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone (APN: 404-190-001 and 404-190-003).

**Recommended Action:**

Hold a public hearing; and,

Forward a recommendation of approval to the City Council to adopt a Mitigated Negative Declaration for ENV2019-0010, Approve Plot Plan PP2019-0222, Approve Conditional Use Permit CUP2019-0037, Approve Conditional Use Permit CUP2019-0038, Approve Sign Program PLAN2022-0791 and approve Tentative Parcel Map No. 37440 (PM2019-0006) for a two-year period, subject to the attached conditions of approval.

**D. PLANNING MANAGER COMMENTS**

**E. ADJOURNMENT**

The next regular meeting of the Beaumont Planning Commission is scheduled for Wednesday, June 12, 2024, at 6:00 p.m., unless otherwise posted Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



## PLANNING COMMISSION REGULAR MEETING MINUTES

March 27, 2024  
6:00 p.m.  
550 E. Sixth Street, Beaumont, CA

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### Regular Session

#### A. CALL TO ORDER at 6:00 p.m.

**Present:** Chairman Steven Cooley, Vice Chair Philip Southard, Commissioner Mario Garai

**Absent:** Commissioner Nathan Smith

Request of Any Excused Absence

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

#### B. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

No comments.

#### C. ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

*Approval of all Ordinances and Resolutions to be read by title only.*

##### C.1 Approval of Minutes

**Motion by Commissioner Garai**

**Second by Vice Chair Southard**

**Approved by a 3-0 vote**

**Absent: Smith**

**To approve Minutes dated February 28, 2024.**

- C.2 Conditional Use Permit CUP2024-0001 for a request for an ABC Type 41 – On Sale Beer & Wine – Eating Place license and a Public Convenience and Necessity (PNC) finding at 410 E Sixth Street (APN: 418-074-006)

An application for a CUP for on sale beer and wine at a new restaurant, La Martina located at 410 E Sixth Street.

**Public Hearing opened at 6:14 p.m.**

**No comments**

**Public Hearing closed at 6:15 p.m.**

**Motion by Commissioner Garai**

**Second by Vice Chair Southard**

**Approved by a 3-0 vote**

**Absent: Smith**

**To approve Conditional Use Permit 2024-0001 and Public Convenience and Necessity, subject to the attached Conditions of Approval and**

**Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.**

- C.3 Plot Plan PP2022-0440, Variance V2023-0120 and Environmental ENV2022-0008 Known As “Orchard Logistics” Located East of Western Knolls Avenue and South of State Route 60 (APN: 417-020-070)

A request to construct a 600,000 square foot high cube fulfillment warehouse with a 10,000 square foot mezzanine on 30.9 acres of Manufacturing zoned land located at 38021 State Route 60 Freeway.

**Public Hearing opened at 6:36 p.m.**

**J. Dailey - Representing Liuna Union, spoke in support of the project.**

**Z. Strasters - Representing Care California, spoke in support of the project.**

**S. Amezquita - Representing the carpenters union, spoke in support of the project.**

**J. Sisley - Representing Union Local 364 and as a resident and support of the project.**

**S. Piepkorn - Raised concerns with the EIR.**

**Public Hearing closed at 6:44 p.m.**

**Motion by Vice Chair Southard**

**Second by Commissioner Garai**

**Approved by a 3-0 vote  
Absent: Smith**

**To certify the Environmental Impact Report (ENV2022-0158); Adopt a Statement of Overriding Considerations; Make Modifications Adopt a Mitigation Monitoring and Reporting Program; Approve Plot Plan (PP2022-0440) and Variance (V2023-0120) subject to the attached conditions of approval; and**

**Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Clerk Recorder.**

**D. PLANNING MANAGER COMMENTS**

**E. ADJOURNMENT at 6:49 p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Wednesday, April 10, 2024, at 6:00 p.m., unless otherwise posted Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Jillian Fountain, Assistant Planner  
**DATE** May 8, 2024  
**SUBJECT:** Conditional Use Permit CUP2024-0004 for 1906 ABC Type 41 License located at 1888 Golf Club Drive (APN 400-250-001)  
**APPLICANT:** Kevin Sanchez

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**Description** A request for approval of a Type 41 – On Sale Beer and Wine – Eating located in at a Golf Course Clubhouse and Golf Course at 1888 Golf Club Drive.

### **Background and Analysis:**

During the preparation of the staff report for the proposed project, the owner notification labels were not provided to staff and property owners within 300 feet of the parcel were not notified of this Public Hearing.

Staff is requesting that the project be continued off–calendar and re-advertised upon resolution of any outstanding items.

### **Recommended Action:**

Continue CUP2024-0004 off–calendar without discussion.



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Katie Jenson, Assistant Planner  
**DATE** May 8, 2024  
**SUBJECT:** Public Hearing for Plot Plan PP2023-0619 and Variance V2024-0002  
McClure Amendment to Modify the Building Elevations, Parking, and  
Circulation  
**APPLICANT:** John and Larissa McClure

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**Description** Plot Plan PP2023-0619 & Variance V2024-0002 to conduct a public hearing and consideration of a request to modify the elevations, parking, and circulation a previously approved Plot Plan (PP2020-03017)

### **Background and Analysis:**

This proposal (Plot Plan PP2023-0619 & Variance V2024-0002) is for consideration of a request to modify the elevations, parking, and circulation of a previously approved Plot Plan (PP2020-03017) to construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Veile Avenue and Grace Avenue (417-150-015).

The Planning Commission approved PP2020-0317 and ENV2021-0015 at the January 11, 2022, public hearing. Pursuant to Beaumont Municipal Code Section 17.02.070.1 the grantee of a plot plan shall have one (1) year from the effective date of the permit to establish a right to use the permit; otherwise, the plot plan shall lapse and become void. The Planning Commission approved an Extension of Time for the time frame of one year on February 8, 2023. The applicant has since applied for permits to begin construction and grading but wants to make some adjustments to their Plot Plan.

### **Project Setting:**

The 1.02-acre site is vacant and is unimproved along 1<sup>st</sup> Street. The subject property is surrounded on the north, east and west by vacant industrial land, and a single-family residence located to the south of the subject property on the south side of 1<sup>st</sup> Street.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment F)
- Zoning Map (Attachment G)
- Aerial Photograph (Attachment H)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>NORTH</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>SOUTH</b>	Single Family Residence	TN (Traditional Neighborhood)	RTN (Residential Traditional Neighborhood)
<b>EAST</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>WEST</b>	Vacant Land	I (Industrial)	M (Manufacturing)

### **Site Design & Operations:**

The proposed project is an approximately 16,823 square-foot, 28-foot-high building with three suites to be constructed on a 1.02-acre vacant property on the north side of First Street between Veile Avenue and Grace Avenue. The property designated as Industrial (I) in the City's General Plan and zoned Manufacturing (M).

The elevations were previously approved with glass roll up doors and stucco finishes to the exterior. The applicant is now proposing aluminum roll up doors to keep a more industrial look and requesting to be constructed as concrete tilt-up, slab on grade.



Please see the attached proposed elevations and previously approved elevations (Attachment A & B).

Hi-Tech Machining, Inc. owned by the Applicant will occupy an approximate 9,515 square-foot suite in the building. The business has been in operation for 16 years and currently operates from a rented facility in the City of Calimesa. The company machines new parts from metal and plastic on Computer Numerical Control machines.

Another suite of approximately 3,093 square-feet would be occupied by two (2) Hi-Tech Machining sales staff. It is anticipated that the remaining suite of approximately 3,015 square-feet will be occupied by an electrical shop with two (2) employees.

Per Beaumont Municipal Code Table 17.05-1. General manufacturing uses are calculated at one (1) space per 500 square feet of gross floor area. The new construction is required to provide a minimum 39 parking spaces. The applicant has applied for a Variance to reduce their parking requirement to 32 parking spaces. The applicant argues that they are having difficulty with providing necessary space for the wet and dry utilities, as well as the Water Quality Management Plan (WQMP) basin at the project frontage and that the parking reduction will alleviate their issue.

Please see the attached proposed parking site plan and previously approved site plan (Attachment C & D).

#### **Development Review Committee (DRC):**

The Development Review Committee reviewed the project for design on October 29, 2020, March 18, 2021, and February 1, 2024. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

#### **General Plan Consistency:**

The proposed use is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Industrial (I), as shown in Attachment F. The proposed development is consistent with the General Plan Policy 3.4.1, that promotes the development of industrial uses in the Interstate Employment Subarea that capitalizes on the City's location near the I-10 and the SR- 60 Freeways.

#### **Zoning Consistency:**

The use is subject to and is consistent with the Development Standards for the Manufacturing zone. The use would meet the objectives of the zone and that the use and its operation are compatible with uses permitted in the zone, subject to approval of a Plot Plan.

The proposed use also complies with Zoning Code requirements relating to plot plans. Findings required by Beaumont Municipal Code, Section 17.02.070 are found in the Beaumont Municipal Code. The Plot Plan findings are provided in this staff report under the findings section.

### **CEQA Review:**

From the standpoint of the California Environmental Quality Act (CEQA), An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics.

The Planning Commission approved ENV2021-0015 (SCH#2021060295) at the January 11, 2022, public hearing.

### **Public Communications:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on April 23, 2024, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

### **Planning Commission Authority:**

A Plot Plan is required per Section 10.02.070 to establish a new land use, or to assume an existing land use, consistent with the zoning of the proposed location and requires a public hearing conducted by the Planning Commission. The Beaumont Municipal Code Section 17.02.070.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

### **Plot Plan Findings:**

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

*The project is subject to and remains consistent with the Development Standards for the Manufacturing (M) zone. The zoning code allows a variety of manufacturing uses and the proposed use is permitted subject to review and approval of a Plot Plan.*

2. The proposed use is consistent with the objectives, policies, general plan land uses and programs of the general plan and any applicable specific plans.

*The proposed project remains in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Industrial (I). The proposed development is consistent with the General Plan policies.*

3. The subject site is physically suitable for the type and intensity of the proposed land use.

*The project is in an area that is predominately vacant land surrounding the site, with the exception of a single-family residence located to the south of the project site. The is generally flat, with the land draining to east and south, and is suitable for development.*

4. The location, size, design and operating characteristics of the proposed uses is compatible with existing land uses within the general area in which the proposed use is located.

*The zoning for the project site is Manufacturing (M) and the land use designation is and Industrial (I). The proposed project is surrounded by property that is currently zoned Manufacturing and designated as Industrial in the General Plan, with the exception of the property to the south which is zoned Residential Traditional Neighborhood with a designation as Traditional Neighborhood in the General Plan. The site is surrounded by vacant land with the exception of a single-family residence to the south, that is separated by 1<sup>st</sup> Street. The proposed use remains compatible with the surrounding manufacturing zoned properties.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare.

*The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by*

*Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.*

6. The approval of the plot plan permit for the proposed uses is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

*A Mitigated Negative Declaration was previously prepared for the project by Lilburn Corporation and determined that any project impacts can be reasonably mitigated.*

### **Variance Findings:**

In granting a variance, the Planning Commission must make all of the following findings:

1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance or would deprive applicants of privileges granted to others in similar circumstances.

*The subject property is located on a Manufacturing zoned parcel with a General Plan land use designation of Industrial and is intended for warehousing and light industrial uses. The Beaumont Municipal Code parking requirements for specific land uses have not been updated to keep up with parking trends. The City of Beaumont regularly receives parking variance requests associated with industrial projects.*

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone.

*The proposed industrial use is requesting a parking variance to meet parking trends for industrial uses. The City of Beaumont regularly receives parking variance requests associated with industrial projects, which have been successfully approved.*

3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone.

*The proposed industrial use is requesting a parking variance to meet parking trends for industrial uses. The City of Beaumont regularly receives parking variance requests associated with industrial projects, which have been successfully approved.*

4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.

*Per Beaumont Municipal Code 17.02.070.H In granting a permit, the Community Development Director or Planning Commission may impose such conditions as deemed necessary to ensure that the public health, safety and general welfare are protected and that the proposed use is not a detriment to the community. All conditions shall be binding upon the applicant, heirs, successors, or assignees.*

5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.

*The proposed variance will not create an inconsistency with the General Plan objectives and assists in compliance with Mobility Element Goal 4.7.4 to review and update the City's parking regulations to ensure that the code is kept current with the parking conditions throughout the City. Community Development is currently working on a comprehensive zoning code update that will update parking requirements.*

**Recommended Action:**

Hold a public hearing; and,

Approve the Plot Plan Amendment PP2023-0619 and approve the Parking Variance V2024-0002.

**Attachments:**

- A. Proposed Exterior Elevations
- B. Previously Approved Elevations
- C. Proposed Parking Site Plan
- D. Previously Approved Site Plan
- E. Parking Justification Letter
- F. General Plan Land Use Map
- G. Zoning Map
- H. Aerial Photograph
- I. Proof of Publication

**Incorporated herein by Reference:**

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

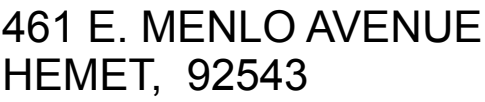
Project Site's Riverside Conservation Authority Multi-Species Habitat

Conservation Plan Informational Map

Contents of City of Beaumont Planning Department Project File PP2023-0619,  
PP2023-0544, PP2020-0317 and ENV2021-0015







## CONSULTANTS



MCCLURE  
INDUSTRIAL  
BUILDING

BEAUMONT,

[illegible]

MARK	DATE	DESCRIPTION
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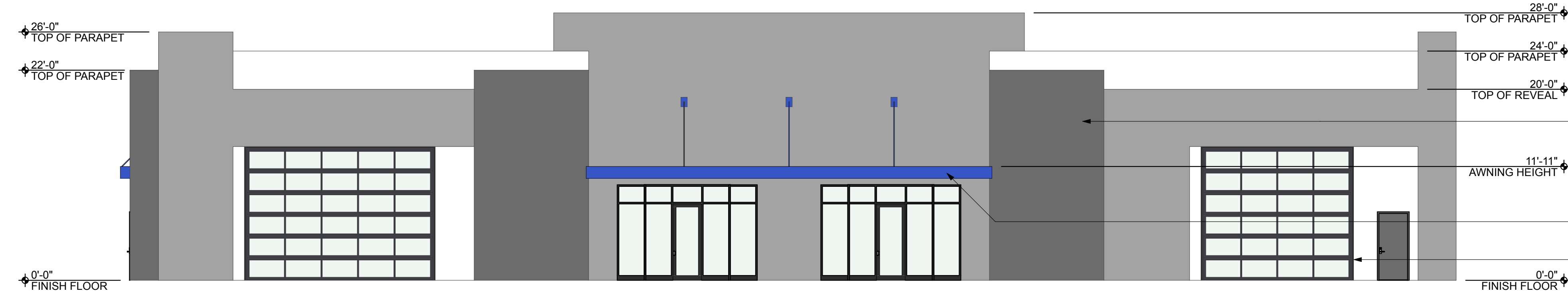
PROJECT NO: #Project Code
MODEL FILE: site plan.pln
DRAWN BY: J.C.D.
COPYRIGHT:

SHEET TITLE

## EXTERIOR ELEVATIONS

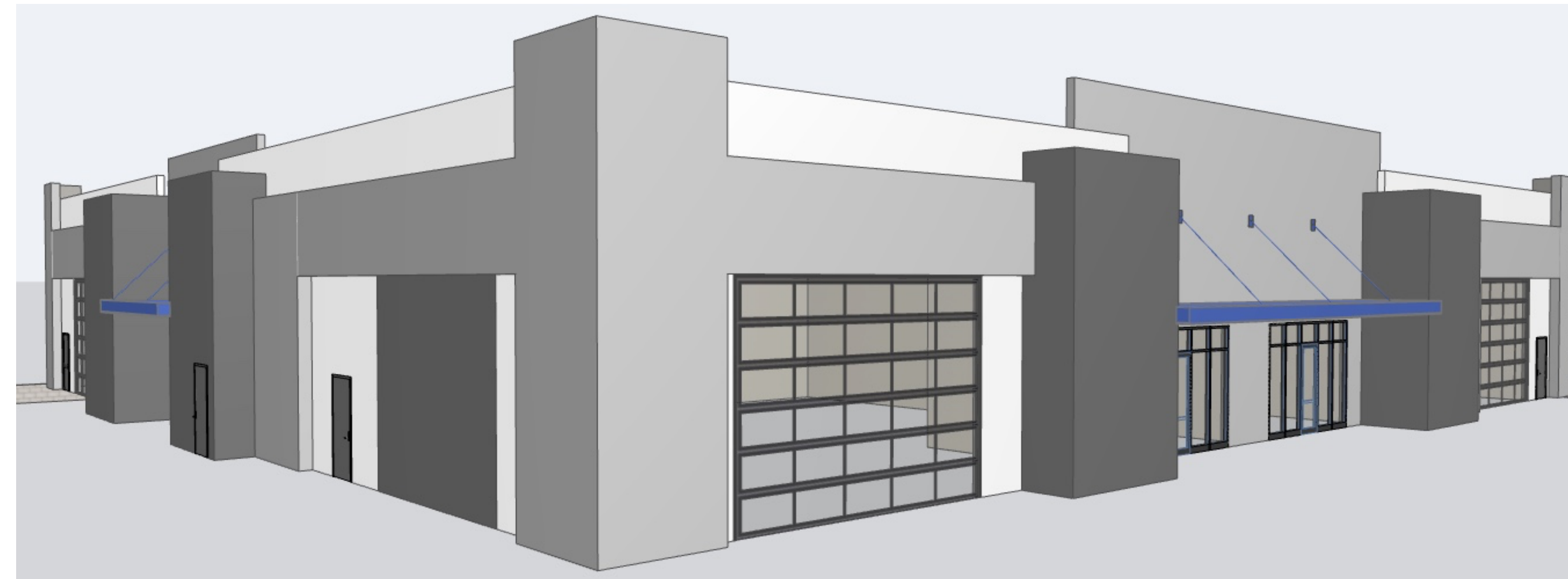
A-201

SHEET 4 OF 6



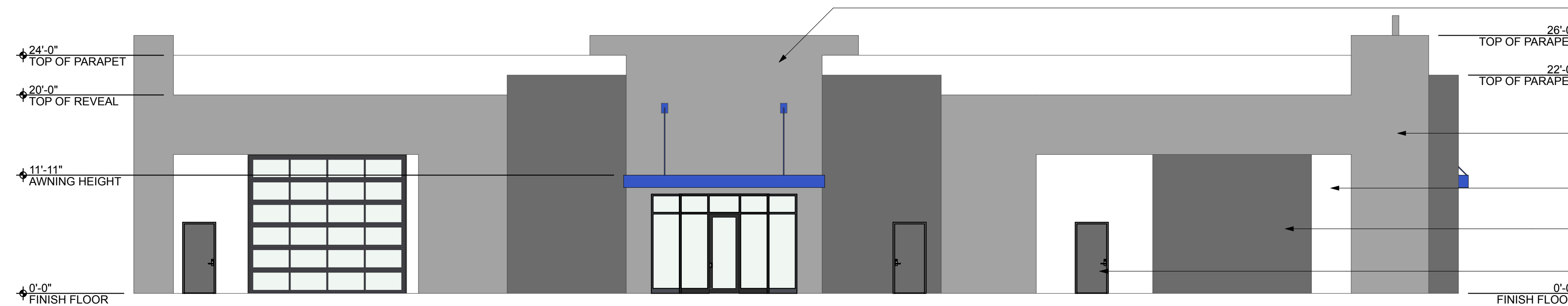
## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



## SOUTHWEST PERSPECTIVE

NOT TO SCALE



WEST ELEVATION

SCALE: 1/8" = 1'-0"

THREE COAT STUCCO, SANTA BARBARA  
TEXTURE, OCEAN SWELL COLOR (PAINT)

— METAL AWNING, MAYAN TREASURE COLOR  
(PAINT)

ALUMINUM STOREFRONT, SOLAR BRONZE  
COLOR

**PROJECT DATA:**

APPLICANT/ PREPARER:	JOHN DYKES, ARCHITECT FDC COMMERCIAL 27420 JEFFERSON AVE., STE 201 TEMECULA, CA 92590 (951) 587-8010 JOHN@FDC.BZ
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OWNER: JOHN C. AND LARISSA J. MCCLURE  
102 MESA CT.  
CALIMESA, CA 92320  
(951) 743-8334  
JOHN@HI-TECHMACHININGINC.COM

APN: 417-150-015

LOT SIZE: 1.02 CRES (44,431.2 SF)

ZONING: M (MANUFACTURING)

— CONCRETE, LUNAR SURFACE COLOR (PAINT)

THREE COAT STUCCO, SANTA BARBARA  
TEXTURE, LUNAR SURFACE COLOR (PAINT)

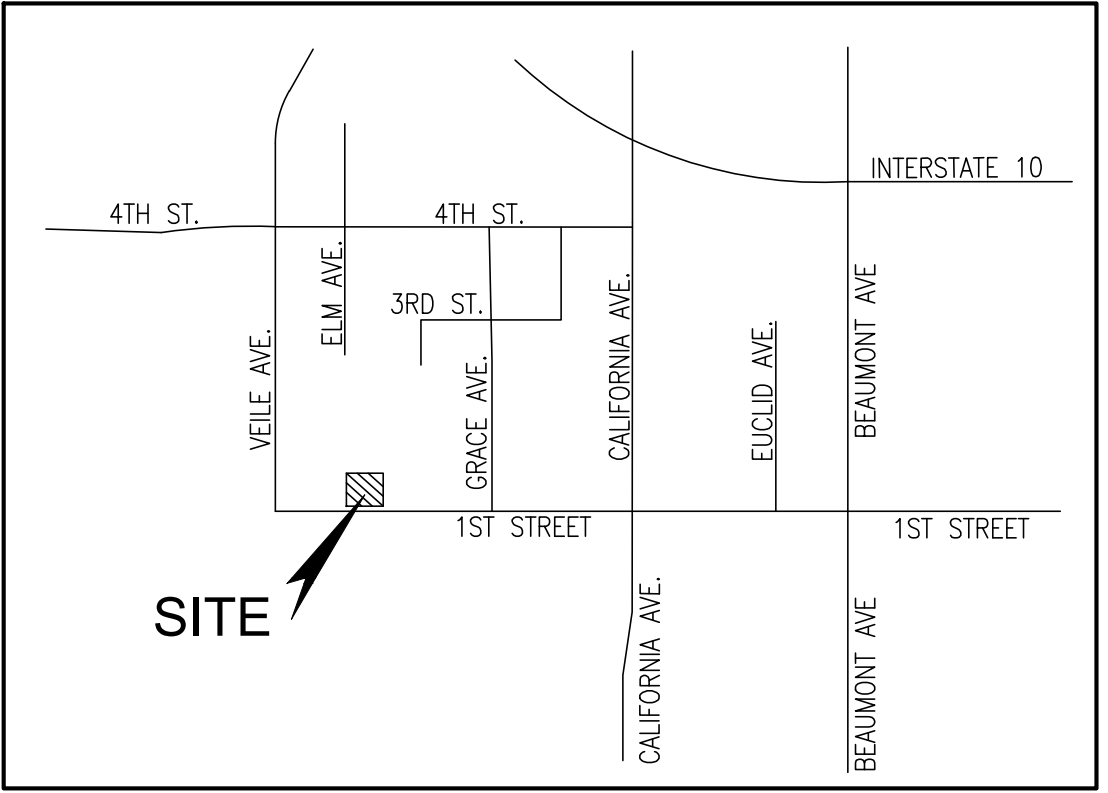
— CONCRETE, ICE SCULPTURE COLOR (PAINT)

— CONCRETE, OCEAN SWELL COLOR (PAINT)

— METAL DOOR & FRAME, OCEAN SWELL COLOR  
(PAINT)



CITY OF BEAUMONT, CALIFORNIA  
SITE PLAN FOR  
McCLURE INDUSTRIAL BUILDING



VICINITY MAP



NOTES:

SITE ADDRESS: 460 E. FIRST STREET, BEAUMONT, CA 92223

SITE ACREAGE: 1.02 ACRES (44,431.2 SF)

APN: 417-150-015

ZONING: M (MANUFACTURING)

FLOODPLAIN: ZONE X

PANEL #: 06065C0811G

DESCRIPTION:

CONSTRUCTION OF SINGLE STORY CONCRETE TILT-UP INDUSTRIAL BUILDING WITH ONE OWNER SUITE AND TWO TENANT SUITES.

LEGAL DESCRIPTION:

LOTS 20 THROUGH 24, INCLUSIVE, OF McCLAIN TRACT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PER MB 10/57, RIV. CO. RECORDS, TOGETHER WITH THAT PORTION OF IOWA AVENUE (NOW KNOWN AS ELM AVENUE) ADJOINING SAID LAND ON THE WEST, AS VACATED BY RESOLUTION RECORDED JUNE 28, 1940 IN BOOK 467, PAGE 434, O.R.

SOURCE OF TOPOGRAPHY

A SITE SURVEY PERFORMED BY BLAINE A. WOMER CIVIL ENGINEERING DATED OCTOBER 1, 2021

OWNER/APPLICANT:

JOHN C. AND LARISSA J. McCLURE  
102 MESA COURT  
CALUMESA, CA 92320  
(951) 743-8334  
JOHN@HI-TECHMACHININGINC.COM

CIVIL ENGINEER

HUNSAKER & ASSOCIATES IRVINE, INC.  
3 HUGHES  
IRVINE, CA 92618  
PHONE: (949) 583-1010

SOILS ENGINEER

JOHN FREY, ENGINEER SOUTH SHORE TESTING  
23811 WASHINGTON AVE., SUITE C110  
MURRIETA, CA 92562  
PHONE: (951) 239-3008  
SS.TESTING@AOL.COM

LANDSCAPE ARCHITECT:

DAVID NEALT ASSOCIATES, INC.  
41877 ENTERPRISE CIRCLE NORTH, SUITE 140  
TEMECULA, CA 92590  
PHONE: (951) 296-3430  
DAVID@DNASSOCIATES.COM

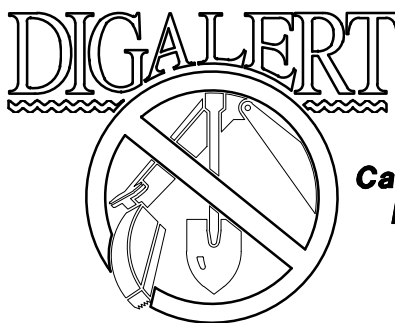
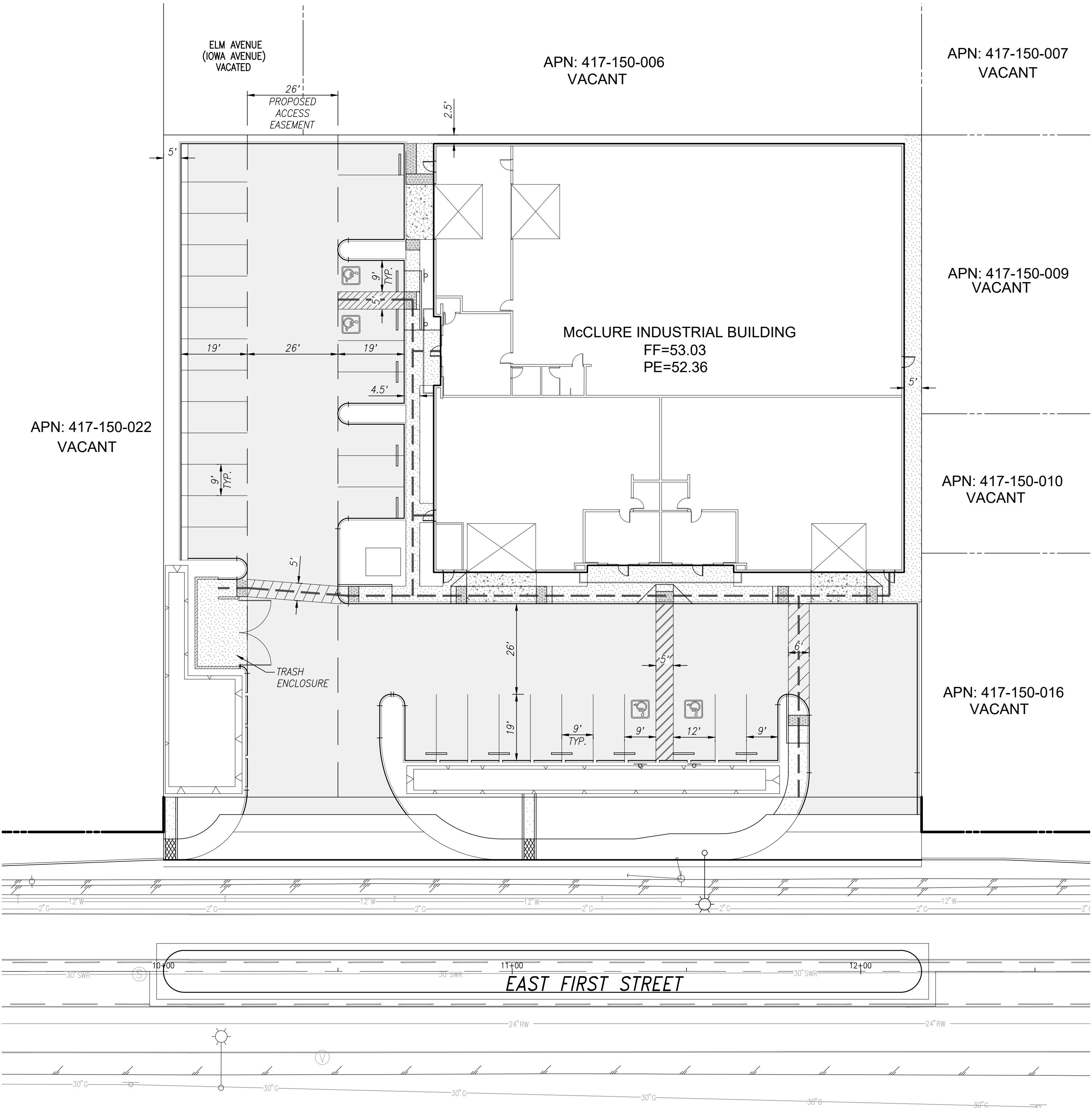
UTILITIES AND SERVICES

POWER:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	SOCAL GAS	(800) 427-2200
WATER:	BEAUMONT CHERRY VALLEY WATER DISTRICT	(951) 845-9581
SEWER:	CITY OF BEAUMONT	(951) 922-3310
WATER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 845-9581

PARKING CALCULATION:

	AREA	PARKING REQUIREMENT	REQUIRED SPACES
OWNER SUITE	7,923 SF	1 SPACE / 500 SF MANUFACTURING	16
	1,779 SF	1 SPACE / 250 SF OFFICE	7
TENANT MANUFACTURING	5,895 SF	1 SPACE / 500 SF MANUFACTURING	12
	884 SF	1 SPACE / 250 SF OFFICE	4
TOTAL BLDG	16,481 SF		39

PROVIDED PARKING = 32 SPACES



BENCHMARK:  
NGS BENCH MARK POINT ID DX3472,  
A 3" BRASS DISK SET VERTICALLY IN  
THE WEST FACE OF THE EAST  
ABUTMENT OF I-10 OVERCROSSING  
OF PENNSYLVANIA AVE., 36' EAST OF  
THE AVE. C/L, 1.7' NORTH OF THE  
SOUTH END OF THE WEST FACE, 3'  
ABOVE THE GROUND.

ELEV 2601.93, NAVD 88

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

DESIGN BY:

DRAWN BY:

CHECKED BY:

SCALE:

DATE:

JOB NUMBER:



Reviewed By:

Staff Engineer

Date:

Recommended for Approval By:

Administrative Engineer

Date:

Approved By:

City Engineer/Director of Public Works

Date:

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

550E 6th St  
Beaumont, CA 92223  
TEL: (951) 769-8320 FAX: (951) 769-6326

CITY OF BEAUMONT, CALIFORNIA

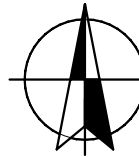
McCLURE INDUSTRIAL BUILDING  
460 E. FIRST STREET

SHEET

1

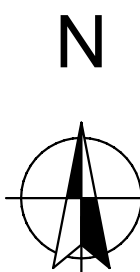
OF 1 SHEETS  
FILE NO:





SCALE: 1/16" = 1'-0"

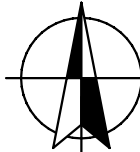
N



NOT TO SCALE

CITY OF BEAUMONT - (951) 922-3310  
WASTE MANAGEMENT - (951) 922-3333

N



NOT TO SCALE

OF 6



# HI-TECH MACHINING, INC.

1096 5<sup>th</sup> Street, Ste #207

Calimesa, CA 92320

909-795-7244

Regarding parking variance:

**North suite:**

*Hi-Tech Machining, Inc.* is owned by the Applicants (John and Larissa McClure) and will occupy an approximate 9,700 square-foot suite in the building. We have been in operation for 20 years and currently operate from a rented facility in the City of Calimesa. We machine new parts from metal and plastic on Computer Numerical Control (CNC) machines.

Our business hours are 5am to 8pm Monday through Friday and we have nine (9) employees.

**Southwest suite:**

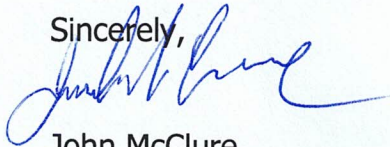
*Southern Metal Supply, Inc.* is also owned by John and Larissa and will occupy the Southwest corner, approximately 3,300 square-feet. We have been in business for 4 years and have one (1) employee. In this business we sell raw materials to local fabricators and manufacturers.

**Southeast suite:**

This suite will be occupied by an unknown future tenant.

Combined there are a total of twelve (12) people including myself. Our business is **not** retail and we don't anticipate walk-in customers.

Sincerely,

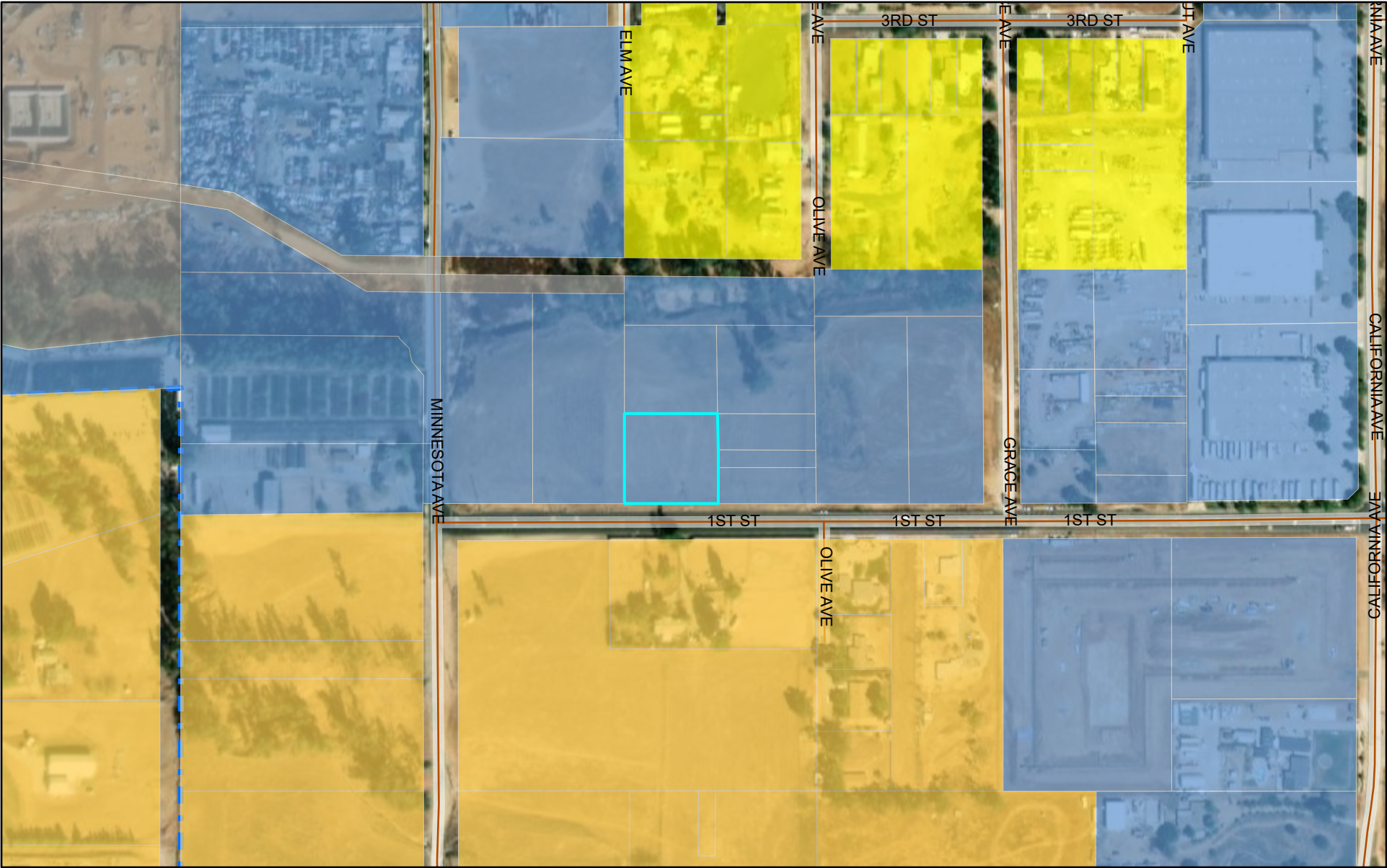


John McClure,

1096 5<sup>th</sup> Street  
Unit #207  
Calimesa, CA, 92320

PHONE	951-743-8334
FAX	909-795-7225
EMAIL	info@Hi-TechMachiningInc.com

PP2020-0317 General Plan Land Use Designation



12/29/2021, 7:21:17 AM

General Plan

Industrial

Traditional Neighborhood

Public Facilities

Single Family Residential

Rural Residential 40

City Boundary

Street Labels

1:4,514

00.030.060.12 mi

00.050.10.2 km

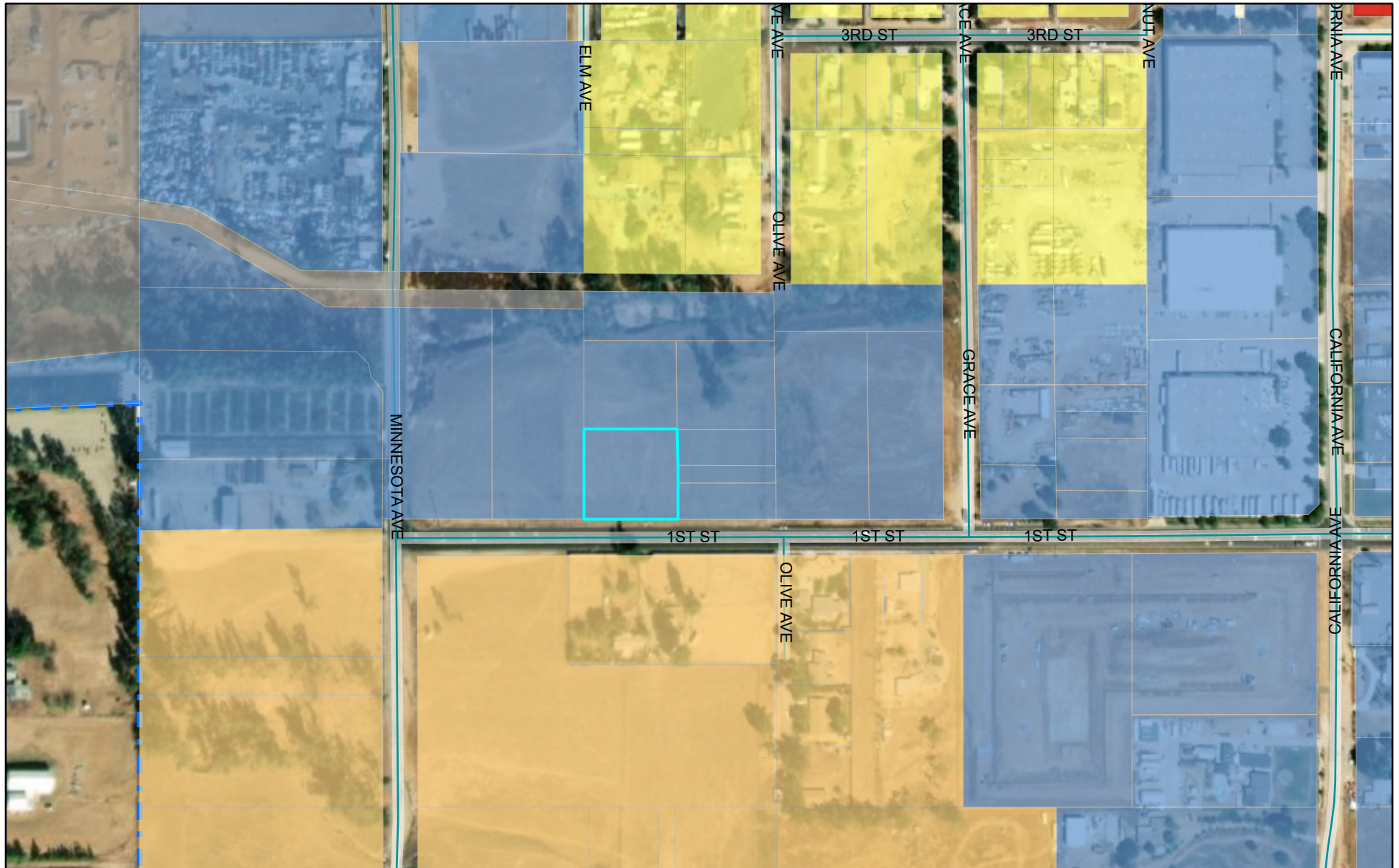
San Bernardino County, Maxar

City of Beaumont

San Bernardino County, Maxar | RCIT GIS, LAFCO | RCIT | Riverside County Assessor / RCIT |

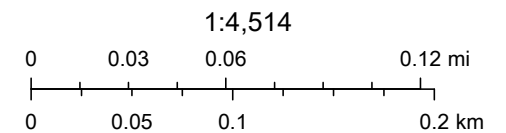


# PP2020-0317 Zoning Map



12/29/2021, 7:18:17 AM

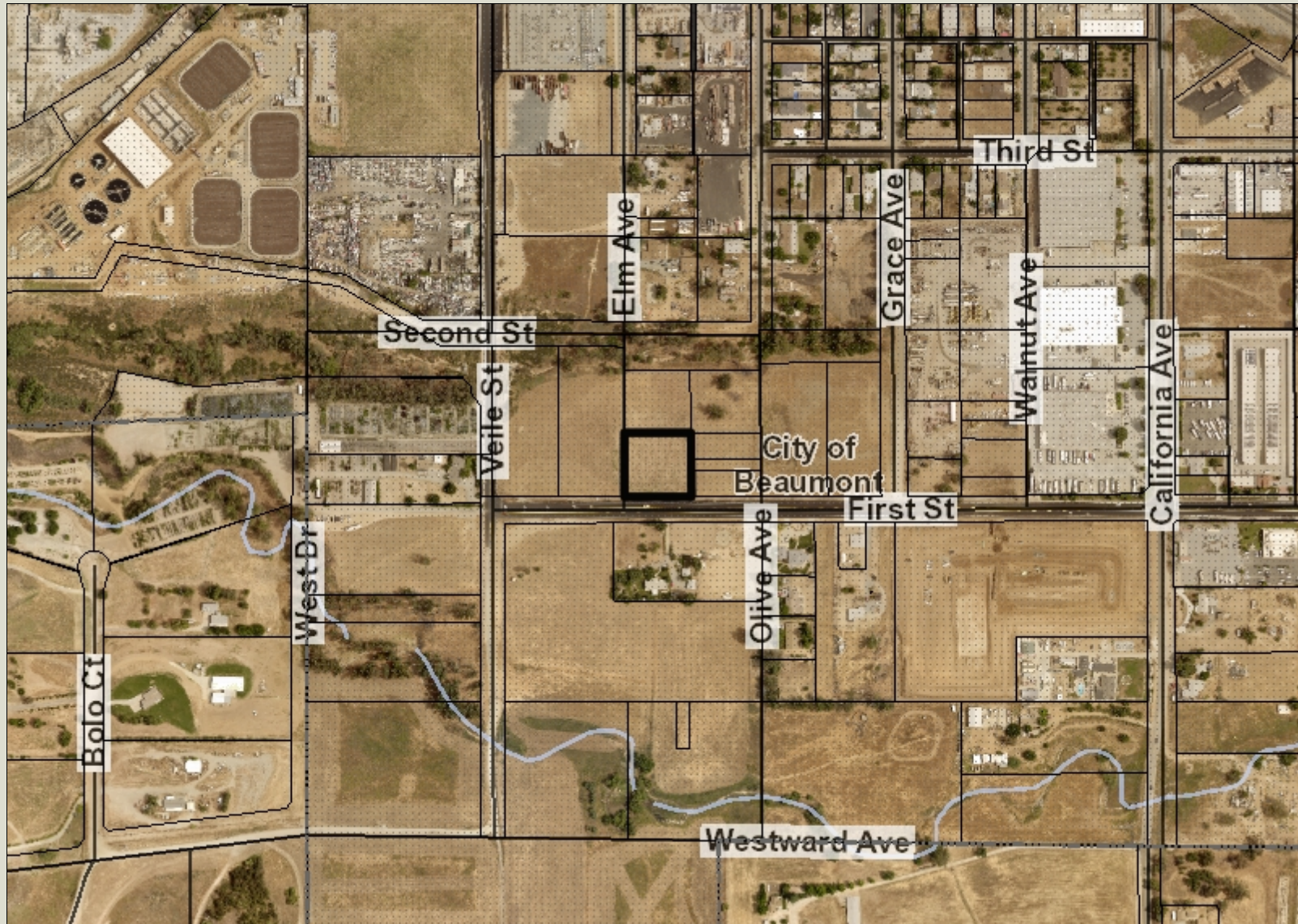
- |        |   |   |
|--------|---|---|
| Zoning | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Residential Traditional Neighborhood | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Public Facilities   |
|        | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Residential Rural                   | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Community Commercial |
|        | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential Single Family               | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Manufacturing       |
|        | <span style="display:inline-block; width:15px; height:15px; border-top:2px dashed blue;"></span> City Boundary  | <span style="display:inline-block; width:15px; height:15px; border-top:2px solid black;"></span> Street Labels                          |



San Bernardino County, Maxar



# PP2020-0317 Aerial Photograph



## Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 590 1,180 Feet

REPORT PRINTED ON... 12/29/2021 7:23:27 AM

© Riverside County GIS

## Notes



# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Account Number: 5209298  
Ad Order Number: 0011664372  
Customer's Reference/PO Number:  
Publication: The Press-Enterprise  
Publication Dates: 04/26/2024  
Total Amount: \$704.27  
Payment Amount: \$0.00  
Amount Due: \$704.27  
Notice ID: nUZTLTo4ydEf8ex23OSI  
Invoice Text:

LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California. CONDITIONAL USE PERMIT CUP2024-0002, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002). The applicant for this project is Graciela Green CONDITIONAL USE PERMIT CUP2024-0003, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004). The applicant for this project is Antonio Torres, Excellence RV CONDITIONAL USE PERMIT CUP2024-0004, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating.



City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011664372

FILE NO. 0011664372

### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/26/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 26, 2024.  
At: Riverside, California



Signature

### LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN**, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT CUP2024-0002**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002).

The applicant for this project is **Graciela Green**

**CONDITIONAL USE PERMIT CUP2024-0003**, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004).

The applicant for this project is **Antonio Torres, Excellence RV**

**CONDITIONAL USE PERMIT CUP2024-0004**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating. Located at 1888 Golf Club Drive, Beaumont CA, 1906 Inc. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 400-250-001).

The applicant for this project is **1906, Inc – Kevin Sanchez**

Jillian Fountain  
Assistant Planner  
jfountain@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0011 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for Planning Area 9 currently occupied by Nicklaus Park (APN: 413-790-047). The request is to modify the current Specific Plan designation from Commercial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remain consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

The applicant for this project is **City of Beaumont**

**PLOT PLAN PP2023-0619 & VARIANCE V2024-0002** Conduct a public hearing and consideration of a request to modify the elevations, parking and circulation a previously approved Plot Plan (PP2020-03017) construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Velle Avenue and Grace Avenue (417-150-015). The proposed application is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV2021-0015) (SCH#2021060295).

The applicant for this project is **John C. and Larissa J. McClure**

Katie Jenson  
Assistant Planner  
klenson@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0010 (HEARTLAND SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for 50.3 acres of Planning Area 11 from Industrial Park to Open Space (APN: 414-100-039). The parcel also includes Planning Area 9 that is the San Timoteo Creek. The request is to modify the current Specific Plan designation from Industrial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remains consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Heartland Specific Plan (SCH93072031).

The applicant for this project is **City of Beaumont**

Carole Kendrick  
Planning Manager  
ckendrick@beaumontca.gov

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](http://BeaumontCa.gov/Livestream)  
**The Press-Enterprise**  
**Published: 4/26/24**



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Jillian Fountain, Assistant Planner  
**DATE** May 8, 2024  
**SUBJECT:** Conditional Use Permit CUP2024-0003 Request to Operate A  
Recreational Vehicle And Motorhome Painting Establishment With A 54' X  
18' Spray Booth For Excellence RV Located At 609 West Luis Estrada  
Drive (APN: 417-030-004)  
**APPLICANT:** Antonio Torres

---

**Description** A request to operate a recreational vehicle and motorhome painting establishment in an existing 7,300 square foot building on the south side of Luis Estrada drive in the Manufacturing Zone. This use will include a 54-foot by 18-foot spray booth. Body and Paint shops in this area are subject to a conditional use permit in this zone.

### **Background and Analysis:**

The applicant is requesting approval of an application that was submitted on March 14, 2024, with a request to operate a recreational vehicle and motorhome painting establishment with a 54' x 18' spray booth located in the Manufacturing Zone at 609 West Luis Estrada Drive.

Conditional Use Permit CUP2024-0003 is required by the Beaumont Municipal Code per Section 17.03.120 and Table 17.03-3 for particular uses.

### **Project Setting:**

The 0.58-acre site includes one (1) privately owned parcel that is developed with a 7,300 square foot light industrial building with neighboring tenants on two sides. It is located south of the I-10 Freeway with no improvements facing Luis Estrada. The parcel to the west is located in the Manufacturing zone and has an active business license for 'Iron Mountain Machining'. The parcel to the east is located in the Manufacturing zone and has an active business license for 'Jesse's Hidden Garage'. In a site visit to Excellence RV, staff found that 'Jesse's Hidden Garage' is no longer in business at the location and has been replaced with 'California Bleachers', staff has determined that 'California Bleachers' does not have an active business license for this location. To the south of the site is an undeveloped parcel.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Excellence RV	Industrial	Manufacturing
<b>NORTH</b>	I-10 Freeway		
<b>SOUTH</b>	Undeveloped Parcel	Industrial	Manufacturing
<b>EAST</b>	California Bleachers	Industrial	Manufacturing
<b>WEST</b>	Iron Mountain Machining	Industrial	Manufacturing

**Site Plan/Site Design:**

The 0.58-acre site includes one (1) privately owned parcel that is developed with a 7,300 square foot light industrial building that currently houses Excellence RV. The site only has minor improvements such as lighting on the south side of the building. The frontage of the site has no other improvements. The subject property is surrounded by light industrial uses to the east and west and a vacant parcel to the south.

**Lighting:**

There is no existing lighting on Luis Estrada.

**Circulation and Parking:**

The parcel has two (2) driveways that lead to Luis Estrada, only one (1) driveway is open during business hours.

Per Beaumont Municipal Code Table 17.05-1. Manufacturing zones are required to provide one (1) parking space per 500 square feet of gross floor area. The existing on-site parking is gravel without dedicated parking spaces.

**Hours of Operation:**

Excellence RV has hours of operation five (5) days a week, between 8:00am – 5:00pm Monday through Friday.

**Multi-Species Habitat Conservation Plan (MSHCP):**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

**Development Review Committee (DRC):**

The Development Review Committee reviewed the project for design on March 28, 2024. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

**General Plan:**

The proposed use is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Downtown Mixed Use, as shown in Attachment C. The proposed use is consistent with the General Plan policies in Goal 3.4, 3.4.1 “Continue to promote commercial and industrial development in the Interstate Employment Subarea that capitalizes on the City’s location near the I-10 and the SR-60 Freeways.”

**Environmental Documentation:**

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that:

Conditional Use Permit CUP2024-0003 is consistent with the Industrial 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; Conditional Use Permit CUP2024-0003 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2024-0003 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 any 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 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

#### **Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on April 26, 2024, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any public comments. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

#### **Planning Commission Authority:**

The Manufacturing zone allows body and paint shops as a conditionally permitted use, per Table 17.03-3 subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

#### **Conditional Use Permit Findings:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

*The project is subject to and is consistent with the Development Standards for the Manufacturing zone. The Manufacturing zone allows spray booths and auto body paint shops subject to a Conditional Use Permit.*

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

*The subject property is zoned Manufacturing which allows spray booths and auto body paint shops subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Manufacturing properties and will not impair the integrity or character of the zone.*

3. The subject site is physically suitable for the type of land use being proposed.

*The site is fully developed and is consistent with the Industrial land use designation. The proposed project is on a site suitable for Industrial uses.*

4. The proposed uses are compatible with the land uses presently on the subject property.

*The site is currently developed and is zoned Manufacturing and spray booth and auto body paint shops are allowed subject to a Conditional Use Permit.*

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

*The zoning for the project site is Manufacturing (M) and the land use designation is Industrial (I). The proposed project is surrounded by property that is currently zoned Manufacturing (M) and designated as Industrial (I) by the current General Plan. The site is surrounded by developed land with the exception of a portion to the south that is currently vacant. The proposed uses are compatible with the surrounding manufacturing zoned properties to the east and west.*

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management,*

*Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.*

7. There would be adequate provisions for public access to serve the subject proposal.

*There is adequate access to the site as determined by the City's public safety department. The site has access from Luis Estrada.*

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

*The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Manufacturing (M). The proposed development is consistent with the General Plan policies in Goal 3.4, 3.4.1 "Continue to promote commercial and industrial development in the Interstate Employment Subarea that capitalizes on the City's location near the I-10 and the SR-60 Freeways."*

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

*The proposed project meets all the development standards established in the Manufacturing zone, which is intended to protect the public interest, health, safety, convenience, or welfare. The auto paint shop will provide a convenience for the public that will not be detrimental to public health, safety or welfare.*

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

*The proposed project does not include review of the design and elevations; however the building elevations are compatible with the development to the east and south that compliments the character of the properties that are developed in the area along Luis Estrada.*

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

*This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a service to all income levels of the population.*



12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

*There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Manufacturing zone and Conditional Use Permit findings.*

**Recommended Action:**

Hold a public hearing; and,

Approve Conditional Use Permit 2024-0003, subject to the attached Conditions of Approval.

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

**Attachments:**

- A. Draft Conditions of Approval
- B. Floor Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Site Photos
- G. Proof of Publication
- H. Statement from Applicant
- I. Radius Map and Labels

Incorporated herein by Reference:

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

Project Site's Riverside Conservation Authority Multi-Species Habitat

Conservation Plan Informational Map

Contents of City of Beaumont Planning Department Project File CUP2024-0003



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

**PLANNING COMISSION DATE:** May 8<sup>th</sup>, 2024

**PROJECT NAME:** Excellence RV

**PROJECT NO:** CUP2024-0003

**DESCRIPTION:** Request for a Conditional use Permit 2024-0003 to operate a motor home repair and paint business with an 18'x54' spray booth located in the Manufacturing Zone in the Beaumont area at 609 W. Luis Estrada Dr, Beaumont, CA (APN: 417-030-004).

**APPLICANT:** Antonio Torres

**LOCATION:** 609 W. Luis Estrada Dr

**APN:** 417-030-004

**PROJECT**

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 Conditional Use Permit and property consists of all Conditions of Approval herein. All Conditions of Approval for CUP2024-0003 and other related approvals are still in effect.
2. The use hereby permitted is for the operation of Excellence RV and use of a 18' x 54' paint spray booth at 609 W. Luis Estrada Drive within the Manufacturing Zone.
3. 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 Conditional Use Permit CUP2024-0003. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional

Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.

5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new Conditional Use Permit approval.
6. The floor plans of the project shall substantially conform to the plans submitted and approved.
7. The uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
8. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
10. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
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, 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. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signs currently on the property need to be approved by the planning department and permitted by the Building and Safety Department if required.
15. Business license application review and approval are required prior to occupancy of the building or sales of any items.
16. 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.
17. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.
18. This Conditional Use Permit is only for the requested use of a motorhome and recreational Vehicle paint shop.
19. Any use that is not included in this Conditional Use Permit at this location shall require separate approval. Parking of semi-trucks is not an allowed use in this Conditional Use Permit.
20. Applicant shall comply with any South Coast Air Quality Management District (AQMD) requirements and permits for the approved use.

#### **BUILDING AND SAFETY DEPARTMENT**

21. 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.
22. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.

23. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
24. All new structures, ie. Spray Booth 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.
25. Electronic plan submittals are required and shall be submitted to [Permits@beaumontca.gov](mailto:Permits@beaumontca.gov)
26. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
27. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
28. Riverside County Environmental Health approval will be required for type of business.
29. South Coast Air Quality Management District permit or release will be required prior to permit issuance.
30. Plans submitted for plan review shall indicate the scope of work proposed. This shall include any walls to be removed, added or spaces created, any proposed lighting, electrical, mechanical, or plumbing work, etc.
31. An architect may complete and submit a Summary of Disabled Access Upgrades "Hardship" Form at the time of plan check submittal. Please be advised, the 20% funds shall not be applied in areas of proposed tenant improvement work, as these areas must comply with current requirements. The 20% may be applied in areas where work is not being proposed. Submitted plans shall reflect the areas where the 20% upgrades are being proposed and include full details to verify compliance. Be advised, applying for Disabled Access upgrades "Hardship" Form will be in compliance with the current California requirements, however your structure may not be in compliance with the Federal Americans with Disabilities Act, (ADA) and you could be susceptible to an ADA complaint.

32. It is highly suggested the owner consult with a Certified Access Specialist (CAsp). Please see the attached handout as required by State of California, Assembly Bill 3002.

33. Certificate of Occupancy will be required for the business.

## **FIRE DEPARTMENT**

### **PRIOR TO BUILDING PERMIT:**

34. Use of Hazardous Materials and H Occupancies - A Hazardous Materials Technical Report shall be provided to and approved by the Fire Department. (A preliminary Hazardous Materials Technical Report shall be provided to and approved by the Fire Department prior to any new parcel map recordation).

### **PRIOR TO FINAL APPROVAL:**

35. Knox Box and Gate Access: Gates- All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.

36. Addressing: 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

## **WASTE WATER**

37. An inspection by the Environmental Compliance Inspector to verify the existence of any interior/exterior floor drains that discharge to the sewer or storm drain.

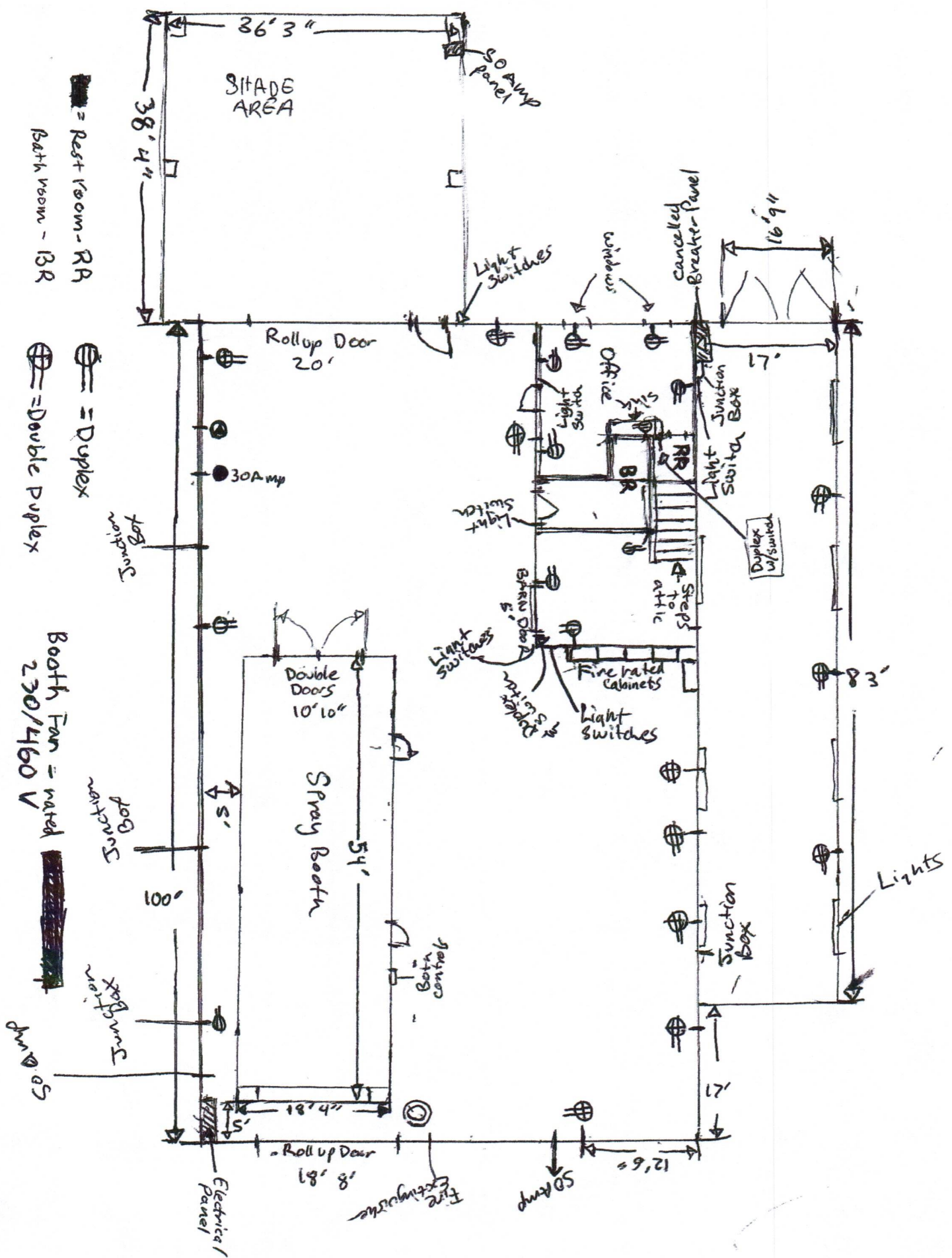
38. Provide a complete list of hazardous materials along with Material Safety Data Sheets (MSDS) to the Department of Environmental Compliance.

39. Provide the company's name that will be used to haul off any hazardous waste. The Hazardous Waste Transporter servicing within the Riverside County must be registered with the State of California. The Hazardous Waste Transporter doing business within the jurisdiction of the City of Beaumont must obtain a City Business License.

End of Conditions

Planning Manager  
Signature: \_\_\_\_\_

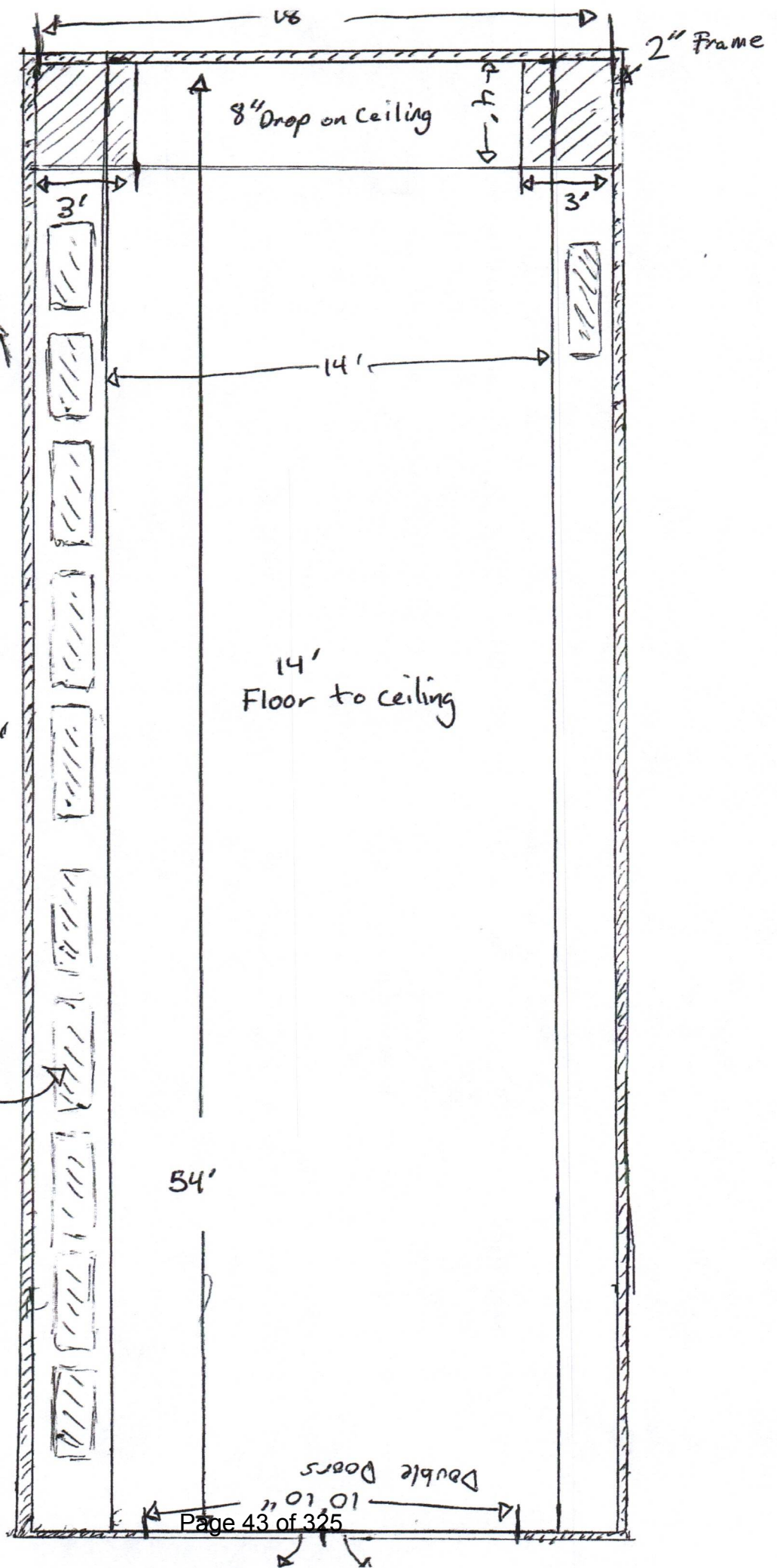
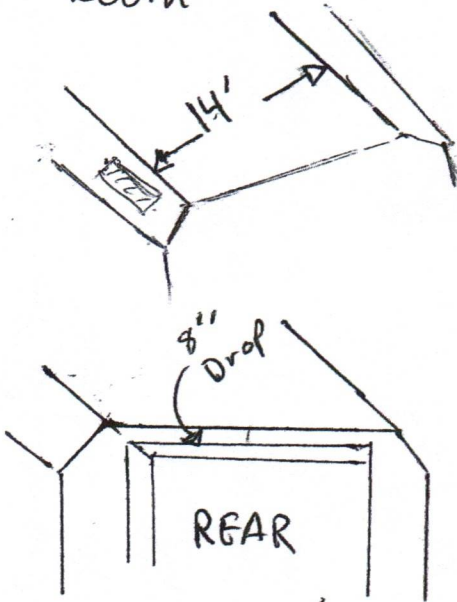
Date: \_\_\_\_\_





REAR

Ceiling of  
Booth



# General Land Use Map



4/30/2024, 10:14:29 AM

General Plan

Industrial

Neighborhood Commercial

Parcel Labels

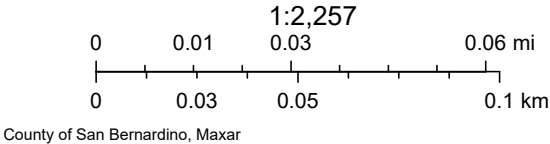
Parcels

Street Labels

Highways/Major Streets

Minor Streets

Page 44 of 325





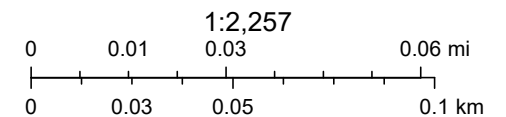
# Zoning Map



4/30/2024, 10:13:26 AM

Zoning  
 Union Pacific Rail Roadway  
 Specific Plan  
 Commercial Neighborhood

Manufacturing  
 Parcel Labels  
 Parcels  
 Street Labels  
 Highways/Major Streets  
 Minor Streets



County of San Bernardino, Maxar



# Aerial Photograph

CUP2024-0003



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- Blueline Streams
- City Areas



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 94 188 Feet

REPORT PRINTED ON... 4/30/2024 10:15:46 AM

© Riverside County GIS

## Notes



# CUP2024-0003 Excellence RV Site Photographs



Looking South from Luis Estrada



Looking Sout East from Luis Estrada



Looking South West from Luis Estrada



Looking South from Luis Estrada





Looking North from southern side of parcel

# THE PRESS-ENTERPRISE

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pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Account Number: 5209298  
Ad Order Number: 0011664372  
Customer's Reference/PO Number:  
Publication: The Press-Enterprise  
Publication Dates: 04/26/2024  
Total Amount: \$704.27  
Payment Amount: \$0.00  
Amount Due: \$704.27  
Notice ID: nUZTLTo4ydEf8ex23OSI  
Invoice Text:

LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California. CONDITIONAL USE PERMIT CUP2024-0002, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002). The applicant for this project is Graciela Green CONDITIONAL USE PERMIT CUP2024-0003, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004). The applicant for this project is Antonio Torres, Excellence RV CONDITIONAL USE PERMIT CUP2024-0004, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating.



City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011664372

FILE NO. 0011664372


### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/26/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 26, 2024.  
At: Riverside, California

  
Signature

### LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN**, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT CUP2024-0002**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002).

The applicant for this project is **Graciela Green**

**CONDITIONAL USE PERMIT CUP2024-0003**, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004).

The applicant for this project is **Antonio Torres, Excellence RV**

**CONDITIONAL USE PERMIT CUP2024-0004**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating. Located at 1888 Golf Club Drive, Beaumont CA, 1906 Inc. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 400-250-001).

The applicant for this project is **1906, Inc – Kevin Sanchez**

Jillian Fountain  
Assistant Planner  
jfountain@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0011 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for Planning Area 9 currently occupied by Nicklaus Park (APN: 413-790-047). The request is to modify the current Specific Plan designation from Commercial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remain consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

The applicant for this project is **City of Beaumont**

**PLOT PLAN PP2023-0619 & VARIANCE V2024-0002** Conduct a public hearing and consideration of a request to modify the elevations, parking and circulation a previously approved Plot Plan (PP2020-03017) construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Velle Avenue and Grace Avenue (417-150-015). The proposed application is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV2021-0015) (SCH#2021060295).

The applicant for this project is **John C. and Larissa J. McClure**

Katie Jenson  
Assistant Planner  
klenson@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0010 (HEARTLAND SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for 50.3 acres of Planning Area 11 from Industrial Park to Open Space (APN: 414-100-039). The parcel also includes Planning Area 9 that is the San Timoteo Creek. The request is to modify the current Specific Plan designation from Industrial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remains consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Heartland Specific Plan (SCH93072031).

The applicant for this project is **City of Beaumont**

Carole Kendrick  
Planning Manager  
ckendrick@beaumontca.gov

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](http://BeaumontCa.gov/Livestream)  
**The Press-Enterprise**  
**Published: 4/26/24**

# Excellence RV

609 W. Luis Estrada RD.

Beaumont Ca. 92223

excellencervb@gmail.com

(909) 583-3442

---

Written by Tony Torres

Excellence RV is a custom painting and designs shop for motorhomes, race transports, and support vehicles. Here we offer friendly service, 50 AMP hookups, expert collision repairs, airbrush fine art, color matching, and tow cars painted to match. We have a 55ft high and 18 ft wide spray booth where most activities take place. We are open from 8am-5pm Monday through Friday with 4 incredible crew members who have over 30 years of experience. The type of equipment and materials used are paint supplies such as spray guns, solvent paint, buffers, and grinders. We do not use heavy equipment or machinery of any kind.

A handwritten signature in black ink, appearing to read 'Antonio Torres', with a long horizontal flourish extending to the right.

Antonio Torres

## Letter of Authorization

03/04/2024

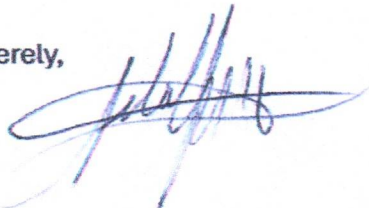
To whom it may concern,

I Adolfo De La Herran, trustee of the De La Herran Revocable Living Family Trust dated August 23, 2018 hereby grant permission for Excellence RV and it's owners to lease and use my property located at 609 W. Luis Estrada Rd Beaumont, Ca 92223 for the services indicated on the Master Plan Application being submitted for this site.

If you have any questions regarding this correspondence, please feel free to contact me at:

Adolfo De La Herran  
5116 Branding Iron Pl  
Rancho Cucamonga, CA 91739  
(909) 200-7511  
adolfoad@point-direct.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adolfo De La Herran', with a large, stylized flourish extending from the end of the signature.

Adolfo De La Herran





## NOTIFICATION PACKAGE

609 West Luis Estrada Rd, Beaumont  
APNs 417-030-004

INCLUDES: (per pkg, count:2)

300' OWNER LIST

300' RADIUS MAP

(1) SET OF GUMMED LABELS (one per CITY PKG)

CERTIFICATION

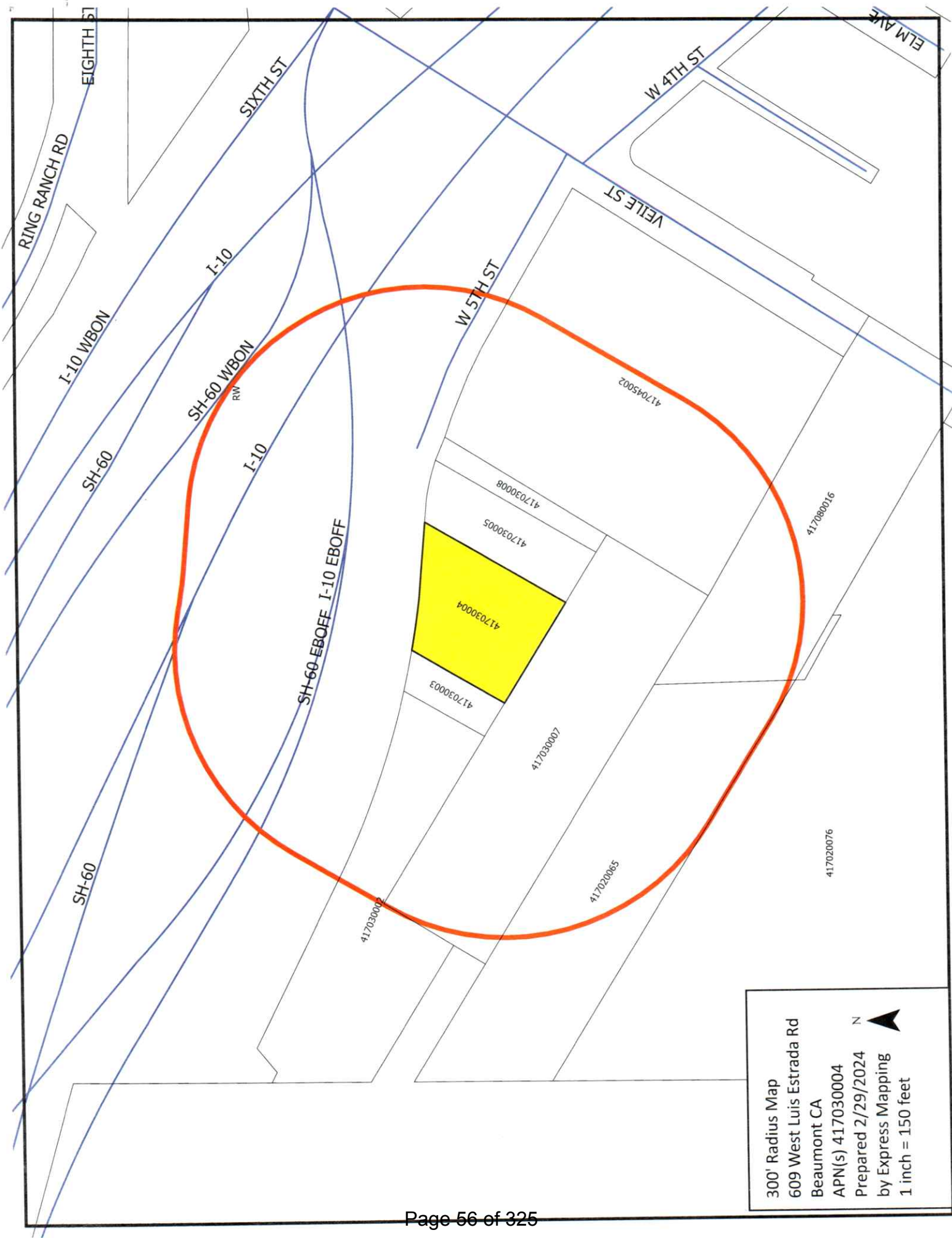
COUNT: 11

PREPARED 02/29/2024

FILE #3695

orders@expressmapping.com  
www.expressmapping.com  
4000 Barranca Pkwy #250, Irvine CA 92604

Local (949) 771-0051  
Toll Free (888) 990-MAPS



300' Radius Map  
609 West Luis Estrada Rd  
Beaumont CA  
APN(s) 417030004  
Prepared 2/29/2024  
by Express Mapping  
1 inch = 150 feet

***EXPRESS MAPPING***  
***4000 BARRANCA PKWY #250, IRVINE CA 92604***  
***PHONE OR TEXT (949) 771-0051***

---

**Certificate of Preparation**

The attached list includes the names and addresses of all property owners within 300' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 609 West Luis Estrada Rd, Beaumont

APNs: 417-030-004

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



---

Laura Emerson  
Express Mapping  
orders@expressmapping.com

Date: 02/29/2024

417-020-065  
SOUTHERN PACIFIC  
1700 FARNAM ST  
OMAHA NE 68102

417-020-076  
LOWES HIW INC  
1000 LOWES BLVD  
MOORESVILLE NC 28117

417-030-002  
DAVID W HUIE  
842 HARBOR ISLAND DR  
NEWPORT BEACH CA 92660

417-030-003  
JOSEPH R MCCLURE  
38878 ORCHARD ST  
CHERRY VALLEY CA 92223

417-030-004  
DE LA HERRAN REV LIVING FAMILY  
5116 BRANDING IRON PL  
RANCHO CUCAMONGA CA 91739

417-030-005  
LAWRENCE EDWARD MALONE  
18650 PEARL ST  
ORANGE CA 92868

417-030-007  
DE LA HERRAN REV LIVING FAMILY  
5116 BRANDING IRON PL  
RANCHO CUCAMONGA CA 91739

417-030-008  
TLC PROP INC  
77583 EL DUNA CT #J  
PALM DESERT CA 92211

417-045-002  
QUINN ENTERPRISES  
P O BOX 5067  
BUENA PARK CA 90622

417-080-016  
SOUTHERN PACIFIC  
1700 FARNAM ST  
OMAHA NE 68102





## Staff Report

**TO:** Planning Commissioners  
**FROM:** Katie Jenson, Assistant Planner  
**DATE** May 8, 2024  
**SUBJECT:** Specific Plan Amendment (SP2023-0011) a City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation  
**APPLICANT:** City of Beaumont

---

**Description** A City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation

### **Background and Analysis:**

The Oak Valley SCPGA Specific Plan #318 encompassing 1,747.9 acres was adopted by the County of Riverside on August 14, 2001. The property was annexed into the City of Beaumont on April 9, 2003 by the Local Agency Formation Commission (LAFCO) by LAFCO 2002-43-5. The Oak Valley SCPGA Specific Plan includes the developments commonly referred to as Fairway Canyon and Tournament Hills.

On October 11, 2023, Planning staff brought forward a proposal to amend the Land Use Map identified as Figure 3.5 in the 2040 General Plan to bring the General Plan into conformance with the Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.

During the public hearings with the Planning Commission and the City Council on October 17, 2023, the City Council directed staff to prepare a Specific Plan Amendment to correct a discrepancy in the Oak Valley SCPGA Specific Plan, also known as Fairway Canyon, that shows one of the parcels, being Nicklaus Park (413-790-047) is currently designated in the General Plan as open space. Nicklaus Park is a developed City Park and the previous recommendations were based on the underlying Specific Plan land use designations that were designated as commercial. The Planning Commission motioned to have the parcel 413-790-047 be a Specific Plan Amendment to bring into conformance with its current General Plan Land Use designation.

APN	SPECIFIC PLAN	PLANNING AREA	ZONING	GENERAL PLAN	PROPOSED SPECIFIC PLAN LAND USE
413-790-047	Oak Valley SCPGA	9	Specific Plan Commercial	Open Space	Open Space

### **CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:**

#### **General Plan Consistency**

The proposed project will bring the Specific Plan into conformance with the General Plan Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.

#### **Zoning Consistency**

The update as proposed would bring the General Plan land use designation map into conformity with the land use designations previously established in the Oak Valley SCPGA Specific Plan.

#### **CEQA:**

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2001 for the Oak Valley SCPGA Specific Plan (Specific Plan No. 318) (SCH# 2000051126), with latest Addendum of the EIR was approved by council in 2014 (13-EIR-03), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

#### **Public Communications Received:**

A 10-day public notice was placed in the Press Enterprise on April 23, 2024. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the

time of the scheduled Planning Commission meeting will be provided to the Planning Commission at the time of the public hearing. Proof of publication is included as Attachment D to this staff report.

### **Planning Commission:**

The Beaumont Municipal Code Section 17.02.090.E authorizes the Planning Commission to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for public hearing before the City Council.

### **Findings:**

The Beaumont Municipal Code Section 17.02.090.I requires the City Council to make the following findings of fact before approving a General Plan amendment:

1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment.

*The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan. The proposed amendment will bring the Specific Plan into conformance with the General Plan land use of Open Space that is a City park utilized by the community.*

2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan.

*The proposed Specific Plan amendment will not adversely affect surrounding properties as it will discourage the use of nonconforming uses and structures.*

3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations.

*The proposed Specific Plan amendment promotes public health, safety, and general welfare and helps serve the goals and purposes of the Zoning Ordinance. The proposed designation changes will further assist the City in implementing the 2040 General Plan.*

4. In the event that the proposed amendment is a change to the land use policy map, that the amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

*The proposed Specific Plan amendment changes are to create consistency with its surrounding properties and supports the original intention of the 2040 General Plan.*

**Recommended Action:**

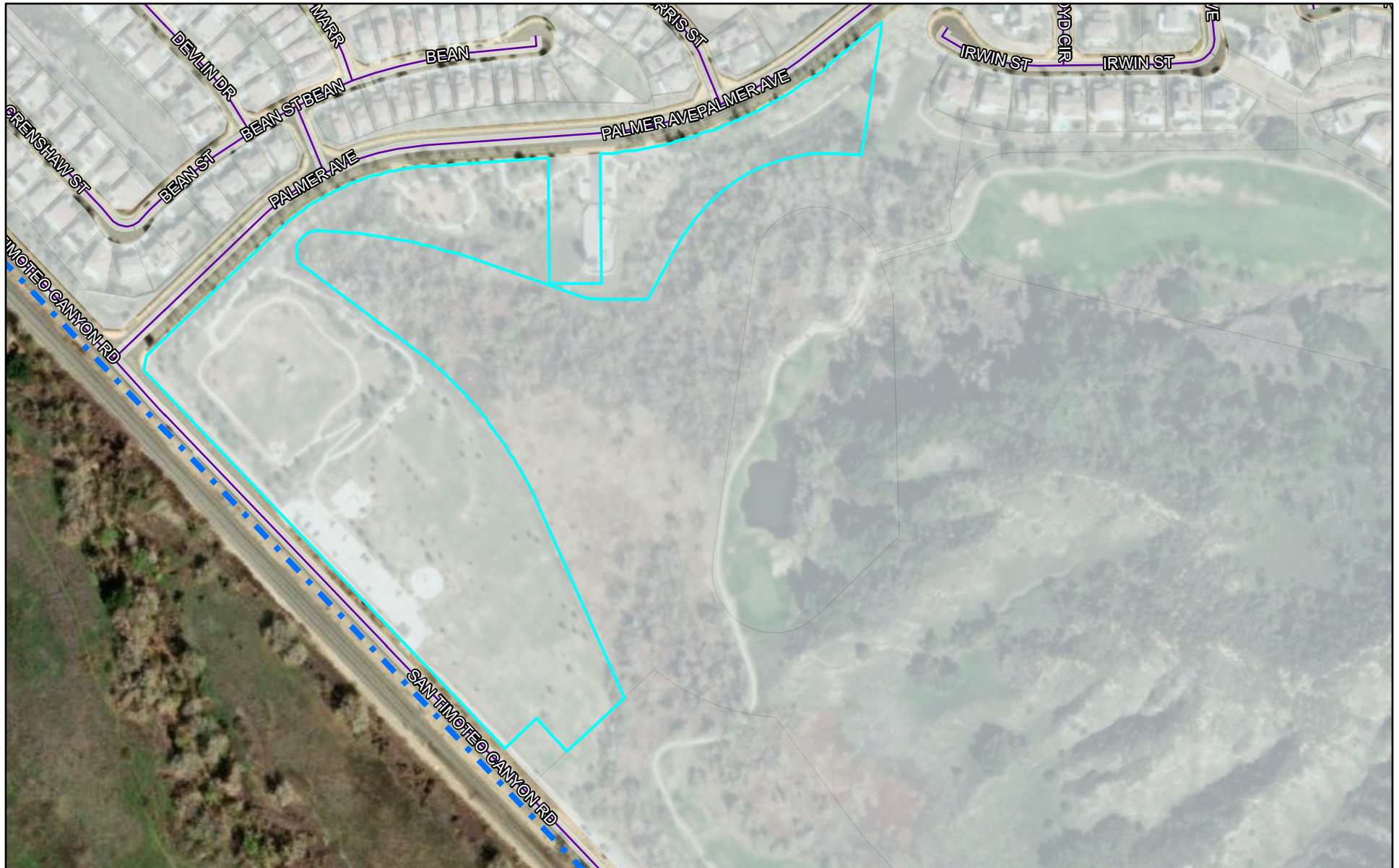
Hold a public hearing; and

Forward a recommendation of approval to the City Council to Amend the Oak Valley SCPGA Specific Plan.

**Attachments:**

- A. Zoning Map
- B. General Plan Land Use Map
- C. Specific Plan Land Use Map
- D. Proof of Publication

# Zoning APN: 413-790-047



8/29/2023, 4:06:09 PM

Zoning



City Boundary

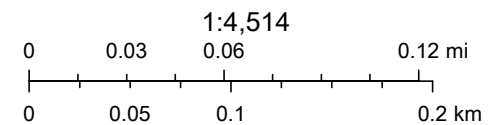
Minor Streets



Specific Plan



Street Labels



Maxar

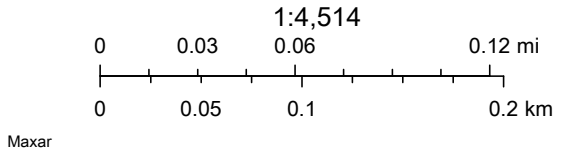


General Plan Land Use APN: 413-790-047



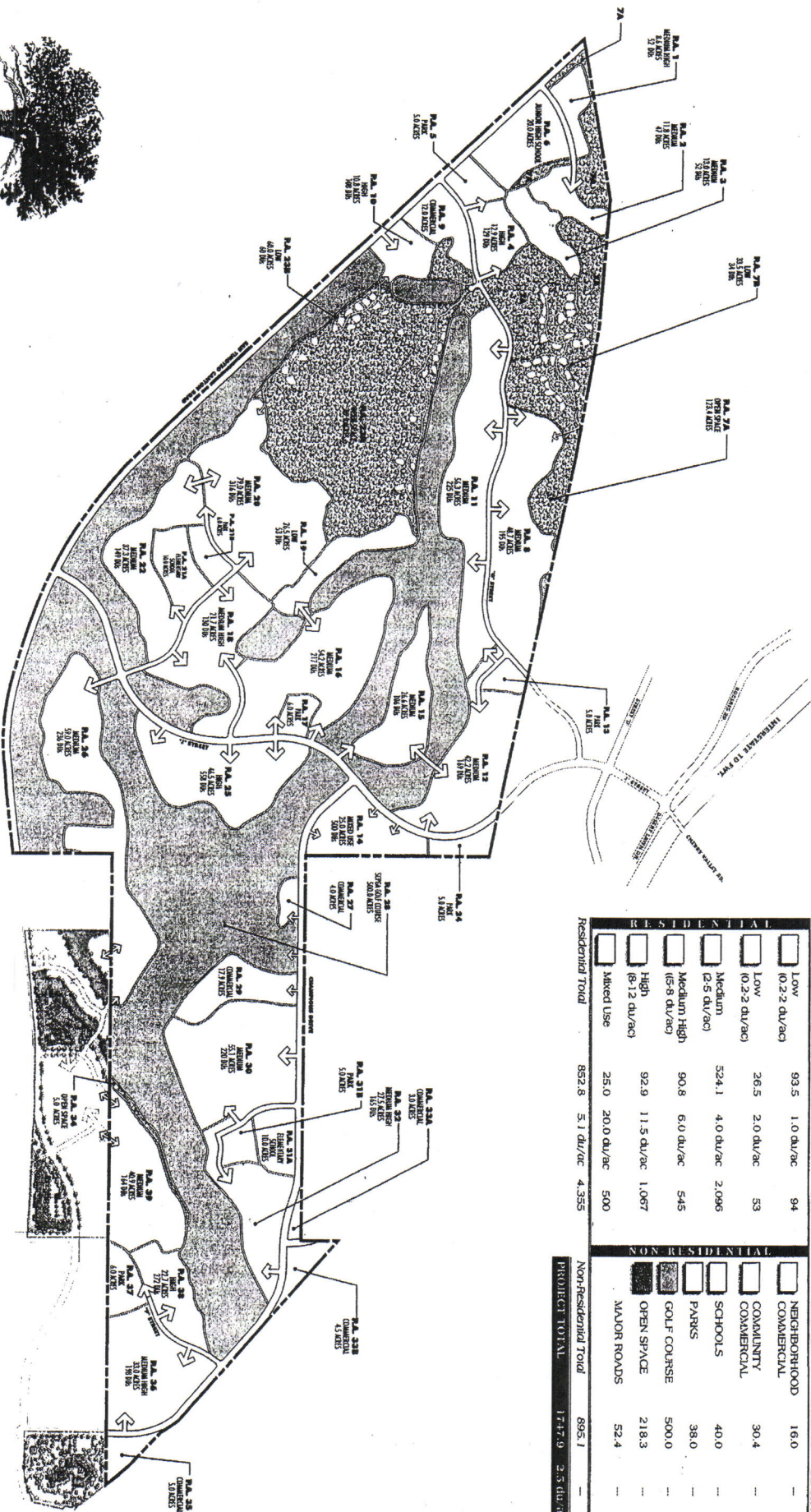
8/29/2023, 4:04:47 PM

General Plan    Single Family Residential    Street Labels  
Open Space    City Boundary    Minor Streets





**Figure 3A-1**  
**SPECIFIC LAND USE PLAN**



STATISTICAL ABSTRACT				
LAND USE	ACREAGE	DENSITY	DIS	
Low (0.2-2.2 du/ac)	93.5	1.0 du/ac	94	
Low (0.2-2.2 du/ac)	26.5	2.0 du/ac	53	
Medium (2.5 du/ac)	324.1	4.0 du/ac	2,096	
Medium High (6-8 du/ac)	90.8	6.0 du/ac	545	
High (8-12 du/ac)	92.9	11.5 du/ac	1,067	
Mixed Use	25.0	20.0 du/ac	500	
Residential Total	852.8	5.1 du/ac	4,335	
NON-RESIDENTIAL				
NEIGHBORHOOD COMMERCIAL	16.0	—	—	
COMMUNITY COMMERCIAL	30.4	—	—	
SCHOOLS	40.0	—	—	
PARKS	38.0	—	—	
GOLF COURSE	500.0	—	—	
OPEN SPACE	218.3	—	—	
MAJOR ROADS	52.4	—	—	
Non-Residential Total	895.1	—	—	
PROJECT TOTAL	1,747.9	2.5 du/ac	4,335	

**10. Planning Area 9: Neighborhood Commercial****a. DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure 3B-2, provides for development of 12.0 acres for commercial uses. Located at the southeast intersection of San Timoteo Canyon Road and "G" Street, the uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_. (See Specific Plan Zone Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Access to Planning Area 9 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 9 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 3) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.
- 4) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) A plot plan application will be required as part of the processing procedure for this commercial site.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.



# THE PRESS-ENTERPRISE

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Riverside, California 92501  
(951) 368-9229  
neller@scng.com

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

*Account Number:* 5209298  
*Ad Order Number:* 0011664372  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 04/26/2024  
*Total Amount:* \$704.27  
*Payment Amount:* \$0.00  
*Amount Due:* \$704.27  
*Notice ID:* nUZTLTo4ydEf8ex23OSI  
*Invoice Text:*

LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California. CONDITIONAL USE PERMIT CUP2024-0002, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002). The applicant for this project is Graciela Green CONDITIONAL USE PERMIT CUP2024-0003, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004). The applicant for this project is Antonio Torres, Excellence RV CONDITIONAL USE PERMIT CUP2024-0004, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating.

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011664372

FILE NO. 0011664372


### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/26/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 26, 2024.  
At: Riverside, California

  
Signature

### LEGAL ADVERTISEMENT

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The applicant for this project is **Graciela Green**

**CONDITIONAL USE PERMIT CUP2024-0003**, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004).

The applicant for this project is **Antonio Torres, Excellence RV**

**CONDITIONAL USE PERMIT CUP2024-0004**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating. Located at 1888 Golf Club Drive, Beaumont CA, 1906 Inc. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 400-250-001).

The applicant for this project is **1906, Inc – Kevin Sanchez**

Jillian Fountain  
Assistant Planner  
jfountain@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0011 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for Planning Area 9 currently occupied by Nicklaus Park (APN: 413-790-047). The request is to modify the current Specific Plan designation from Commercial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remain consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

The applicant for this project is **City of Beaumont**

**PLOT PLAN PP2023-0619 & VARIANCE V2024-0002** Conduct a public hearing and consideration of a request to modify the elevations, parking and circulation a previously approved Plot Plan (PP2020-03017) construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Velle Avenue and Grace Avenue (417-150-015). The proposed application is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV2021-0015) (SCH#2021060295).

The applicant for this project is **John C. and Larissa J. McClure**

Katie Jenson  
Assistant Planner  
klenson@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0010 (HEARTLAND SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for 50.3 acres of Planning Area 11 from Industrial Park to Open Space (APN: 414-100-039). The parcel also includes Planning Area 9 that is the San Timoteo Creek. The request is to modify the current Specific Plan designation from Industrial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remains consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Heartland Specific Plan (SCH93072031).

The applicant for this project is **City of Beaumont**



Carole Kendrick  
Planning Manager  
ckendrick@beaumontca.gov

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](http://BeaumontCa.gov/Livestream)

**The Press-Enterprise**

**Published: 4/26/24**



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
**DATE** May 8, 2024  
**SUBJECT:** Specific Plan Amendment (SP2023-0010) a City Initiated Request to Amend the Heartland Specific Plan to be in Conformance with the General Plan Land Use Designation  
**APPLICANT:** City of Beaumont

---

**Description** A City initiated request to amend the Heartland (Olivewood) Specific Plan to bring it into conformance with the underlying General Plan land use designation.

### **Background and Analysis:**

The Heartland Specific Plan No. 93-1 encompassing 417.2 acres was adopted by the Beaumont City Council on October 10, 1994, by Resolution No. 1994-23. The Heartland Specific Plan includes the developments commonly referred to as the Olivewood Community.

On October 11, 2023, Planning staff brought forward a proposal to amend the Land Use Map identified as Figure 3.5 in the 2040 General Plan to bring the General Plan into conformance with the Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.

During the public hearings with the Planning Commission and the City Council on October 17, 2023, the City Council directed staff to prepare a Specific Plan Amendment to correct a discrepancy in the Heartland Specific Plan, also known as Olivewood, that shows one of the parcels (414-100-039) is currently designated in the General Plan as open space. The subject area is part of the San Timoteo Creek and the previous recommendations were based on the underlying Specific Plan land use designations that were designated as industrial. The Planning Commission motioned to have the parcel 414-100-039 be a Specific Plan Amendment to bring into conformance with its current General Plan Land Use designation.

APN	SPECIFIC PLAN	PLANNING AREA	ZONING	GENERAL PLAN	PROPOSED SPECIFIC PLAN LAND USE
414-100-039	Heartland	11	Specific Plan Industrial	Open Space	Open Space

### **CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:**

#### **General Plan Consistency**

The proposed project will bring the Specific Plan into conformance with the General Plan Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.

#### **Zoning Consistency**

The update as proposed would bring the General Plan land use designation map into conformity with the land use designations previously established in the Heartland Specific Plan.

#### **CEQA:**

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) No. 93-1 was prepared and certified in 1994 for the Heartland Specific Plan (Specific Plan No. 93-1), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

#### **Public Communications Received:**

A 10-day public notice was placed in the Press Enterprise on April 23, 2024. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Planning

Commission at the time of the public hearing. Proof of publication is included as Attachment D to this staff report.

### **Planning Commission:**

The Beaumont Municipal Code Section 17.02.090.E authorizes the Planning Commission to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for a public hearing before the City Council.

### **Findings:**

The Beaumont Municipal Code Section 17.02.090.I requires the City Council to make the following findings of fact before approving a General Plan amendment:

1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment.

*The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan. The proposed amendment will bring the Specific Plan into conformance with the General Plan land use of Open Space that is a part of the San Timoteo Creek.*

2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan.

*The proposed Specific Plan amendment will not adversely affect surrounding properties as it will discourage the use of nonconforming uses and structures.*

3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations.

*The proposed Specific Plan amendment promotes public health, safety, and general welfare and helps serve the goals and purposes of the Zoning Ordinance. The proposed designation changes will further assist the City in implementing the 2040 General Plan.*

4. In the event that the proposed amendment is a change to the land use policy map, that the amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

*The proposed Specific Plan amendment changes are to create consistency with its surrounding properties and support the original intention of the 2040 General Plan.*

**Recommended Action:**

Hold a public hearing; and

Forward a recommendation of approval to the City Council to amend the Heartland Specific Plan.

**Attachments:**

- A. Zoning Map
- B. General Plan Land Use Map
- C. Specific Plan Land Use Map
- D. Proof of Publication



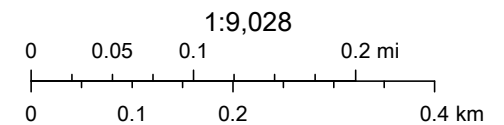
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Zoning      Residential Single Family      City Boundary

Union Pacific Rail Roadway      Urban Village      Street Labels

Specific Plan

Page 74 of 325

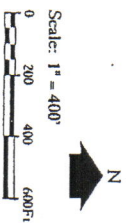
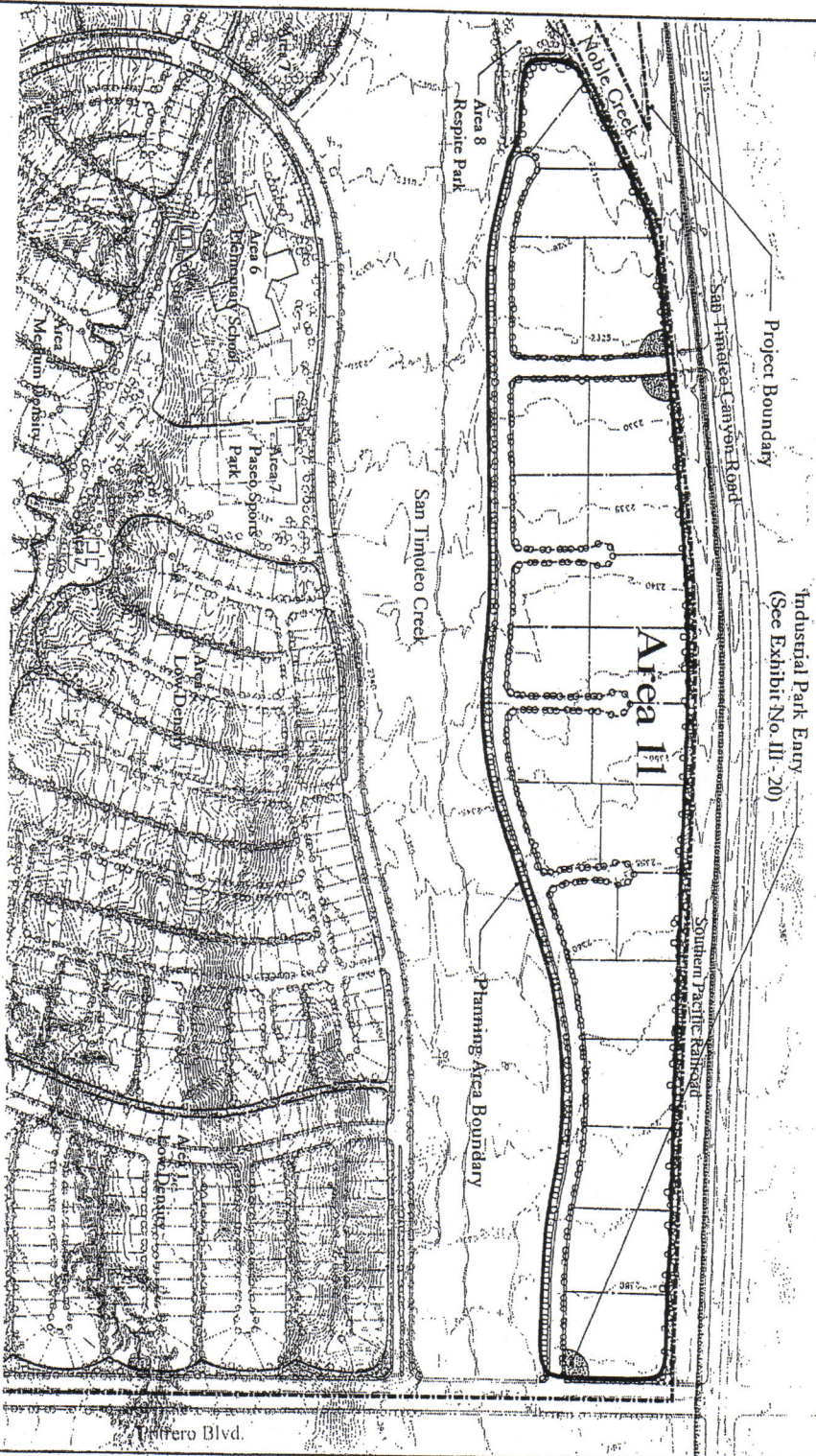




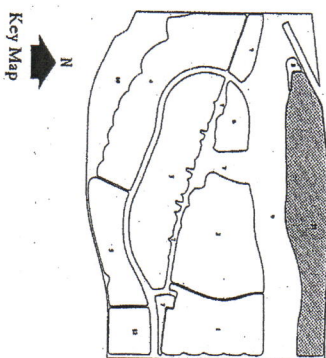
This aerial map displays a residential neighborhood with a large green field in the center. A cyan line outlines a specific area within the field, which contains a small yellow rectangle. The map is labeled with numerous street names, including Straightaway Dr, Balata St, Amateur Way, Cleat St, Medal Play St, Blade St, Brutus, Parkway Dr, San Timoteo Canyon Rd, Apron Ln, Stableford Ct, Linksman Dr, Albatross St, Buffy Ct, Potrero Blvd, Castello Ln, Corvina Way, Frantoio St, Buccella Ln, Arezzo Ct, Olivewood Way, Leggino Way, Dandolo Ln, Casetta Dr, Versimo Ln, Amorosa Ct, Arietta Way, Liguria Ln, Cosenzino Way, Vincenzo Dr, Cavallano Ct, Sorano Way, Amici Pl, Cordoba Trl, Enzo Ct, Merano Ct, Olivewood Way, Veneto Pl, Cordoba Trl, Versilla Dr, Rignola Cir, and Bosanallo Pl. The map also shows a yellow area on the left and a purple area on the right.



# Heartland Specific Plan Beaumont, California



## Planning Area II



Area: 50.3 Ac.  
Permitted Use: Industrial Park

H E A R T L A N D

Exhibit No.: IV - 10

Prepared by Tully Graphics



- Planning Area No. 10 shall be maintained as a functional wildlife movement corridor and as a conservation area towards the preservation of oak/willow woodlands associated with Cooper's Creek drainage.
- A landscaped slope buffer/transition treatment shall be applied over the descending slope area lying between the riparian resource area and the adjacent residential uses located within Planning Area No. 4.
- Please refer to Section 3 (Specific Plan) of this text for additional specific plan standards that apply to this planning area.

#### ***K. Planning Area No. 11***

##### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 11 consists of 50.3 acres of industrial park land uses. As described in Section 3 (Specific Plan), it is anticipated that the planning area will support varied uses such as research and development, warehousing activities, light manufacturing and limited support commercial uses. The Planning Area Graphic (Exhibit IV-10), illustrates conceptually the manner in which the industrial park planning area could be parcelized in anticipation of future development.

##### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 11 will be achieved by way of Potrero Boulevard and San Timoteo Canyon Road.
- Industrial park entry statements shall be applied at the two above-referenced access points.
- Planning Area No. 11 will be protected from the San Timoteo Creek by elevating the pad areas above the 100 year flood plain in a manner consistent with the Conceptual Grading Plan, Exhibit III-12, and relevant studies as required by the City of Beaumont, RCFCD, FEMA, etc.
- A landscape buffer/transition treatment shall be applied between the industrial collector road and San Timoteo Creek as illustrated by Exhibit III-30.
- Prior to the recordation of the first subdivision or phase thereof within Planning Area No. 11, the project proponent(s) shall establish a park improvement program to ensure that the cost of improving and

maintaining the respite park (Planning Area No. 8) is equitably distributed over the entire industrial park planning area.

- Planning Area No. 11 shall be developed in accordance with the industrial park development standards pursuant to Section 5, Regulations and Development Standards.
- Please refer to Section 3 of this text for additional Specific Plan standards that apply to this planning area.

#### ***L. Planning Area No. 12***

##### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 12 consists of 11.5 acres of neighborhood commercial located within the Specific Plan so as to provide goods and services for the Heartland community in addition to capturing retail dollars from commuters utilizing the State Route 60 corridor. Exhibit IV-11 illustrates a conceptual plan view of the planning area in a developed condition.

##### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 12 will be achieved by way of Potrero Boulevard and Heartland's Collector Loop Road (South).
- Median breaks will be provided at two locations along the Collector Loop Road to facilitate left-hand turning movements into and out of the commercial center.
- A single median break will be provided mid-way along Potrero Boulevard to facilitate left-hand turn movements into and out of the commercial center.
- A commercial/residential land use buffer will be established to screen the commercial uses from the residential units proposed within Planning Area No. 5, as illustrated by Exhibit III-24.
- A parkway landscape treatment will be incorporated into the design of Potrero Boulevard and Heartland's Collector Loop Road as illustrated by Exhibit III-23 and Exhibit III-25, respectively.



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The applicant for this project is **1906, Inc – Kevin Sanchez**

Jillian Fountain  
Assistant Planner  
jfountain@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0011 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for Planning Area 9 currently occupied by Nicklaus Park (APN: 413-790-047). The request is to modify the current Specific Plan designation from Commercial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remain consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

The applicant for this project is **City of Beaumont**

**PLOT PLAN PP2023-0619 & VARIANCE V2024-0002** Conduct a public hearing and consideration of a request to modify the elevations, parking and circulation a previously approved Plot Plan (PP2020-03017) construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Velle Avenue and Grace Avenue (417-150-015). The proposed application is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV2021-0015) (SCH#2021060295).

The applicant for this project is **John C. and Larissa J. McClure**

Katie Jenson  
Assistant Planner  
kjenson@beaumontca.gov

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The applicant for this project is **City of Beaumont**



Carole Kendrick  
Planning Manager  
ckendrick@beaumontca.gov

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov. Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

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**The Press-Enterprise**  
**Published: 4/26/24**



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Jillian Fountain, Assistant Planner  
**DATE** May 8, 2024  
**SUBJECT:** Conditional Use Permit CUP2024-0002 for a Request for an ABC Type 47 - On Sale General – Eating Place for Beer, Wine and Distilled Spirits at 762 and 766 Beaumont Avenue (APN: 418-072-002)  
**APPLICANT:** Graciela Green

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**Description** An application for a CUP for on sale beer, wine and distilled spirits at an existing restaurant, Tuscano's Pizza and Pasta located at 762 and 766 Beaumont Avenue.

### Background and Analysis:

The applicant is requesting approval on an application that was submitted March 14, 2024, for a request to expand their Type 41 – On-Sale Beer and Wine – Eating to a Type 47 – On Sale Beer, Wine and Distilled Spirits – General Eating for Tuscano's Pizza and Pasta located at 762 and 766 Beaumont Avenue within the Downtown Mixed Use Zone.

The State of California, Alcoholic Beverage Control Agency (ABC) is charged with regulating businesses which involve the sale of alcoholic beverages. In order for an applicant to obtain the approval of ABC, the local City must first approve and complete a "local CUP review process." As provided for in the Municipal Code, the Planning Commission's approval of a conditional use permit satisfies this requirement.

### Project Setting:

The subject site is located in a multi-tenant building with neighboring tenants to the south. The occupant is Tuscano's Pizza and Pasta that currently has a Type 41 ABC license and would like to expand their license to a Type 47 to include distilled spirits. It is located east of Beaumont Avenue and south of East 8<sup>th</sup> Street with curb, gutter and sidewalk along Beaumont Avenue. The multi-tenant building currently consists of Tuscano's Pizza and Pasta, Players Lounge, Smoke and Vape Shop, Agua Pura Vida Beaumont, Beaumont Coin Op Laundromat and Dance Spectrum. The parcel to the north is currently a Multi-Tenant Commercial building with tenants such as Pink Cheeks

Tanning, Law Offices, M&T Great Hair Cuts and Holistic Spiritualist. The parcel to the West is City Bank.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Tuscano's Pizza and Pasta	Downtown Mixed Use	Downtown Mixed Use
<b>NORTH</b>	Multi-Tenant Commercial Building	Downtown Mixed Use	Downtown Mixed Use
<b>SOUTH</b>	Chamber of Commerce	Downtown Mixed Use	Downtown Mixed Use
<b>EAST</b>	Single Family Residential Homes	Single Family Residential	Residential Single Family
<b>WEST</b>	Citi Bank	Downtown Mixed Use	Downtown Mixed Use

#### **Site Plan/Site Design:**

The existing commercial multi-tenant building currently consists of Tuscano's Pizza and Pasta, Players Lounge, Smoke and Vape Shop, Agua Pura Vida Beaumont, Beaumont Coin Op Laundromat and Dance Spectrum.

**Lighting:**

There is existing street lighting on Beaumont Avenue. Staff has determined that adequate lighting is provided on site for pedestrians to safely navigate in the evening hours.

**Circulation and Parking:**

The existing parcels have two (2) driveways located on Beaumont Avenue and East 8<sup>th</sup> Street that provide access to and from the business. There is on-site parking along Beaumont Avenue on the existing parcel as well as off-site parking along Beaumont Avenue and East 8<sup>th</sup> Street.

Parking requirements in the Downtown District have been amended as of September 5, 2023, by the City Council. City Council has approved an ordinance to temporarily suspend off-street parking requirements for existing non-residential structures in a specific area of the Downtown District, attachment L, for a period not to exceed eighteen (18) months. This parking waiver proposal was originally brought to and approved by the Planning Commission on August 23, 2023. The approval of this ordinance allows for a much broader use to occupy existing buildings on the smaller lots in the core downtown area that normally would be restricted because of the existing parking requirements in place in the Municipal Code.

The Zoning Code is currently being updated to address a long-term plan to remedy the parking requirements in the Downtown District and is expected to be completed in time of the expiration of this ordinance. In addition, the Downtown Revitalization Plan will address parking in the core downtown area and is expected to be completed by early 2024.

**Hours of Operation:**

The applicant has existing operating hours from 10:00 am to 8:30 pm, Sunday through Thursday and 11:00 am to 9:00 pm, Friday and Saturday, as indicated in the applicant submittal letter (see Attachment I).

**Alcohol Sales:**

The applicant is proposing the expansion of their ABC license to an On-Sale Type 47 (beer, wine and distilled spirits) State of California Alcohol license. ABC's threshold for issuing On-Sale licenses is one retail license for each 1,053 people within a Census

Tract. When this threshold is exceeded, the Census Tract is deemed to have “undue concentration,” or more licenses issued than recommended.

According to Alcohol Beverage Control, one (1) On-sale licenses are allowed in Census Tract 440, based on current population ratios, and currently there are 13 On-sale licenses issued to following businesses (see Attachment K):

- La Casita Nueva Mexican Grill
- New York Pizzeria
- Craft Lounge Taproom (3 licenses)
- Ramonas Mexican Café
- Mr Taco
- Players Lounge
- Tacos and Beer
- Frijoles Mexican Restaurant
- Senorial Mexican Restaurant
- Tuscano’s Pizza & Pasta
- La Martina Mexican Cuisine (Recently Approved through PC on March 27<sup>th</sup>, 2024.

ABC also has recommended separation requirements from sensitive uses. The proposed use is located at least 578 feet, as measured from property line to property line, from existing public or private schools and public parks. The subject property is located 709 feet from Palm Elementary School, 578 feet from Desert Preschool Academy and 724 feet from Steward Park. The subject property is located 392 feet from Beaumont Presbyterian Church however, the church is located on the northeast corner of Euclid Avenue and 7<sup>th</sup> Street and will not be impacted by the expanded hours of alcohol sales at this location, as indicated in the applicant submittal letter (see attachment I).

ABC will not license a new retail location within 100 feet of a residence unless the applicant can establish that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents. The subject property is located less than 100 feet from the closest residence. The applicant has provided that they have established that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents, as indicated in the applicant submittal letter (see attachment I).



**Multi-Species Habitat Conservation Plan (MSHCP):**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

**Development Review Committee (DRC):**

The Development Review Committee reviewed the project for design on April 11, 2024. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

**Outstanding Code Cases:**

The property/business currently has an open code case (CODE-002552-2024) for spillage of grease on ground, grease receptacle and surrounding area creating a nuisance and blight. Grease then gets washed away by rain fall into the alley, street and storm drain. The owner has been provided options to correct this issue and information on how to use best practices when it comes to grease disposal.

Tuscano's Pizza and Pasta does not have an active Business License with the City, as fees have not been paid in full for the Business License Annual Renewal.

There is currently a code case (CODE-002360-2023) for unpermitted new construction. This code case is actively being remedied by the applicant with the Building Department. Permits are ready to be issued, Building is waiting for owner signature.

Details on the Code Cases can be found in Attachment G.

**General Plan:**

The proposed use is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Downtown Mixed Use, as shown in Attachment C. The proposed use is consistent with the General Plan policies in Goal 3.1, 3.1.11 "Strive to create development patterns such that most residents are within one-half mile walking distance of a variety of neighborhood-serving uses, such as parks, grocery stores, restaurants, cafes, dry cleaners, laundromats, banks, hair salons, pharmacies, religious institutions, and similar uses."

**Environmental Documentation:**

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2024-0002 is consistent with the Downtown Mixed Use 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; Conditional Use Permit CUP2024-0002 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2024-0002 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 any 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 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

**Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on April 26, 2024, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any public comments. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

**Planning Commission Authority:**

Alcohol sales in conjunction with a restaurant are subject to a conditional use permit, per Table 17.19-1, in Downtown Mixed Use. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for alcohol sales. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site. Through the conditional use permit process, the Planning Commission has the opportunity to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning

Commission can either deny or approve the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

### **Conditional Use Permit Findings:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

*The project is subject to and is consistent with the Development Standards for the Downtown Mixed Use zone. The Downtown Mixed Use allows alcohol sales subject to a Conditional Use Permit.*

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

*The subject property is zoned Downtown Mixed Use which allows alcohol sales subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Downtown Mixed Use properties and will not impair the integrity or character of the zone.*

3. The subject site is physically suitable for the type of land use being proposed.

*The site is fully developed and is generally consistent with the Downtown Mixed Use Zone. The proposed project is in a predominately commercial area that is developed and is suitable for commercial development.*

4. The proposed uses are compatible with the land uses presently on the subject property.

*The site is fully developed and is generally consistent with the Downtown Mixed Use Zone, which allows Alcohol Sales subject to a Conditional Use Permit.*

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

*The zoning for the project site is Downtown Mixed Use and the land use designation is and Downtown Mixed Use. The proposed project is predominately surrounded by property that is currently zoned Downtown Mixed Use and designated as Downtown Mixed Use by the current General Plan. The site is surrounded by developed land and the proposed use is compatible with the surrounding commercially zoned properties.*

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.*

7. There would be adequate provisions for public access to serve the subject proposal.

*There is adequate access to the site as determined by the City's public safety department. The site has access from Beaumont Avenue and 8<sup>th</sup> Street.*

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

*The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Downtown Mixed Use (DMU). The proposed development is consistent with the General Plan policy 11.5.1 "Require active commercial or retail uses on the first floor along 6<sup>th</sup> Street and Beaumont Avenue in the Downtown Core District."*

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

*The proposed project meets all the development standards established in the Downtown Mixed Use zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The alcohol sales will provide a convenience for the public that will not be detrimental to public health, safety or welfare.*

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

*The proposed project does not include review of the design and elevations; the building for proposed use is consistent with the Downtown Mixed Use area and there has not been a proposal to change the exterior of the existing building.*

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

*This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a standard service typically provided in dining/restaurant uses to serve all income levels of the population.*

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

*There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Downtown Mixed Use Zone and Conditional Use Permit Findings.*

**Recommended Action:**

Hold a public hearing; and,

Continue Conditional Use Permit 2024-0002 to a date specified to provide time for business owner to correct outstanding code violations.

**Attachments:**

- A. Draft Conditions of Approval
- B. Floor Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Site Photos
- G. Code Case File
- H. Proof of Publication



- I. Statement from Applicant
- J. Census Tract Boundary Map
- K. Census Tract Report
- L. Radius Map and Labels
- M. 300' Ownership Notification List

Incorporated herein by Reference:

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

Project Site's Riverside Conservation Authority Multi-Species Habitat

Conservation Plan Informational Map

Contents of City of Beaumont Planning Department Project File CUP2024-0002



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

**PLANNING COMISSION DATE:** May 8<sup>th</sup>, 2024

**PROJECT NAME:** Tuscano's ABC License Type 47

**PROJECT NO:** CUP2024-0002

**DESCRIPTION:** Conditional Use Permit CUP2024-0002 for a request for an ABC Type 47 – On Sale Beer, Wine and Distilled Spirits– Eating Place license and a Public Convenience and Necessity (PNC) finding at 762 and 766 Beaumont Avenue (APN: 418-072-002), within the Downtown Mixed Use Zone

**APPLICANT:** Graciela Green

**LOCATION:** 762 and 766 Beaumont Avenue

**APN:** 418-072-002

**PROJECT**

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 Conditional Use Permit and property consists of all Conditions of Approval herein. All Conditions of Approval for CUP2024-0002 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a Type 47 On-site sale of beer, wine and distilled spirits– eating place at the 762 and 766 Beaumont Avenue within the Downtown Mixed Use Zone.
3. 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 Conditional Use Permit CUP2024-0002. 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.

4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new Conditional Use Permit approval.
6. The floor plans of the project shall substantially conform to the plans submitted and approved.
7. The uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
8. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
10. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
11. The sale of alcoholic beverages shall be limited to the hours of operation from 11:00 am to 2:00 am, seven (7) days a week and Alcohol Beverage Control regulations.
12. The conditions as established by the State of California, Alcohol Beverage Control, shall be fully complied with in the operation of the business.
13. 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.

14. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, ABC and any other necessary departments or agencies.
15. 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.
16. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code and Alcohol Beverage Control requirements.
17. Business license application review and approval are required prior to occupancy of the building or sales of any items.
18. 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.
19. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
20. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.
21. Any live entertainment must obtain a Conditional Use Permit through the City Planning Department.

### **POLICE DEPARTMENT**

22. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
23. Remove graffiti from premises and parking lot.

24. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
25. Applicant is required to install lighting outside of the facility in order to illuminate areas of the property that are dark. The lighting should eliminate shadows, and areas for individuals to hide. All parking lot areas shall include sufficient lighting to provide safety for individuals and property. Any proposed outside lighting shall be in compliance with the City's Lighting Ordinance, Chapter 8.50, of the City of Beaumont Municipal Code.
26. If the business chooses to provide live entertainment, they shall abide by all regulations, including the City of Beaumont Municipal Code section 9.03 (Regulation of Special Events).
27. Signs shall be prominently posted, and a notice shall be placed therein stating that California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and that no such sales will be made.
28. The exterior windows and glass doors of the restaurant and bar areas shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police.
29. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).
30. Any violation of the Conditional Use Permit or additional conditions set forth in the premise license issued by the Department of Alcoholic Beverage Control may result in a suspension or revocation of this CUP.
31. The applicant shall have security cameras operating at all times when the business is operating. Security camera quality, lighting, and positioning must be capable of providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement's request to view and/or copy images captured on the video surveillance system. All images must be recorded and retained for at least 30 days.

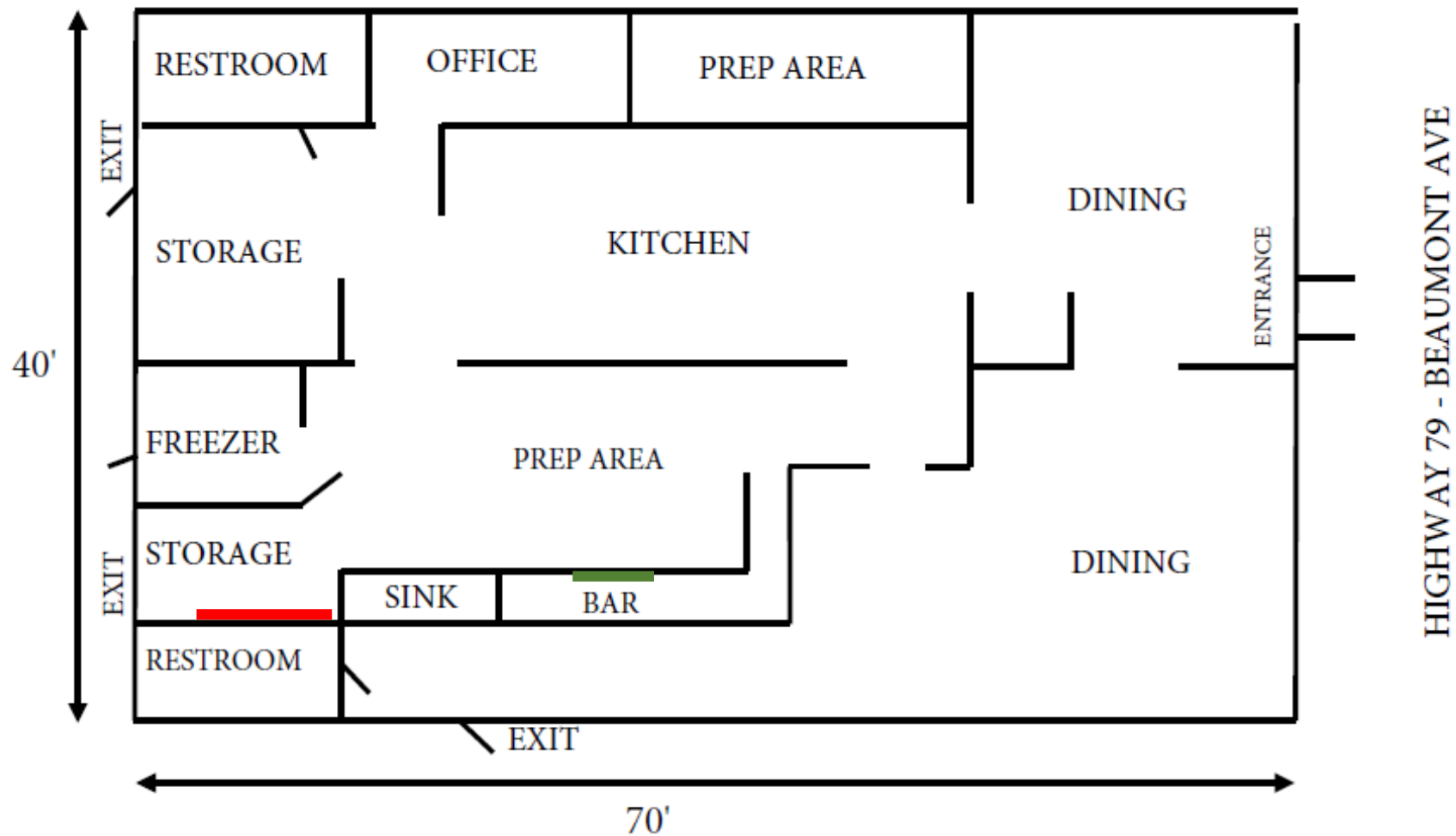


32. The applicant shall contact the on-duty Police Department Watch Commander if the business anticipates reaching or has reached maximum occupancy during any and all events being held at the establishment.
33. Trash enclosures shall be locked and secured.

End of Conditions

Planning Manager  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Alcohol Storage 24 sq ft

Alcohol Display 12 sq ft

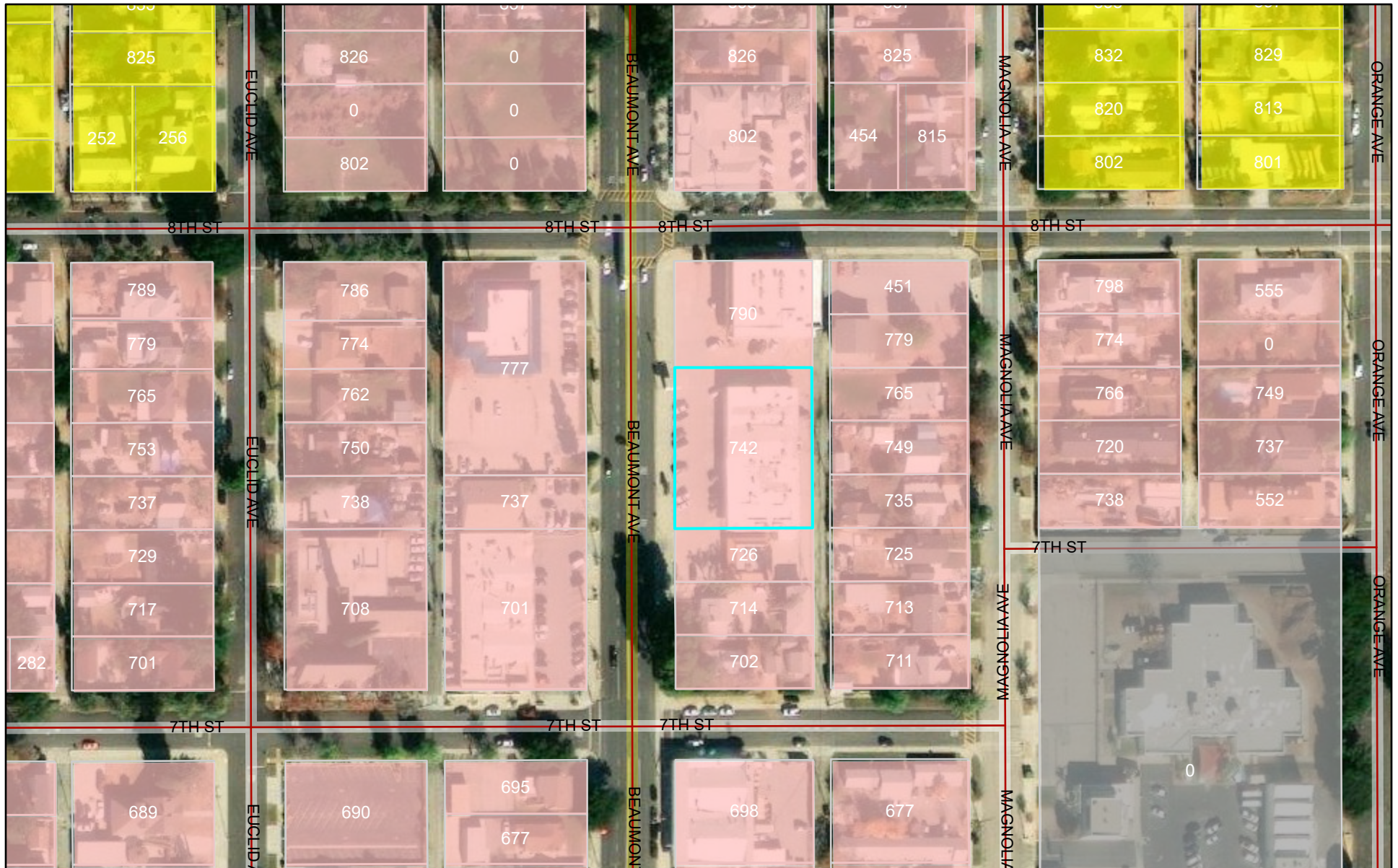
Toscano's Pizza & Pasta  
762 & 766 Beaumont Ave  
Beaumont, CA 92223

APN 418-072-002

27,878 Sq Ft Total square footage

FLOOR PLAN

# General Land Use Map



4/29/2024, 10:06:28 AM

General Plan

Single Family Residential

Downtown Mixed Use

Public Facilities

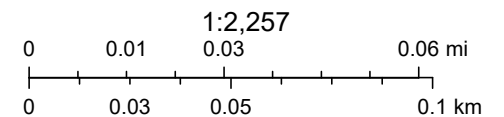
Parcel Labels

Parcels

Street Labels

Highways/Major Streets

Minor Streets



County of San Bernardino, Maxar



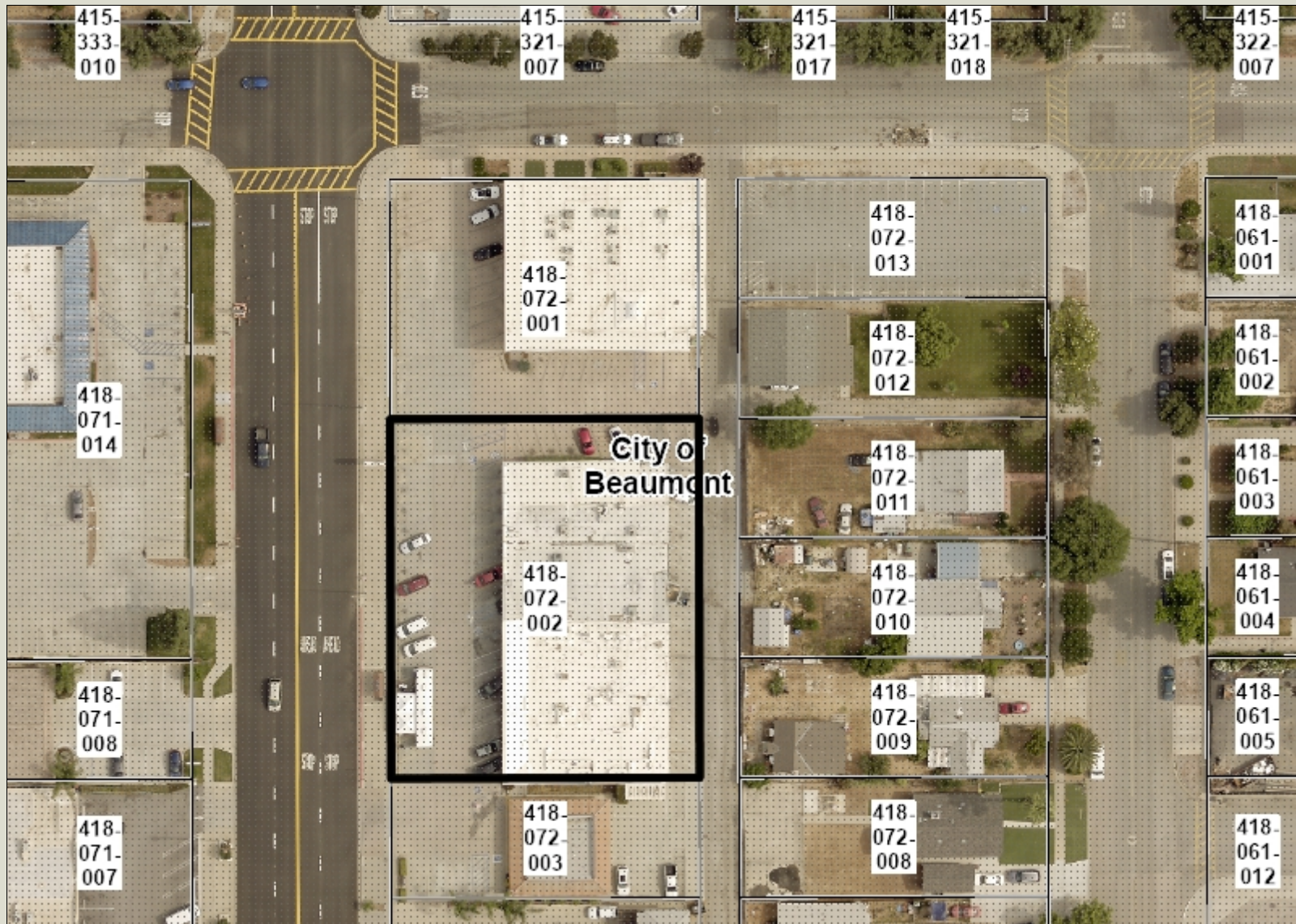
The map displays a grid of city blocks. The streets shown are Euclid Ave, Beaumont Ave, Magnolia Ave, and Orange Ave running north-south, and 7th St and 8th St running east-west. A red rectangle highlights a lot at the intersection of Beaumont Ave and 7th St, between Magnolia Ave and Orange Ave. The highlighted lot is numbered 742. Other lots in the same block are numbered 790, 726, 714, 702, 451, 779, 765, 749, 735, 725, 713, and 711. Adjacent blocks show various lot numbers, some in red (e.g., 789, 779, 765, 753, 737, 729, 717, 701, 282, 689, 690, 695, 677, 698, 677) and some in blue (e.g., 825, 252, 256, 826, 0, 802, 454, 815, 832, 820, 802, 829, 813, 801, 798, 555, 774, 0, 749, 737, 552, 0). The map also shows street names and lot numbers for adjacent blocks.

City of Beaumont  
County of San Bernardino, Maxar | RCIT GIS, LAFCO | RCIT | Riverside County Assessor / RCIT |



# Aerial Photograph

CUP2024-0002



## Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, Public
- Blueline Streams
- City Areas

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/29/2024 10:04:02 AM

© Riverside County GIS



0 94 188 Feet

## Notes



# CUP2024-0002 Tuscano's Pizza and Pasta Site Photographs



Looking East from Beaumont Avenue



Looking South from parking lot



Looking South-East from parking lot



Looking North from parking lot





Grease and oil at rear of property



Grease and oil at rear of property



Grease and oil runoff





# Courtesy Notice

April 10, 2024

TUSCANO'S PIZZA & PASTA  
762 BEAUMONT AVE  
BEAUMONT CA 92223

Dear Business owner,

During a recent visit to your business located at 762 BEAUMONT AVE, BEAUMONT, the following issues were observed which if left uncorrected constitute a violation of the Beaumont Municipal Code:

## **Chapter 13.24 - STORMWATER/URBAN RUNOFF MANAGEMENT AND DISCHARGE CONTROLS**

### **13.04.130 - Discharge to storm drains, pits and lands.**

*It is unlawful for any person to discharge or cause to be discharged into any storm drain or stormwater-channel or natural watercourse, whether currently carrying water or not, into any pipe or waterway leading to such drain, channel or watercourse, or which will cause expense to the City in maintaining the proper functioning of same, or which will cause public nuisance or public hazard or which will cause detrimental pollution of natural surface or subsurface waters.*

### **13.04.140 - Prohibited disposal.**

*It is unlawful for any person to deposit or discharge or cause to be deposited or discharged into any sump which is not impermeable or into any pit or well, or on to the ground, or into any storm drain or watercourse any material which by seeping underground or by being leached or by reacting with the soil can cause such alterations of usable underground waters as to be detrimental and as to be beyond the range of the effects of ordinary-nonindustrial land uses on underground waters into which such wastes may seep, or which will violate any requirements of the State Water Pollution Control Board.*



### **13.09.120 - Best Management Practices.**

*All food service establishments shall, at a minimum, implement the following Best Management Practices, when applicable:*

***B. Segregation and Collection of Waste Cooking Oil.** All waste cooking oil shall be collected and stored properly in recycling receptacles shall be maintained properly to ensure that they do not leak. Licensed waste haulers or an approved recycling facility must be used to dispose of waste cooking oil.*

***D. Employee Training.** Employees of the food service establishment shall be trained by the food service establishment within 180 days of November 1, 2009 and twice each calendar year thereafter, on the following subjects:*

***4.**How to properly dispose of grease or oils from cooking equipment into a grease receptacle such as a barrel or drum without spilling.*

*Training shall be documented and employee signatures retained indicating each employee's attendance and understanding of the practices reviewed. Training records shall be available for review at any reasonable time by the Program Manager or an inspector.*

### **8.32.180 - Premises maintenance.**

*Maintenance of premises in such a condition so as to cause significant diminution in use, enjoyment, or value of adjacent premises; or in such a condition so as to be detrimental to the public health, safety, or general welfare; or in such a condition so out of harmony or conformity with the maintenance standard of adjacent premises as to cause substantial diminution of the enjoyment, use or property values of such adjacent premises is declared a public nuisance.*

**Issue: Spillage of grease on around, grease receptacle and surrounding area creating a nuisance and blight. Grease getting washed away by rain fall into alley, street and storm drain.**

**Correction: Clean or have cleaned all surfaces with spills of grease, oils and slip hazards so that rain does not wash it into any water course and into storm drain. This must be done in such a way that while during the cleaning prosses none of the runoff goes into the gutter but into a separate containment container.**

**Install a secondary spill containment system such as concrete containment curb or spill containment workstation / spill control platform. See attached form for examples.**



Please address this issue by 4/22/2024. Failure to correct violation may subject the business and property owners to administrative actions.

If you have any additional questions or need further assistance, please feel free to contact us at 951-769-8520 EXT.589 [Jnunez@Beaumontca.gov](mailto:Jnunez@Beaumontca.gov)

Sincerely,

J. Nuñez  
City of Beaumont  
Community Enhancement Officer







**Firm**                    **Tuscano's Pizza & Pasta**  
**Account #**    **09863**

<b>Firm</b>	Tuscano's Pizza & Pasta	<b>Bus. Status</b>	Fees Due
<b>Firm (Add'l)</b>		<b>Lic. Status</b>	Fees Due
<b>Street</b>	762 Beaumont Ave	<b>Acct No</b>	09863
<b>City</b>	Beaumont, CA 92223	<b>License</b>	09863
<b>Location</b>	Inside	<b>Phone</b>	(909) 215-7351
	<b>Loc. Type</b>	<b>Alt Phone</b>	
<b>Mail (Add'l)</b>		<b>Start Date</b>	12/09/2021
<b>Mail Addr</b>	762 Beaumont Ave	<b>Close Date</b>	
<b>Mail City</b>	Beaumont, CA 92223	<b>BID Rate</b>	
<b>Bus. Rate</b>	01 Gross Receipts	<b>BID Area</b>	
<b>Ownership</b>	Corporation	<b>Geo Area</b>	
<b>Last Rec Update</b>	08/18/2023    aa	<b>Insp. Area</b>	<b>Insp. Status</b>

Summary Screen			
<b>Owner 1</b>	Victor Barbosa	<b>Title</b>	Owner
<b>Owner 2</b>	Heather Barbosa	<b>Title</b>	Sec.
<b>License Issued</b>	08/02/2023	<b>Application</b>	Renewal
<b>License Expire:</b>	06/30/2023	<b>Renewal</b>	Annual (end of Jun)
<b>NAIC Code</b>	722511 - Full-Service Restaurants		
<b>SIC Code</b>	5812001 - Eating Places		
<b>Bus Type</b>	040 - EATING PLACE		
<b>APN</b>	<b>FEIN</b>	Confidential	<b>Mailing List</b> Yes
<b>BEAN</b>	<b>SEIN</b>	Confidential	<b>Special Cond</b> No

Additional Information			
<b>Fax Number</b>	<b>E-Mail</b>	vicbarbosa@hotmail.com	<b>Website</b>
<b>State Lic No</b>	<b>Type</b>		<b>Expires</b>
<b>NAIC Code</b>	722511 - Full-Service Restaurants		
<b>SIC Code</b>	5812001 - Eating Places		
<b>Bus Type</b>	040 - EATING PLACE		
<b>Lic Descript</b>	Pizza And Pasta		
<b>Import/Export</b>			
<b>APN</b>	<b>FEIN</b>	81-1237679	<b>Mailing List</b> Yes
<b>BEAN</b>	<b>SEIN</b>	--	<b>Special Cond</b> No

Owner Information			
<b>Owner</b>	Barbosa, Victor		<b>Title</b> Owner
<b>Street</b>	78685 Avenida Ultimo		<b>Drive Lic.</b>
<b>City</b>	La Quinta, CA 92253		<b>SSN</b> --
<b>Start Date</b>	12/09/2021	<b>Owner Status</b> Active	<b>Bus Owner</b>
<b>End Date</b>		<b>Date of Birth</b>	<b>Prop Owner</b>
			<b>Phone</b> (909) 215-7351
			<b>Phone 2</b>
<b>Owner</b>	Barbosa, Heather		<b>Title</b> Sec.
<b>Street</b>	78685 Avenida Ultimo		<b>Drive Lic.</b>
<b>City</b>	La Quinta, CA 92253		<b>SSN</b> --
<b>Start Date</b>	12/09/2021	<b>Owner Status</b> Active	<b>Bus Owner</b>
<b>End Date</b>		<b>Date of Birth</b>	<b>Prop Owner</b>
			<b>Phone</b> (951) 314-5073
			<b>Phone 2</b>

**Firm**            **Tuscano's Pizza & Pasta**

**Account #**   **09863**

Fees			
STD			
<b>Total Fee</b>	\$236.50	<b>Application</b>	Renewal
<b>Amount Due</b>	\$47.50	<b>Renewal</b>	Annual (end of Jun)
<b>Receipts</b>	\$460,000.00	<b>Lic. Issued</b>	08/02/2023
<b>Employees</b>	0	<b>Lic. Expires</b>	06/30/2023
<b>Flat Fee</b>	\$0.00	<b>Vehicle Fee</b>	\$0.00
<b>Employee Fee</b>	\$0.00	<b>Past Unpaid Fees</b>	\$0.00
<b>Receipts Fee</b>	\$145.00	<b>Penalty Fee</b>	\$72.50
<b>Units Fee</b>	\$0.00	<b>Penalties From</b>	07/10/2022
<b>Vending Fee</b>	\$0.00	<b>Adjustments</b>	(\$25.00)
<b>Special Fees</b>			\$44.00
<b>Amount Paid</b>	\$189.00	<b>Date Paid</b>	08/18/2023



## CODE CASE DETAILED REPORT CODE-002360-2023 FOR CITY OF BEAUMONT

**Case Type:** Code Enforcement **Project:** **Opened Date:** 08/31/2023  
**Status:** In Progress **District:** City of Beaumont **Closed Date:** NOT CLOSED  
**Assigned To:** Jose Nunez **Description:** 8.32.060 BUILDING CODE VIOLATION / TUSCANOS / REMODEL NO PERM ISSUED

<b>Parcel:</b> 418072001	Main	<b>Address:</b> 762 Beaumont Ave Beaumont, CA 92223	Main
		790 E Beaumont Ave Beaumont 92223	

Violator	Violator	Business Owner
Tuscanos Pizza & Pasta Victor Barbosa 762 Beaumont Ave Beaumont, CA 92223 Mobile: 9092157351	Tuscanos Pizza & Pasta Victor Barbosa 78685 Avenida Ultimo La Quinta, CA 92253 Mobile: 9092157351	Tuscanos Pizza & Pasta Victor Barbosa 762 Beaumont Ave Beaumont, CA 92223 Mobile: 9092157351
<b>Business Owner</b> Tuscanos Pizza & Pasta Victor Barbosa 78685 Avenida Ultimo La Quinta, CA 92253 Mobile: 9092157351		

Note	Created By	Date and Time Created
1. 8/31/2023 - NOTICED CONSTRUCTION MATERIALS OUTSIDE TUSCANOS NORTH FACING EMERGENCY EXIT. UPON FURTHER INVESTIGATION INSIDE I NOTICED EXPOSED WOOD FRAMING BY RESTROOM HALLWAY. NEW FRAMING APPEAR TO BE BUILT IN A SPORTS BAR FIGURE.	Jose Nunez	8/31/2023 12:48 pm

**Violation Code:** 8.32.060 Building Code Violations **Violation Status:** In Violation **Citation Issue Date:**  
**Code Description:** All premises, both permanent and temporary, including, but not limited to, buildings, structures, or appendages, maintained in violation of the uniform building codes adopted by the City pursuant to Sections 15.04.010, 15.08.010, 15.12.010, 15.16.010, 15.17.010 and 15.20.010 of the Beaumont Municipal Code, or subject to any of the following conditions, are declared a public nuisance.

- A. Faulty weather protection including, but not limited to, crumbling, cracked, missing, broken, or loose exterior plaster or other siding, roofs, foundations or floors, broken or missing windows or doors, or unpainted surfaces causing dry-rot, warping, or termite infestation.
- B. Buildings or structures, or parts thereof, not completed within a reasonable time as per the determination of the City's Chief Building official and for which the permit for such construction has expired.
- C. Unoccupied buildings which have been left unlocked or otherwise open to or unsecured from intrusion by persons, animals or the elements or which are boarded up by a method or material not approved by the City.
- D. Fences or walls in a hazardous condition or which are in disrepair, or which hinder free access to public sidewalks.
- E. Broken windows constituting hazardous conditions or inviting trespassers.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-075961-2023	Code Enforcement	Scheduled	29/04/2024 12:00 am





## CODE CASE DETAILED REPORT CODE-002552-2024 FOR CITY OF BEAUMONT

**Case Type:** Code Enforcement **Project:** **Opened Date:** 04/10/2024  
**Status:** In Progress **District:** City of Beaumont **Closed Date:** NOT CLOSED  
**Assigned To:** Jose Nunez **Description:** 13.04.140 PROHIBITED DISPOSAL / GREASE AND OILS ON GROUND

<b>Parcel:</b> 418072002	Main	<b>Address:</b> 742 Beaumont Ave Beaumont 92223	
		762 Beaumont / Tuscanos Ave Beaumont, CA 92223	

Business Owner	Business Owner	Violator
Tuscanos Pizza & Pasta Victor Barbosa 762 Beaumont Ave Beaumont, CA 92223 Mobile: 9092157351	Tuscanos Pizza & Pasta Victor Barbosa 78685 Avenida Ultimo La Quinta, CA 92253 Mobile: 9092157351	Tuscanos Pizza & Pasta Victor Barbosa 762 Beaumont Ave Beaumont, CA 92223 Mobile: 9092157351
<b>Violator</b> Tuscanos Pizza & Pasta Victor Barbosa 78685 Avenida Ultimo La Quinta, CA 92253 Mobile: 9092157351		

Note	Created By	Date and Time Created
1. REPORT OF GREASE AND OILS OUTSIDE CONTAINER	Jose Nunez	4/10/2024 12:03 pm

Invoice No.	Fee Name	Fee Amount	Amount Paid
	Citation Fee (\$100) - BCA	\$100.00	\$0.00
Grand Total for Code Case		\$100.00	\$0.00

**Violation Code:** 13.24.030 Non-Storm Water Discharges **Violation Status:** In Violation **Citation Issue Date:** 04/10/2024  
**Code Description:** No person shall discharge or cause or permit to be discharged any Non-Storm Water Discharge to areas where it will or may enter any storm drain system, except: **Compliance Date:** 04/24/2024  
**Resolved Date:**

**Violation Code:** 13.24.050 Prohibited Discharges **Violation Status:** In Violation **Citation Issue Date:** 04/10/2024  
**Code Description:** Except as otherwise permitted under this Chapter, no Person shall Discharge any liquid, semi-solid or solid substance, or combination, thereof, that is not composed entirely of Storm Water, and which contains any pollutant, to: **Compliance Date:** 04/24/2024  
**Resolved Date:**  
(a) the Storm System / Storm Water Drain;  
(b) any upstream flow which is tributary to the Storm System;  
(c) any ground water, stream, creek, wash or dry weather arroyo, wetlands areas or marshes.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-090894-2024	Code Enforcement	Scheduled	06/05/2024 12:00 am

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Account Number: 5209298  
Ad Order Number: 0011664372  
Customer's Reference/PO Number:  
Publication: The Press-Enterprise  
Publication Dates: 04/26/2024  
Total Amount: \$704.27  
Payment Amount: \$0.00  
Amount Due: \$704.27  
Notice ID: nUZTLTo4ydEf8ex23OSI  
Invoice Text:

LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California. CONDITIONAL USE PERMIT CUP2024-0002, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002). The applicant for this project is Graciela Green CONDITIONAL USE PERMIT CUP2024-0003, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004). The applicant for this project is Antonio Torres, Excellence RV CONDITIONAL USE PERMIT CUP2024-0004, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating.

City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011664372

FILE NO. 0011664372


### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/26/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 26, 2024.  
At: Riverside, California

  
Signature

### LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN**, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Wednesday, May 8, 2024, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT CUP2024-0002**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Downtown Mixed Use Zone for ABC type 47 – On Sale General – Eating Place for beer, wine and distilled spirits. Located at 762 and 766 Beaumont Ave, Beaumont CA, Tuscano's Pizza and Pasta. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 418-072-002).

The applicant for this project is **Graciela Green**

**CONDITIONAL USE PERMIT CUP2024-0003**, Conduct a public hearing and consideration of a request for the approval of a Conditional Use Permit (CUP) for the business Excellence RV (motor home repair and paint) and an 18' by 54' spray booth with the hours of operation from 8am-5pm, Monday through Friday, located within an existing building at 609 W. Luis Estrada Drive, within the Manufacturing Zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 417-030-004).

The applicant for this project is **Antonio Torres, Excellence RV**

**CONDITIONAL USE PERMIT CUP2024-0004**, Conduct a public hearing and consideration of a Conditional Use Permit (CUP) and issuance of a Certificate of Public Convenience and Necessity in the Specific Plan of Solera for ABC type 41 – On Sale Beer and Wine – Eating. Located at 1888 Golf Club Drive, Beaumont CA, 1906 Inc. The proposed application is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 01 (Existing Facilities) (APNS: 400-250-001).

The applicant for this project is **1906, Inc – Kevin Sanchez**

Jillian Fountain  
Assistant Planner  
jfountain@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0011 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for Planning Area 9 currently occupied by Nicklaus Park (APN: 413-790-047). The request is to modify the current Specific Plan designation from Commercial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remain consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

The applicant for this project is **City of Beaumont**

**PLOT PLAN PP2023-0619 & VARIANCE V2024-0002** Conduct a public hearing and consideration of a request to modify the elevations, parking and circulation a previously approved Plot Plan (PP2020-03017) construct and operate a 16,823 square industrial building with three (3) suites and a parking reduction from 39 to 32 spaces on a 1.02-acre property located on the north side of First Street between Velle Avenue and Grace Avenue (417-150-015). The proposed application is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV2021-0015) (SCH#2021060295).

The applicant for this project is **John C. and Larissa J. McClure**

Katie Jenson  
Assistant Planner  
klenson@beaumontca.gov

**SPECIFIC PLAN AMENDMENT 2023-0010 (HEARTLAND SPECIFIC PLAN)**, Conduct a public hearing and consideration of a city-initiated request to amend the land use designation for 50.3 acres of Planning Area 11 from Industrial Park to Open Space (APN: 414-100-039). The parcel also includes Planning Area 9 that is the San Timoteo Creek. The request is to modify the current Specific Plan designation from Industrial to Open Space consistent with the existing use and the General Plan. The proposed application will reduce impacts and remains consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Heartland Specific Plan (SCH93072031).

The applicant for this project is **City of Beaumont**

Carole Kendrick  
Planning Manager  
ckendrick@beaumontca.gov

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](http://BeaumontCa.gov/Livestream)  
**The Press-Enterprise**  
**Published: 4/26/24**



**GG'S ALCOHOL LICENSING SERVICES**  
79405 US Hwy 111, Ste 9, PMB 408  
La Quinta, CA 92253

April 30, 2024

**Project Name:** Tuscano's Pizza & Pasta  
**Project Address:** 762 & 766 Beaumont Ave.  
Beaumont, CA 92223

**CONDITIONAL USE PERMIT APPLICATION LETTER - CUP2024-0002**

To the City of Beaumont Planning Department

- a) The owner proposes to use the existing restaurant for the onsite sale, service, and consumption of beer, wine, and distilled spirits to its patrons in addition to food.

The premises occupies an approximately 7,878-square-foot space within the Beaumont Plaza Shopping Center. The establishment has held a beer and wine license since 2017. The owner took over the business in March 2022 and has operated it with the same license type. The restaurant caters to the plaza's employees, patrons, tourists, and neighboring communities. There have been no complaints from residents or law enforcement.

Adding a full liquor license will allow the business owner to provide customers with a full-service restaurant. With a team of 20 employees, the restaurant operates from 11:00 AM to 8:30 PM Sunday through Thursday and from 11:00 AM to 9:00 PM Friday and Saturday. Delivery of food supplies is before 9:00 AM and alcoholic products before and during hours of operation.

The restaurant operates as a bona fide eating place that has suitable kitchen facilities containing conveniences for cooking, offering an assortment of Italian food, which includes pizzas, pasta, salads, sandwiches, desserts, non-alcoholic beverages, and, at present, beer, and wine.

- b) The owner will uphold all existing uses for noise, lighting, parking, storage, aesthetics, hazardous materials, and operations.
- c) The existing design and elevations, including parking and access, architecture and materials, landscaping, and fencing, have not been altered.
- d) The project is in the Downtown Mixed-Use, in compliance with the General Plan and zoning land use designations, which the owner will maintain.
- e) The owner requests approval of a Conditional Use Permit to add a full liquor license (type 47, On-Sale General Eating Place) to its restaurant.

- The restaurant already complies with the current General Plan and zoning use designation, and it is currently authorized to sell, service, and allow the consumption of beer and wine within the establishment. Adding the requested full liquor license will not augment the number of on-sale licenses within the census tract since the existing beer and wine license will be canceled when the full liquor license is issued. Therefore, adding the full liquor license will not harm the community.
- Considering nearby residents, the owner will continue to operate the business in a way that does not disrupt the peaceful enjoyment of their homes. The entrance to the restaurant faces away from the residences, and nearby residents cannot see patrons or vehicles visiting the business or hear the background music or any noise from the two flat screens. All noise is contained within the restaurant's boundaries. Additionally, the restaurant does not provide live entertainment.
- As per ABC, a finding of Public Convenience and Necessity is not required since the number of AB licenses within the census tract where the restaurant is located will not change, given the fact that the current beer & wine license will cancel when the full liquor license issues.
- The site is zoned Downtown Mix Use, inside a commercial center. Additionally, there are no schools, churches, or parks or other public facilities in the immediate vicinity. The subject site is located approximately 392 feet from the Beaumont Presbyterian Church; however, the church is located on the northeast corner of Euclid Avenue and 7th Street and will not be impacted by the expanded hours of alcohol sales at this location.
- The subject property is located 709 feet from Palm Elementary School, 578 feet from the Desert Preschool Academy, and 724 feet from Stewart Park.
- The subject site, as measured from building to building, is located less than 100 feet from the nearest residential home, however the adjacent residential uses are separated from the use by either an alley or a public street. The applicant has established that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents.

Your favorable consideration to our request is greatly appreciated.

If you have any questions, please contact me at (760) 774-4465 or [ggslicensing@gmail.com](mailto:ggslicensing@gmail.com).

Sincerely,



Graciela Green  
Licensing Consultant



# CUP2024-0002

## Census Tract Boundary Map



### Legend

- County Boundary
- City Boundaries
- Parcels, Public
- Census Tracts
- Blueline Streams
- City Areas
- World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

### Notes

0 752 1,505 Feet

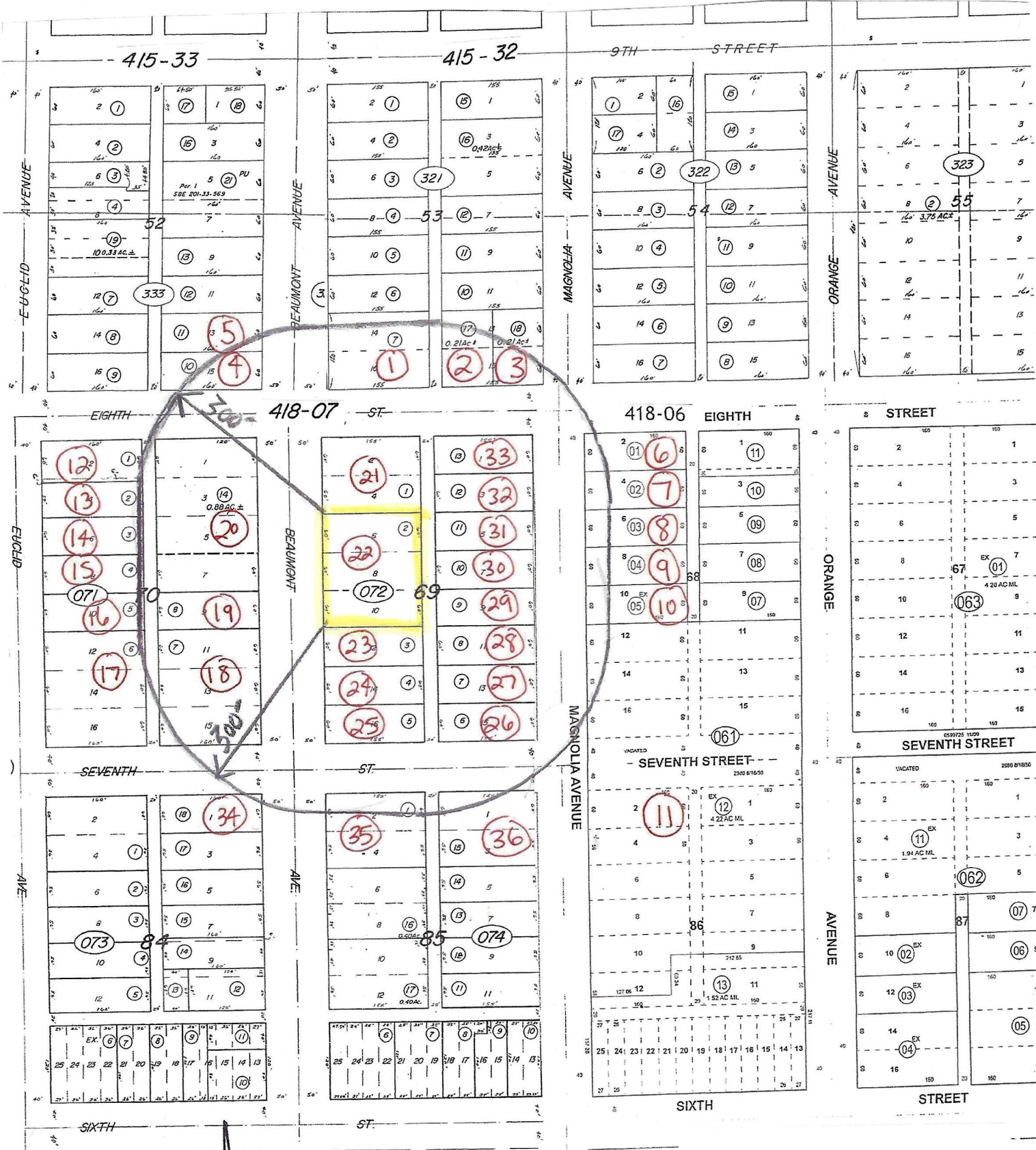
REPORT PRINTED ON... 4/29/2024 10:00:40 AM

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License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
476000	ACTIVE	47	3/24/2009	6/30/2024	DE LA O RESTAURANT GROUP INC	1668 E 2ND ST, STE E & F, BEAUMONT, CA 92223-3166 Census Tract: 0440.00	LA CASITA NUEVA MEXICAN GRILL	3302
481641	ACTIVE	41	11/2/2009	4/30/2024	NEW YORK PIZZERIA OF BEAUMONT INC	846 E 6TH ST, STE A, BEAUMONT, CA 92223-2339 Census Tract: 0440.00	NEW YORK PIZZERIA	3302
591190	ACTIVE	42	2/6/2019	1/31/2025	CRAFT LOUNGE LLC THE	690 BEAUMONT AVE, BEAUMONT, CA 92223-2235 Census Tract: 0440.00	CRAFT LOUNGE TAPROOM AND BOTTLESHOP THE	3302
591190	ACTIVE	58	2/6/2019	1/31/2025	CRAFT LOUNGE LLC THE	690 BEAUMONT AVE, BEAUMONT, CA 92223-2235 Census Tract: 0440.00	CRAFT LOUNGE TAPROOM AND BOTTLESHOP THE	3302
591190	ACTIVE	77	2/6/2019	1/31/2025	CRAFT LOUNGE LLC THE	690 BEAUMONT AVE, BEAUMONT, CA 92223-2235 Census Tract: 0440.00	CRAFT LOUNGE TAPROOM AND BOTTLESHOP THE	3302
598142	ACTIVE	47	4/28/2019	3/31/2024	RAMONAS MEXICAN CAFE LLC	249 W 6TH ST, BEAUMONT, CA 92223-2101 Census Tract: 0440.00	RAMONAS MEXICAN CAFE	3302
599612	ACTIVE	41	2/28/2019	1/31/2025	BARRAGAN, FERNANDO VIDAL	174 BEAUMONT AVE, BEAUMONT, CA 92223-2916 Census Tract: 0440.00	MR TACO	3302
602898	ACTIVE	48	3/16/2019	6/30/2024	PLAYERS SOCIAL FAMILY INC	758 BEAUMONT AVE, BEAUMONT, CA 92223-5952 Census Tract: 0440.00	PLAYERS LOUNGE	3302
614536	ACTIVE	41	7/20/2020	6/30/2024	TACOS & BEER COMPANY	909 E 6TH ST, BEAUMONT, CA	TACOS AND BEER	3302



						92223-2305Census Tract: 0440.00		
632309	ACTIVE	41	4/19/2022	3/31/2024	LMC CORTES LLC	652 E 6TH ST, STE A, BEAUMONT, CA 92223-2264Census Tract: 0440.00	FRIJOLES MEXICAN RESTAURANT	3302
632686	ACTIVE	41	12/21/2021	11/30/2024	SENOIAL MEXICAN RESTAURANTS INC	704 E SIXTH ST, BEAUMONT, CA 92223-2222Census Tract: 0440.00	SENOIAL MEXICAN RESTAURANT	3302
634751	ACTIVE	41	3/7/2022	2/29/2024	4 STAR SOLAR INC	762 BEAUMONT AVE, BEAUMONT, CA 92223-5952Census Tract: 0440.00	TUSCANOS PIZZA & PASTA	3302



DONNA'S RADIUS MAPS  
 DATE: 1/06/2024  
 684 S GENTRY LANE  
 ANAHEIM CA 92807  
 (714) 921-2921

415-321-007 1  
ALLEN HOPE  
1295 BAYLOR PL  
RIVERSIDE CA 92506

415-321-017 2  
SONG FAMILY TR  
36229 BLUE HILL DR  
BEAUMONT CA 92223

415-321-018 3  
WOMEN OUTLAW  
PO BOX 3303  
BEAUMONT CA 92223

415-333-010 & 011 4-5  
BEAUMONT CONCRETE CO  
PO BOX 216  
BEAUMONT CA 92223

418-061-001 6  
KATHERINE ZAMORA  
798 MAGNOLIA AVE  
BEAUMONT CA 92223

418-061-002 7  
ROJAS PEREZ LIVING TR  
3370 BALTIC AVE  
LONG BEACH CA 90810

418-061-003 8  
ROSARIO MARTINEZ  
766 MAGNOLIA AVE  
BEAUMONT CA 92223

418-061-004 9  
OTHONIEL LEAL REYES  
17454 SEVILLE CT  
FONTANA CA 92335

418-061-005 & 012 10-11  
CITY OF BEAUMONT  
550 E 6TH ST  
BEAUMONT CA 92223

418-071-001 12  
PEI CHANG YU  
2885 SANFORD AVE #17713  
GRANDVILLE MI 49418

418-071-002 13  
JERALD W KELLY  
774 EUCLID AVE  
BEAUMONT CA 92223

418-071-003 14  
DAVID SHIMSHON TR  
217 S WILLAMAN DR  
BEVERLY HILLS CA 90211

418-071-004 15  
MARTINIANO SANDOVAL ESCOBEDO  
750 EUCLID AVE  
BEAUMONT CA 92223

418-071-005 & 006 16-17  
BEAUMONT UNITED  
PRESBYTERIAN CHURCH INC  
PO BOX 368  
BEAUMONT CA 92223

418-071-007 18  
DIAB TAMER & SENETTE FAM TR  
34610 YUCAIPA BLVD  
YUCAIPA CA 92399

418-071-008 19  
HOLDINGS SOLO  
PO BOX 100  
BEAUMONT CA 92223

418-071-014 20  
COMRAS RICHARD & JACQUELINE TR  
PO BOX 2836  
RANCHO MIRAGE CA 92270

418-072-001 & 002 21-22  
THOMAS L DANIEL  
36854 OAK VIEW RD  
YUCAIPA CA 92399

418-072-003 23  
BEAUMONT COMMUNITY  
CHAMBER OF COMMERCE  
726 BEAUMONT AVE  
BEAUMONT CA 92223

418-072-004 24  
LEONARD J ROMERO  
13017 CREEKSIDE WAY  
MORENO VALLEY CA 92555

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## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
**DATE** May 8, 2024  
**SUBJECT:** Beaumont Village - Tentative Parcel Map 37440 PM2019-0006, Plot Plan PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, and a Mitigated Negative Declaration & Mitigation Monitoring & Reporting Program ENV2019-0010  
Santiago Holdings, LLC

**APPLICANT:**

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**Description** A request for a plot plan to construct and operate A plot plan for a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone (APN: 404-190-001 and 404-190-003).

**Background and Analysis:**

The applicant is requesting approval of several applications that were submitted on July 30, 2019. The individual requests are broken down below:

Plot Plan (PP2019-0222) is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed land use includes the freestanding fast-food restaurants with drive-thru's, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fueling station with convenience store, most of which require separate conditional use permits. (see Attachment D).

Tentative Parcel Map No. 37440 (PM2019-0006) is required by the Beaumont Municipal Code per Section 16.04.010 that all land divisions in the incorporated area of the City,

as defined in this title, are subject to all of the applicable provisions of the Subdivision Map Act and the Beaumont Municipal Code. The tentative parcel map proposes to subdivide approximately 10 acres consisting of two parcels (APN's: 404-190-001 and 404-190-003) into eight (8) parcels with seven (7) parcels accounting for 7.16 acres and the eighth parcel as a remainder parcel. (see Attachment E).

Conditional Use Permit (CUP2017-0010) is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-3 for particular uses. Carwash uses subject to a Conditional Use Permit.

The proposed car wash is shown as Building 5 on the Development Plan (Attachment D). A dual drive-way entry point is located south of the 3,605 square foot carwash. Carwash canopy shade structures with vacuums located north of the carwash.

Conditional Use Permit (CUP2019-0037) is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-3 for particular uses. Gas/service station uses subject to a Conditional Use Permit. Convenience stores are permitted in the Community Commercial zone.

The gasoline/service station (Building 3) is proposing to construct and operate six (6) fuel pumps with 12 fueling positions and a 3,096 square foot canopy located on the southeast corner of the property. A 3,130 square foot convenience store is proposed on the eastern boundary of the subject property, north of Oak Valley Parkway and will be operated by 7-Eleven.

Conditional Use Permit (CUP2019-0038) is a request for an off-sale general license (Type 20) for the sale of beer and wine at the proposed convenience store and a finding of Public Convenience and Necessity determination. The proposed sales of alcohol require a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

Environmental (ENV2019-0010) (SCH#2024040211) due to the scope of the project, an Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) and determined that mitigation was required. Please see the Environmental Documentation section in this staff report for more information or Attachment A for the Initial Study/Mitigated Negative Declaration.

#### Project Setting:

The 10.31-acre site is currently vacant and is located on two (2) parcels (404-190-001 and 404-190-003). Oak Valley Parkway currently has an asphalt curb and sidewalk with decorative light standards. The corner of Oak Valley Parkway and Beaumont Avenue

has a concrete apron. Beaumont Avenue has portions of asphalt curb that is in various stages of disrepair with an overhead powerline. The parcels to the north and west are currently vacant. Single story residences and vacant land are located to the south. The Oak Valley Towne Center is located to the east and includes Stater Bros., Walgreens and multiple businesses.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment F)
- Zoning Map (Attachment G)
- Aerial Photograph (Attachment H)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Vacant Land	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>NORTH</b>	Vacant Land	Single Family Residential (SFR)	Residential Single Family (RSF)
<b>SOUTH</b>	Vacant Land and Single-Story Single Family Residential	Neighborhood Commercial (NC) & Single Family Residential (SFR)	Residential Single Family (RSF) and Commercial Neighborhood (CN)
<b>EAST</b>	Oak Valley Towne Center	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>WEST</b>	Vacant Land	High Density Residential (HDR)	RMF (Residential Multiple Family)

## Site Design:

The site currently contains two (2) separate parcels, all of which are vacant and unimproved. Holdings, LLC ("Project Applicant") is proposing the subdivision of 2 assessor's parcels, totaling approximately 10 acres, into eight parcels. Of the eight (8) parcels, seven parcels totaling approximately 7.16 acres, are intended for various commercial uses ("Project Site"); the eighth parcel, which will be known as Remainder Parcel, is to remain undeveloped. No change to the Remainder Parcel is proposed.

Development of the seven (7) parcels would be known as the Beaumont Village Shopping Center ("Proposed Project"). The Proposed Project is located entirely outside of the boundaries of Marshall Creek and Remainder Parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project.

The Proposed Project includes the layout of three (3) freestanding fast-food restaurants with drive-thru, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fueling station with convenience store.

The freestanding fast-food restaurants with drive-thru's will require separate conditional use permits once tenants and operational standards are established for each use. Individual conditional use permits will provide conditions of approval for each business and will protect other business from any violation of conditions of approval by other tenants.

The fueling station would include two (2), 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a heavily enhanced vapor recovery system.

The proposed Project includes a Tentative Parcel Map, Plot Plan, Conditional Use Permits, Sign Program and an Initial Study/Mitigated Negative Declaration. The Project site is divided into eight (8) parcels for commercial uses on parcels 1-7. These parcels are proposed to be developed with commercial buildings, as follows:

- Parcel 1 - 2,600 square foot drive-thru restaurant
- Parcel 2 - 7,362 square foot multi-tenant restaurant/retail with a drive-thru
- Parcel 3 - 3,130 square foot convenience store with six (6) island fueling stations
- Parcel 4 - 2,800 square foot drive-thru restaurant
- Parcel 5 - 3,605 square foot drive-thru car wash
- Parcel 6 - 2,304 square foot drive-thru restaurant



- Parcel 7 - 18,000 square foot retail
- Parcel 8 - remainder

The project is designed with the gasoline/station on the southeast corner of the subject property, and drive-thru uses located along the frontages of Oak Valley Parkway and Beaumont Avenue. The anchor building on the west side of the proposed remainder parcel and is proposed as Phase 2. The Project also includes four (4) retention basins along the Oak Valley Parkway frontage.

The attached Development Plans (Attachment D) include the site layout, grading, floor plans, elevations and conceptual landscaping.

#### Architecture:

The proposed project establishes design guidelines for the Beaumont Village project as shown in Attachment O. The guidelines identify exterior finishes including masonry, grout, plaster, and steel awning colors. Lighting, storefront, quatrefoils and patio/architectural finishes are also included in the proposed design guidelines.

The proposed project will utilize a modern style of architecture that includes varied rooflines and building planes to create visual interest. The exterior accents include decorative brick veneers, metal cantilever awnings, goose neck lighting, quatrefoils and medallions.

Exterior finish treatments are comprised of a mixture of paint stucco in Dunn Edwards colors field of wheat, foxtail, rosewood, weathered brown, white and meadow wood and the brick veneer will be a rusted red.

Building 2 The project is proposing parapet roofs with varied heights between 21'7" to 27'6" with cornice elements. The 7-Eleven (Building 3) has corniced parapet roofs with varying heights between 18'9" to 25'5". The carwash (Building 5) has corniced parapet roofs that range in heights from 18'8" to 29'.

#### Circulation and Parking:

A Traffic Impact Analysis was prepared by Ganddini, on January 16, 2024. The project as proposed will provide four (4) driveways. Project Driveway 1 is located on Beaumont Avenue that will require a traffic signal across from the Stater Bros shopping center to the east and will provide full turning movements. Project Driveway 2 is located north of Driveway 1 on Beaumont Avenue and is limited to right-in, right-out access only.

The project driveways on Oak Valley Parkway include Project Driveway 3 which is located between Buildings 5 and 6 and will provide full turning movements. Project Driveway 4 is located closer to Beaumont Avenue in between Buildings 3 and 4, with right-in, right-out turning movements only.

The project is also required to pay the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and/or fair share fees consistent with the City's requirements.

Per Beaumont Municipal Code Table 17.05-1. Gasoline service stations are required to provide one (1) space per 200 square feet of gross floor area; plus, one (1) space per service, bay; plus, any additional spaces, required for accessory uses such as retail or food service. Retail uses require one (1) space per 200 square feet of gross floor area. Fast food restaurants or quick service restaurants are required to provide one (1) space for every 100 square feet of gross floor area, but not less than 10 spaces. In addition, the minimum standard vehicle stacking capacity in a drive-through lane is eight (8) vehicles.

<b>Building #</b>	<b>Sq. Ft.</b>	<b>Use</b>	<b>Calculation</b>	<b>Required</b>	<b>Provided</b>
1	2,600	Drive-thru	1/100	26	26
2	7,362	Multi-tenant & drive-thru	1/100 & 1/200	56	56
3	3,130	Gas station & C-Store	1/200	18	18
4	2,800	Drive-thru	1/100	28	28
5	3,605 (600 sq. ft. office)	Carwash office	1/200	3	3
6	2,304	Drive-thru	1/100	24	24
7	18,000	Retail	1/200	90	115
<b>Total</b>	<b>39,801</b>			<b>243</b>	<b>258</b>

The project as proposed is also meeting the minimum vehicle stacking requirements for Buildings 1, 2, 4, 5, and 6.

### **Alcohol Sales:**

The applicant is also proposing the sale of alcohol in the proposed convenience store with an Off-Sale Type 20 (beer and wine only) State of California Alcohol license. According to Alcohol Beverage Control, three (3) Off-sale licenses are allowed in Census Tract 438.07, based on current population ratios, and currently there are three (3) Off-sale licenses issued to Stater Bros, Walgreens and Cherry Valley Liquor (see

Attachment N). Therefore, a Public Convenience and Necessity (PCN) determination will be required.

The proposed use is located at least 600 feet, as measured from property line to property line, from existing public or private schools, public parks, or places of worship. The subject property is located approximately 2,000 feet south of Mountain View Middle School and is approximately 1,200 feet from the Fellowship Church on Oak Valley Parkway. The nearest park is Noble Creek Park and is approximately 1,200 feet west from the project site.

### **Signage:**

The sign program as proposed includes design guidelines for all on-site the Beaumont Village Shopping Center. A monument sign is proposed on the southeast corner of the subject site that is 22 feet in length, 4 feet in height, with one (1) 2'x4' tenant panel and six (6) 2'x2' tenant panels. The signage design and materials include the established brick veneer to continue with the design theme.

Two (2) free-standing, pylon signs are proposed with an overall height of 16'18", width of 11'6" that include seven (7) tenant panels. The major tenant panel is 36"x108" and six (6) 2'x3' tenant panels are located below the major tenant panel. The pylon sign is supported by two (2) columns with red brick veneers at the base with a cornice between the transition and cornices at the top of the column. The pylon signs are located at both full turning movement driveways on Beaumont Avenue and Oak Valley Parkway.

7-Eleven has a double-faced illuminated monument gas price sign. The overall height is 72 inches with a height of 104 inches. The base is 27 inches in height, with the cabinet above that includes the 7-Eleven identification and fuel pricing signs. The fuel sign is located on the easterly driveway on Oak Valley Parkway.

Wall signage for shop tenants is limited to 36" in height with one (1) square foot of signage per lineal foot of lease frontage per elevation. Pad tenants are limited to 36" in height with one and half (1.5) square foot of signage per lineal foot of lease frontage per elevation.

### **Multi-Species Habitat Conservation Plan (MSHCP):**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

### **Development Review Committee (DRC):**

The Development Review Committee reviewed the project for design on May 5, 2020, March 25, 2021, June 30, 2022, March 23, 2023, November 2, 2023 and January 25, 2024. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

### **Consistency with Adopted Goals, Plans and Programs:**

#### **General Plan Consistency:**

The proposed use is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC), as shown in Attachment G. The proposed development is consistent with the General Plan Policy 3.4.2, that promotes the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.

#### **Zoning Consistency:**

The uses that are proposed are subject to and are consistent with the Development Standards for the Neighborhood Commercial zone. The use would meet the objectives of the zone and that the use and its operation are compatible with uses permitted in the zone, subject to approval of a Plot Plan.

The proposed uses, with the exception of retail, would require Conditional Use Permits and compliance with the Zoning Code requirements. Findings required by Beaumont Municipal Code, Section 17.02.070.G and 17.02.100.G are found in the Beaumont Municipal Code. The Plot Plan and Conditional Use Permit findings are provided in this staff report under the findings section.

### **Environmental Documentation:**

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics (see Attachment A.

The findings of environmental process are that all significant issues can be mitigated to a level of insignificance with respect to local and regional standards and thresholds. In



order to achieve the level of insignificance, a series of mitigation measures are proposed (Condition Nos. 150-157).

To ensure that these measures are properly enacted, a mitigation monitoring program is necessary and would be enforced during the construction and operation of the project, if approved.

The Draft Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from March 4, 2024, through April 4, 2024, and is included as Attachment A to this staff report. Staff received four (4) comment letters from Yuhaaviatam of San Manuel Nation, Rincon Band of Luiseno Indians, and the Riverside Transit Authority (RTA) stating no comment. The Riverside County Flood Control and Water Conservation District letter indicated that the project involves the Marshall Creek Channel and Beaumont Master Drainage Line 4 and requires entering into a cooperative agreement. All comments to the Draft Environmental Impact Report are provided as Attachment J to this staff report.

#### **Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the intended public hearing on March 4, 2024, with a 30-day hearing notice in addition to a public notice in the Press Enterprise. The CEQA and public hearing notice identified the Planning Commission date as April 10, 2024. Proof of the publication for CEQA and the public hearing proof of publication is included as Attachment M to this staff report.

Staff received four (4) comment letters that were received during the CEQA 30-day public review period and are provided in Attachment J. The Planning Department has received one (1) additional letter of comment from the public in opposition to the project, which is provided in Attachment K. Any additional comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

#### **Planning Commission Authority:**

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the “advisory agency” charged with reviewing and making recommendations on all proposal parcel map land divisions and tentative subdivision maps in the city. Section 16.24.050.A authorizes the Planning Commission to conditionally approval or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. The Subdivision Map Act does allow for up to four (4) years of extensions subject to approval by the original approving body.

A Plot Plan is required per Section 10.02.070 to establish a new land use, or to assume an existing land use, consistent with the zoning of the proposed location and requires a public hearing conducted by the Planning Commission. The Beaumont Municipal Code Section 17.02.070.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

A Conditional Use Permit is required per Section 17.02.100 and states that “The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses.

The conditional use permit is provided for this purpose. The Planning Commission is empowered to grant and deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permit.”

Beaumont Municipal Code Section 17.02.100.F. states that “the Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance.”

The Municipal Code of the City of Beaumont Section 17.07.030.L allows sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of the basic policies.

#### **Plot Plan Findings:**

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Commercial Neighborhood (CN) zone. The zoning allows gas stations, carwashes,

alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

2. The proposed use is consistent with the objectives, policies, general plan land uses and programs of the general plan and any applicable specific plans.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC). The proposed development is consistent with the General Plan Policy The proposed development is consistent with the General Plan Policy 3.4.2, that promotes the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.

3. The subject site is physically suitable for the type and intensity of the proposed land use.

The site is vacant and slopes to the west. The proposed project is in a neighborhood commercial and residential area that is developed or vacant and is suitable for commercial development.

4. The location, size, design and operating characteristics of the proposed uses are compatible with existing land uses within the general area in which the proposed use is located.

The zoning for the project site is Commercial Neighborhood and the land use designation is Neighborhood Commercial. The property to the east has the same zoning and land use designation as the subject property and a portion to the south. Residential Single-Family zoning and Single-Family Residential land use designations are located to the north and a portion to the south. To the west of the property is a Residential Multiple Family zoning with a land use designation of High Density Residential. The proposed uses are compatible with the surrounding commercial zoned properties to the east. The properties to the west, north and portion of the south are currently vacant land. Single story residences are located on the south side of Oak Valley Parkway, south of the subject property.

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare.

The site will be served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.

6. The approval of the plot plan permit for the proposed uses is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

A Mitigated Negative Declaration was prepared for the project by Lilburn Corporation dated February 2024 and determined that any project impacts can be reasonably mitigated as shown in Attachment A.

### **Conditional Use Permit Findings:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Commercial Neighborhood (CN) zone. The zoning allows gas stations, carwashes, alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The subject property is zoned Commercial Neighborhood (CN) which gas stations, carwashes, alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3. The site is located in an area that is surrounded by a commercial shopping center, vacant land and single-family residences. The project as proposed will provide neighborhood services to the surrounding community and will not impair the integrity or character of the zone.

3. The subject site is physically suitable for the type of land use being proposed.



The site is vacant and slopes to the west. The proposed project is in a neighborhood commercial and residential area that is developed or vacant and is suitable for commercial development.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently vacant and is zoned Commercial Neighborhood. The proposed uses are permitted or conditionally permitted uses established in the Commercial Neighborhood zoning.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning for the project site is Commercial Neighborhood and the land use designation is Neighborhood Commercial. The property to the east has the same zoning and land use designation as the subject property and a portion to the south. Residential Single-Family zoning and Single-Family Residential land use designations are located to the north and a portion to the south. To the west of the property is a Residential Multiple Family zoning with a land use designation of High Density Residential. The proposed uses are compatible with the surrounding commercial zoned properties to the east. The properties to the west, north and portion of the south are currently vacant land. Single story residences are located on the south side of Oak Valley Parkway, south of the subject property.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The project as proposed will provide four (4) driveways. Project Driveway 1 is located on Beaumont Avenue that will require a traffic signal across from the Stater Bros shopping center to the east and will provide full turning movements. Project Driveway 2 is located north of Driveway 1 on Beaumont Avenue and is limited to right-in, right-out access only.

The project driveways on Oak Valley Parkway include Project Driveway 3 which is located between Buildings 5 and 6 and will provide full turning movements. Project Driveway 4 is located closer to Beaumont Avenue in between Buildings 3 and 4, with right-in, right-out turning movements only.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC). The proposed development is consistent with the General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project meets all the development standards established in the Commercial Neighborhood zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The gasoline/service station, convenience stores, carwashes, quick service restaurants, retail and alcohol sales will provide a convenience for the public that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The proposed design and elevations are compatible with the commercial development to the north and will provide property improvements that will enhance the character of the commercial properties that are developed in the area.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a wide range of goods and services including gas, and other related services to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Commercial Neighborhood zoning, Plot Plan and Conditional Use Permit findings.

**Recommended Action:**

Hold a public hearing; and,

Forward a recommendation of approval to the City Council to adopt a Mitigated Negative Declaration for ENV2019-0010, Approve Plot Plan PP2019-0222, Approve Conditional Use Permit CUP2019-0037, Approve Conditional Use Permit CUP2019-0038, Approve Sign Program PLAN2022-0791 and approve Tentative Parcel Map No. 37440 (PM2019-0006) for a two-year period, subject to the attached conditions of approval.

**Attachments:**

- A. Initial Study/Mitigated Negative Declaration (IS/MND)
- B. Mitigation Monitoring and Reporting Program
- C. Draft Conditions of Approval
- D. Development Plan
- E. Tentative Parcel Map No. 37440
- F. Sign Program
- G. General Plan Land Use Designation Map
- H. Zoning Map
- I. Aerial Photograph
- J. DEIR Comment Letters
- K. Public Comment Letter
- L. Radius Map & Certification
- M. Proof of Publication
- N. ABC License Report
- O. Design Guidelines for the Beaumont Village Shopping Center

**Incorporated herein by Reference:**

City of Beaumont General Plan

City of Beaumont Zoning Ordinance

Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan  
Informational Map

Contents of City of Beaumont Planning Department Project File PP2019-0222,  
PM2019-0006 (TPM37440), CUP2019-0037, CUP2019-0038, PLAN2022-0791 and  
ENV2019-0010



**BEAUMONT VILLAGE SHOPPING  
CENTER PROJECT  
11867 BEAUMONT AVENUE**

***Prepared for:***

City of Beaumont  
Carole Kendrick, Senior Planner  
550 East 6<sup>th</sup> Street Beaumont, California 92223

***Prepared by:***

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(909) 890-1818

February 2024

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## SECTION 1.0 INTRODUCTION

Independently reviewed, analyzed and exercised judgment in making the determination, by the Development Review Committee on 5/7/20, 3/25/21, 6/30/22, 3/2/23, 11/2/23, and 1/25/24, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

CEQA requires the preparation of an Initial Study when a Project must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a Project, not exempt from CEQA, qualifies for a Negative Declaration (ND) or whether or not an Environmental Impact Report (EIR) must be prepared.

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, the intended uses of the IS, documents incorporated by reference, and the processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines), the City of Beaumont (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the Proposed Project.

1. **Project Title:** Beaumont Village Proposed Commercial Retail Center
2. **Lead Agency Name:** City of Beaumont  
Planning Division  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223
3. **Contact Person:** Carole Kendrick, Senior Planner  
**Phone Number:** 951-769-8518
4. **Project Location:** Northwest corner of Oak Valley Parkway and Beaumont Avenue
5. **Geographic Coordinates of Project Site:** 33° 56'51.76" N, 116° 58' 43.96" W
6. **USGS Topographic Map:** Beaumont 7.5-minute USGS Topographic Quadrangle
7. **Public Land Survey System:** Township 2 South, Range 1 West, Section 34
8. **Thomas Guide Location:** Page 690, Grid H7, San Bernardino & Riverside Counties (2013)
9. **Assessor Parcel Number:** 404-190-001 and 404-190-003
10. **General Plan Designation:** Neighborhood Commercial
11. **Zoning:** Commercial Neighborhood
12. **Description of Project:** Santiago Holdings, LLC ("Project Applicant") is proposing the subdivision of 2 assessor's parcels, totaling approximately 10 acres, into eight parcels. Of the eight parcels, seven parcels totaling approximately 7.16 acres, are intended for various commercial uses ("Project Site"); the eighth parcel, which will be known as Remainder Parcel, is



to remain undeveloped. No change to the Remainder Parcel is proposed. Development of the seven parcels would be known as the Beaumont Village Shopping Center ("Proposed Project"). The Proposed Project is located entirely outside of the boundaries of Marshall Creek and Remainder Parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project. The Proposed Project includes three freestanding fast-food restaurants with drive-thru, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fueling station with convenience store. The fueling station would include two, 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a heavily enhanced vapor recovery system. The Project Application is for the approval of Commercial Tentative Parcel Map (TPM) 37440 and a Conditional Use Permit (CUP) to allow four of the parcels to operate drive-thrus. Additionally, the future operator of the proposed fueling station at the southeastern corner will be requesting a separate CUP for the fueling station, including the sale of alcohol and tobacco.

**13. Surrounding Land Uses and Setting:** The Project Site is surrounded by vacant land to the north, south and west; single family residences to the south; and a commercial center to the east. Land uses at adjacent properties and their land use designations are shown below.

Location	Existing Use	Land Use Designation	Zoning
Site	Vacant	Neighborhood Commercial	Commercial Neighborhood
North	Vacant	Single Family Residential	Residential Single Family
South	Vacant	Neighborhood Commercial	Commercial Neighborhood
	Single Family Residences	Single Family Residential	Residential Single Family
East (City of Banning)	Oak Valley Towne Center plaza	Neighborhood Commercial	Commercial Neighborhood
West	Vacant	High Density Residential	Residential Multiple Family

**14. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):**

None.

**15. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

The City of Beaumont initiated the AB 52 consultation process on October 2, 2019. The 30-day request period for consultation expired on November 24, 2019. Five of the 19 tribal representatives responded to the initial notification letter, with two requesting consultation.

## 1.1 EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The Proposed Project is evaluated based upon its effect on twenty (20) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the Proposed Project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the Proposed Project on the factor and its elements. The effect of the Proposed Project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------------	---	--------------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

## 1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology /Soils           | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology /Water Quality | <input type="checkbox"/> Land Use / Planning                | <input type="checkbox"/> Mineral Resources                  |
| <input checked="" type="checkbox"/> Noise                    | <input type="checkbox"/> Population / Housing               | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                          | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities /Service Systems          | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

## 1.3 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study, the City of Beaumont Environmental Review Committee finds:

- ☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Proposed Project would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Carole Kendrick  
Signature  
Carole Kendrick  
Name

3/04/2024  
Date  
Planning Manager  
Title

## 1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if substantial evidence exists that an effect may be significant. If one or more “Potentially Significant Impact” entries are marked when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significant.  
\*Note: Instructions may be omitted from final document.



## **SECTION 2.0 – PROJECT DESCRIPTION**

### **2.1 PURPOSE OF THIS DOCUMENT**

The City formally initiated the environmental process for the Proposed Project with the preparation of this Initial Study (IS). The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds) or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of a Mitigated Negative Declaration (MND) for the Proposed Project. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

CEQA permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the IS are identified in Section 3.0 and are hereby incorporated by reference. These documents are available for review at the City of Beaumont, Community Development Department.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Beaumont is the Lead Agency in the preparation of this Initial Study. The City has primary responsibility for approval or denial of this project. The intended use of this Initial Study is to provide adequate environmental analysis related to project construction and operation activities of the Proposed Project.

### **2.2 PROJECT LOCATION**

The Project Site consists of two undeveloped and vacant parcels. It is within the boundaries of the City of Beaumont and located approximately 1.33 miles north of the State Route (SR) 79 and Interstate 10 (I-10) intersection. The Project Site is located on the northwest corner of Oak Valley Parkway and Beaumont Avenue. The Project Site is relatively flat and consists primarily of bare ground with little vegetation. The Project Site has a 2040 General Plan land use designation of Neighborhood Commercial and zoning of Commercial Neighborhood. The surrounding land use includes similar commercial development immediately to the east, scattered residential to the south, and undeveloped land to the north, south and west.

### **2.3 PROJECT DESCRIPTION**

Santiago Holdings, LLC (Project Applicant) is proposing the subdivision of two parcels (APN: 404-190-001 and 404-190-003), totaling approximately 10 acres, into eight parcels. The Proposed Project is the development of seven of the eight parcels. The eighth parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project. No change to the Remainder Parcel is proposed. The Project Applicant is requesting the approval of a Tentative Parcel Map 37440 as required for new uses on vacant land, and a Conditional Use Permit (CUP) for four of the future commercial buildings to contain drive-thrus. The future operator of the six-island fueling station proposed on Parcel 3 will be requesting a separate CUP for its fueling station use, including the sale of alcohol and tobacco. The proposed development will include a maximum of 39,801 square-feet of general commercial

building area on an irregularly shaped 7.16 acres, zoned as Neighborhood Commercial. The Project Site is located at 11867 Beaumont Avenue on the northwest corner of Oak Valley Parkway and Beaumont Avenue (see Figures 1- Regional Location and Figure 2-Project Vicinity) in the City of Beaumont. The Project Site will be developed with a total of seven buildings, parking and landscaping (See Figure 3 - Site Plan).

The Proposed Project is proposed to be built in two phases. The first phase would include the development of Parcels 1 through 6 and the second phase would include the development of Parcel 7. The table below provides a breakdown of the proposed uses by building pad, building area, and required parking per City Development Code.

**Proposed Land Uses and Square Feet of Building Area**

Parcel/Bldg. Pad	Land Use	Building Area (Sq. Ft.)	Parking Stalls Provided/ Required
1	Drive-thru restaurant	2,600	26/26
2	Multi-Tenant Rest/Retail	7,362	45/56
3	Convenience Store with six island fueling station	3,130	22/16
4	Drive-thru Restaurant	2,800	29/28
5	Drive-thru Car Wash	3,605	17*/3
6	Drive-thru restaurant	2,304	26/24
7	Retail	18,000	95/90
	TOTALS	39,801	258/243

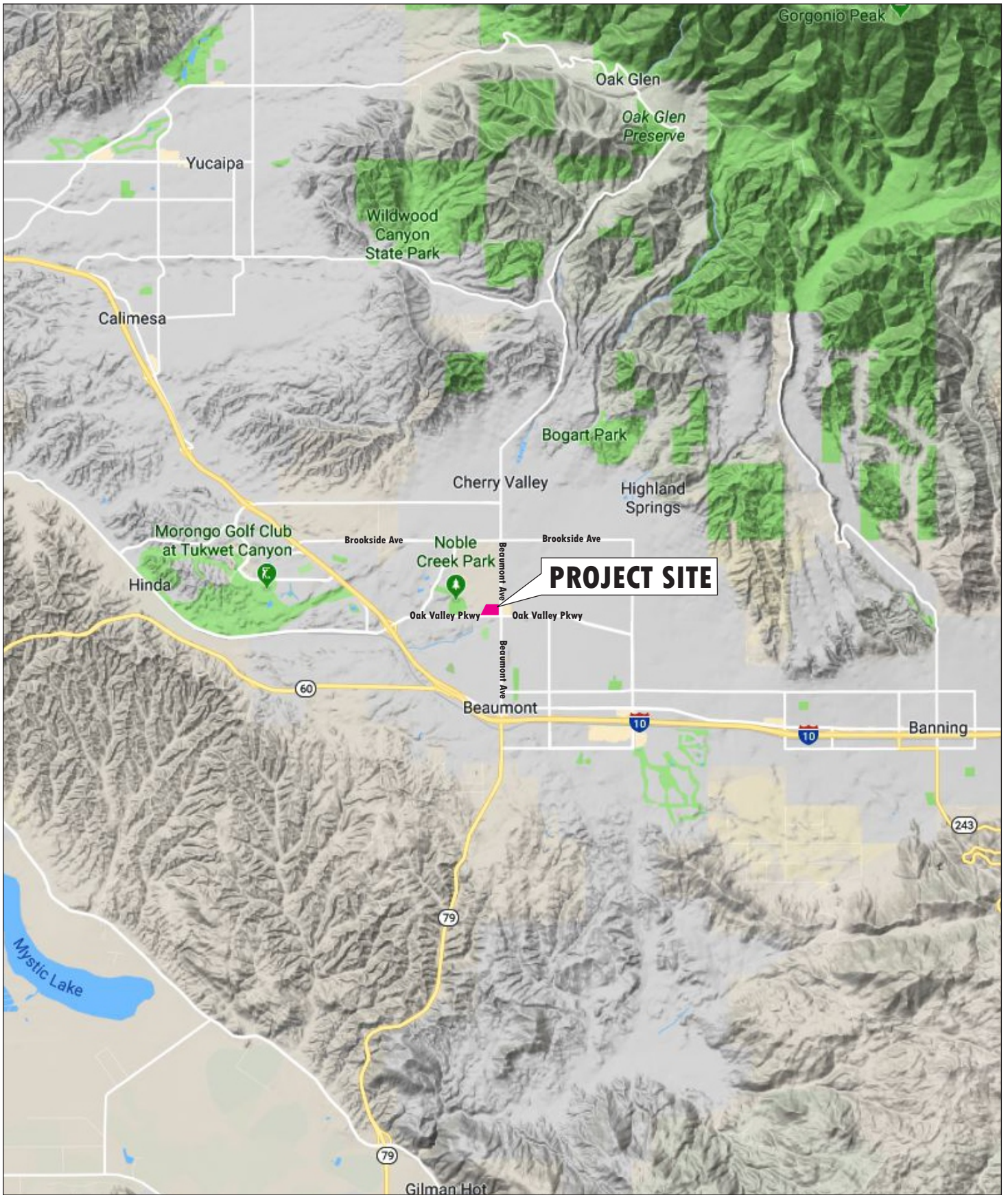
\*There are 18 additional spaces not included in the count for car wash drying/vacuuming.

The Proposed Project includes drainage improvements via a subsurface storm water retention system. Currently there is a 42-inch storm drain located along Oak Valley Parkway which outlets to Marshall Creek southwest of the Project Site. Additionally, there are existing culverts along Oak Valley Parkway and Beaumont Avenue to transmit storm water flows from the creek.

Water service would be provided by the Beaumont-Cherry Valley Water District. Water service is available from a 12-inch main in Beaumont Avenue and a 10-inch and 12-inch line in Oak Valley Parkway. Sewer service would be provided by the City of Beaumont. Sewer connection for the Project Site is available through an existing 12-inch sewer line in Oak Valley Parkway.

Beaumont Avenue is currently improved with a paved roadway and asphalt sidewalk. The Proposed Project would improve Beaumont Avenue Proposed Project frontage by dedicating an additional 5 feet of right of way, and constructing new Portland cement concrete (PCC) curb, gutter, and sidewalk. Oak Valley Parkway is currently improved with a paved roadway, asphalt berm, and asphalt sidewalk. The Proposed Project would improve Oak Valley Parkway Proposed Project frontage by constructing new PCC curb, gutter, raised center median, sidewalk, and bus

turn-out along with the construction of two new PCC driveway approaches. Ingress and egress to the Project Site would be provided by two driveways on Oak Valley Parkway, and two driveways on Beaumont Avenue. Parking spaces would be located near or adjacent to the restaurants and other uses, as shown on Figure 3. The Proposed Project would include approximately 67,187 square-feet of landscaping, and would also provide bike racks.



## REGIONAL LOCATION

Beaumont Village  
 City of Beaumont, California

**FIGURE 1**







## TENTATIVE PARCEL MAP NO. 37440

BEING A SUBDIVISION OF PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2022

## LEGAL DESCRIPTION

PARCEL 6 AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-06504 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

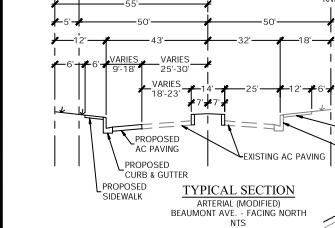
THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTER LINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

## EXISTING EASEMENTS

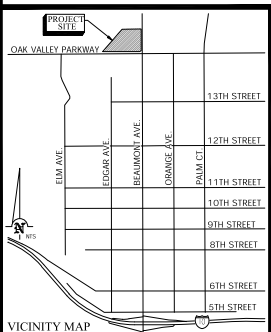
NO KNOWN EASEMENTS PER TITLE REPORT DATED 08/29/2019 BY NORTH AMERICAN TITLE COMPANY.



**LEGEND**

AC ASPHALT CONCRETE  
CC COMMERCIAL COMMUNITY  
PCC PORTLAND CEMENT CONCRETE  
P.L. PROPERTY LINE  
RMF RESIDENTIAL MULTI-FAMILY  
RSF RESIDENTIAL SINGLE-FAMILY  
RW RIGHT-OF-WAY  
SFR SINGLE FAMILY RESIDENCE  
TYP TYPICAL

**SOIL ENGINEER**  
REPORT DATED APRIL 7, 2020  
PROJECT NO. 13627-1  
AS CONDUCTED BY  
**LOR GEOTECHNICAL GROUP, INC.**  
6121 QUAIL VALLEY COURT  
RIVERSIDE, CA 92507  
PHONE: (951) 653-1760  
FAX: (951) 653-1741



VICINITY MAP

## PROJECT NOTES

1. ASSESSOR'S PARCEL NUMBER: 404-190-001 & 003
2. EXISTING GROSS AREA: 539,773 SF = 12.39 AC
3. EXISTING NET AREA: 452,398 SF = 10.38 AC
4. PROPOSED DEDICATION: 2,920 SF = 0.06 AC
5. PROPOSED NET AREA: 449,578 SF = 10.32 AC
6. EXISTING PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
7. EXISTING LAND USE: VACANT
8. PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
9. PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)
10. A RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT IS PROPOSED ACROSS PARCELS 1-6
11. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

**SOURCE OF FLOOD LIMITS**  
REPORT DATED JANUARY 7, 2020  
PROJECT NO. R311806.01  
AS CONDUCTED BY  
**HUETT-ZOLLARS, INC.**  
2603 MAIN STREET, SUITE 400  
RIVERSIDE, CA 92501  
PHONE: (949) 988-5815  
FAX: (949) 988-5820

**SOURCE OF NO BUILD ZONE**  
REPORT DATED NOVEMBER 23, 2016  
FILE NO. 00547-01, DOC. NO. 16-11-710  
AS CONDUCTED BY  
**INLAND AERIAL SURVEYS, INC.**  
7117 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503  
PHONE: (951) 687-4252

## UTILITIES:

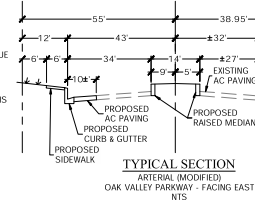
**ELECTRIC:**  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788  
TELEPHONE  
VISION  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 748-6640

**GAS:**  
SOUTHERN CALIFORNIA  
GAS COMPANY  
1981 WEST LUGONIA AVENUE  
REDLANDS, CA 92373  
(909) 335-7836

**CABLE:**  
CHARTER COMMUNICATIONS  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 634-3224

**SEWER:**  
CITY OF BEAUMONT  
590 E. 6TH STREET  
BEAUMONT, CA 92223  
(951) 769-8518

**WATER:**  
BEAUMONT CHERRY VALLEY  
WATER DISTRICT  
560 MAGNOLIA AVENUE  
BEAUMONT, CA 92223  
(951) 845-9581

TYPICAL SECTION  
ARTERIAL (MODIFIED)  
OAK VALLEY PARKWAY - FACING EAST  
NTS

## PROPERTY OWNER/APPLICANT:

**SANTIAGO HOLDINGS, LLC  
C/O CAMDEN HOLDINGS, LLC**  
1470 W. 14TH AVE. 4TH FLOOR  
BEAUMONT, CA 92223  
(951) 553-1031

CASE NO. PM2019-0006  
**TENTATIVE PARCEL MAP NO. 37440**  
BEAUMONT VILLAGE - PROPOSED  
COMMERCIAL RETAIL CENTER  
APN 404-190-001 & 003  
NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

**CASC**  
Engineering and Consulting  
1470 EAST COLEY DRIVE  
CITY OF BEAUMONT, CA 92223  
PH: (909) 783-0101 FAX: (909) 783-0108

Patrick C. Flanagan, Jr., R.C.P., 65046 Exp. Sep 30, 2024  
Job Number: 1512-0001 Date Prepared: 8/31/23 Drawn By: RL Reference Number: 1512-0001 TPM

## SECTION 3.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

### 3.1 AESTHETICS

1.	AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.1.1 Environmental Setting

The City of Beaumont is located in north-central Riverside County, at the summit of the San Gorgonio Pass. Beaumont is bounded on the west by the City of Calimesa, on the north by the unincorporated community of Cherry Valley; on the south by the I-10 Freeway; and on the east by the City of Banning. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles northeast of the City of Riverside; and 21 miles southeast of the City of San Bernardino. The Project Site is surrounded by vacant land to the north, south and west; single family residences to the south; and a commercial center to the east.

#### 3.1.2 Impact Analysis

a) *Would the project have a substantial adverse effect on a scenic vista?*

**Less than Significant Impact.** The southern portion of the City is designated as Open Space to help preserve the scenic views within the area.<sup>1</sup> The Project Site is located in the northern portion of the City. It is currently vacant. The surrounding land use includes similar commercial development immediately to the east, scattered residential and vacant land to the south, and vacant undeveloped land to the north and west. Development of the Proposed Project would be consistent with Elevate Beaumont 2040 – General Plan Update (2040 General Plan) with approval of the Tentative Parcel Map and CUPs.

The Project Site has a land use designation of Neighborhood Commercial and zoning of Commercial Neighborhood (CN). The CN Zone is intended to permit development that

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<sup>1</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR.  
<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the 2040 General Plan.<sup>2</sup> The Proposed Project would provide the general area with compatible commercial services. The maximum height of any building shall not exceed 50 feet, as is required within the CN Zone. The Proposed Project would be anticipated to change the general aesthetics of the area as the two parcels are currently vacant; however, it would not obstruct natural scenic views or vistas. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** The Project Site is not adjacent to or near any State-eligible or Officially designated State Scenic Highway.<sup>3</sup> The nearest designated State Scenic Highway is SR 243 (*Banning-Idyllwild Panoramic Highway*), which is approximately 6 miles southeast of the Project Site. The Proposed Project would be required to comply with development standards applicable to the CN Zone, such as providing a minimum front yard setback of twenty-five (25) feet and maximum building height of 50 feet, to reduce aesthetic/visual resource impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

**Less than Significant Impact.** Development of the Proposed Project would not cause damage to the existing visual character or quality of the Project Site or its surroundings. The Proposed Project would be consistent with the 2040 General Plan designation of Neighborhood Commercial with approval of the CUPs. It would enhance the surrounding community with commercial uses. The surrounding properties are either vacant or developed for commercial and residential uses. The general area consists of residential development and commercial centers. The Proposed Project would maintain similar aesthetics and building design as the surrounding establishments. In addition, per Beaumont Municipal Code Section 17.06.040, the Project Applicant would be required to plant single trunk, low branching trees in windy areas and design, where possible, north/south oriented parking areas to provide maximum shade.<sup>4</sup> Compliance to this code will improve and maximize the landscaping within the off-street open parking areas to provide 30% or more shade coverage in ten years, adding aesthetics to the area. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>2</sup> City of Beaumont. Zoning Code Amendment Final.

<https://www.beaumontca.gov/DocumentCenter/View/36838/Zoning-Code-Amendment-Final>

<sup>3</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.1-4-Scenic Highways and Roadways.

<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>4</sup> City of Beaumont. Zoning Code Amendment Final.

<http://www.beaumontca.gov/DocumentCenter/View/36838/Zoning-Code-Amendment-Final>

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less than Significant Impact.** Development of the Proposed Project would take place on parcels that are currently vacant. City's Municipal Code prohibits construction activities within one-quarter mile of an occupied residence or residences other than:

- between the hours of 6:00 AM and 6:00 PM during the months of June through September and
- between the hours of 7:00 AM and 6:00 PM during the months of October through May.

The use of any lighting required during construction would be limited to these hours. Permanent lighting installed for the Proposed Project will be directed away from sensitive receptors. The nearest sensitive receptor is the single-family residence located approximately 85 feet south of the Project Site and the multi-family residential dwelling units located approximately 85 feet northeast of the Project Site. The general area is already lit from existing surrounding land uses, including the commercial center to the east, and residential development to the south and southeast. There are existing street lights present along Oak Valley Parkway and Beaumont Avenue near the Project Site. The Proposed Project would be required to conform to Chapter 8.5 of the City Municipal Code, which establishes height limit, lamp power limit, lighting curfew and maximum lumen and shielding for commercial/industrial zones. Therefore, the Proposed Project would not generate a significant amount of light and glare when compared to the surrounding area. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.2 AGRICULTURE & FORESTRY RESOURCES

2.	<b>AGRICULTURE &amp; FOREST RESOURCES.</b> (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) <b>Would the project:</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.2.1 Environmental Setting

The Project Site is in the northeastern portion of the City of Beaumont. The Project Site has a 2040 General Plan land use designation of Neighborhood Commercial and zoning of Commercial Neighborhood (C-N). It is neither considered useful for agriculture nor is it within an existing zone for forest land or farmland. Although the vacant site and the surrounding land are considered to be generally suitable for agricultural uses, no properties within the current City of Beaumont limits are zoned for agricultural uses.



### 3.2.2 Impact Analysis

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?*

**Less than Significant Impact.** The Project Site is identified as “Farmland of Local Importance.”<sup>5</sup> Farmland of Local Importance is categorized as land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee. In Riverside County, “Farmland of Local Importance” includes land on which:

- Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat.
- Lands producing major crops for Riverside County but are not listed as Unique crops.
- Dairy lands, including corrals, pasture, milking facilities, and hay and manure storage areas if accompanied with permanent pasture or hay land of 10 acres or more.
- Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City “Proposition R” lands. Lands planted to jojoba that are under cultivation and are of producing age.

However, the Project Site is currently vacant and disturbed and does not meet any of the “Farmland of Local Importance” criteria. Furthermore, the California Department of Conservation Farmland Mapping and Monitoring Program does not identify any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the Project Site.<sup>6</sup> No conversions of any agricultural resources would occur. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigations are required.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact.** The Project Site is not under a Williamson Act Contract. There are no lands with active Williamson Act contracts within the City as of the date of preparation of the General Plan 2040 Draft PEIR.<sup>7</sup> Additionally, the Project Site is currently zoned Commercial Neighborhood. The Proposed Project would not conflict with existing zoning for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources*

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<sup>5</sup>Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program. Accessed July 13, 2021.

<sup>6</sup> Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program. Accessed July 13, 2021.

<sup>7</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.2-3. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

**No Impact.** The City does not have a zoning designation for, nor does it contain forestry-related timberland or timberland production sites within city limits.<sup>8</sup> Furthermore, the Project Site has a current zoning of Commercial Neighborhood. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** The Project Site is currently vacant and has been subject to historic human disturbances, evidenced by signs of tire tracks and disking. The habitat on the Project Site consists primarily of non-native, ruderal vegetation and non-native grasses. The ruderal vegetation present within the Project Site consists of low-growing perennial plants and some taller trees. It would not be considered forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. The 2040 General Plan does not include any lands designated as forest land within the General Plan area. Therefore, no loss of forest land or conversion of forest land to non-forest use will result from the implementation of the Proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?*

**No Impact.** The Project Site is currently vacant with the exception of two concrete foundations. No current agricultural uses exist on-site. The Proposed Project would not result in the conversion of agricultural land or farmland to a non-agricultural or farmland use. No forest land exists on or in the vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### 3.3 AIR QUALITY

3.	<b>AIR QUALITY.</b> (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) <b>Would the project:</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>8</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.2-19.  
<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

3.	AIR QUALITY. (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3.3.1 Environmental Setting

The City of Beaumont is located in the eastern portion of the South Coast Air Basin (SCAB). The SCAB is bounded by the San Jacinto, San Gabriel and San Bernardino Mountain Ranges. The primary source of air pollution affecting the City are pollutants transported by wind from urbanized areas located west towards Los Angeles.

### 3.3.2 Impact Analysis

An Air Quality, Global Climate Change, TAC and Energy Impact Analysis, dated February 7, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix A). The Air Quality section of the report is summarized herein.

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Less Than Significant Impact.** The Project Site is located in the SCAB. The SCAQMD has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. In May 2022, the SCAQMD completed the 2022 Draft AQMP. The 2022 Draft AQMP is focused on attaining the 2015 8-hour ozone standard (70 ppb) for the SCAB and Coachella Valley. The Draft 2022 AQMP builds upon measures already in place from previous AQMPs. It also includes a variety of additional strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NO<sub>x</sub> technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard. The 2022 AQMP was adopted December 2, 2022, by SCAQMD Governing Board. The 2022 AQMP was approved and adopted by CARB on January 26, 2023.

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The 2020-2045 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2020) includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency

with applicable regional plans under CEQA For this project, the City of Beaumont Land Use Plan defines the assumptions that are represented in the AQMP.

The Project Site is currently designated as Neighborhood Commercial on the City of Beaumont General Plan Zoning Map and Land Use Map. Per the City's General Plan Neighborhood Commercial land uses can include a range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic. The Proposed Project is the development of the Project Site with a total of 39,801 square feet of various commercial uses including 10,504 square feet of fast-food restaurants with drive-thru window, a 12 fueling position service station with a 3,130 square foot convenience market, a 3,605 square foot express car wash, and 22,562 square feet of strip retail plaza land uses. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion. Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

**Less than Significant Impact.** CalEEMod (Version 2022.1.1.3) was utilized to estimate the on-site and off-site construction emissions. CalEEMod does not have a car wash land use available in its database; therefore, the car wash portion of the Proposed Project was modeled as an Automobile Care Center (Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021, Land Use Code 942), as this is the closest land use to a car wash available. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Because NO<sub>x</sub> and VOC are ozone precursors, the health effects associated with ozone are also indirect health effects associated with significant levels of NO<sub>x</sub> and VOC emissions.

#### Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing, duration, and required equipment for the construction of the Proposed Project were obtained from the Project Applicant. The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) application of architectural coatings. The construction-related criteria pollutant emissions for each phase are shown below in Table 1. Table 1 shows that none of the Proposed Project's emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project.

**Table 1**  
**Construction-Related Regional Pollutant Emissions**

Activity	Pollutant Emissions (pound/day)					
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emission <sup>1,2</sup>	25.39	29.39	38.98	0.07	3.30	1.84
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Notes:

Source: CalEEMod Version 2022.1.1.3.

- (1) Includes both on-site and off-site emissions. On-site emissions are from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show compliance with SCAQMD Rule 403 for fugitive dust
- (2) Construction, painting and paving phase may overlap.

### SCAQMD Rules and Regulations

During construction and operation, the Proposed Project must comply with applicable rules and regulations. The following are rules that the Project Applicant and Contractor will be required to comply with, either directly, or indirectly:

#### *SCAQMD Rule 402*

Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

#### *SCAQMD Rule 403*

Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM<sub>10</sub> component). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)



- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

#### *SCAQMD Rule 461*

Applies to transfer of gasoline from any tank truck, trailer, or railroad tank car into any stationary storage tank, and from any stationary storage tank into any motor vehicle fuel tank. The rule includes a variety of equipment and operation requirements, self-compliance program requirements, and testing, reporting, and recordkeeping requirements.

#### *SCAQMD Rule 481*

Applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

- (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
- (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
- (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

#### *SCAQMD Rule 1108*

Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the SCAB. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the Proposed Project must comply with SCAQMD Rule 1108.

#### *SCAQMD Rule 1113*

Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the Proposed Project must comply with SCAQMD Rule 1113.

#### *SCAQMD Rule 1138*

This rule applies to owners and operators of commercial cooking operations, preparing food for human consumption. The rule requirements currently apply to chain-driven charbroilers used to cook meat. All other commercial restaurant cooking equipment including, but not limited to, under-fired charbroilers, may be subject to future rule provisions. The rule states that operation of a new chain-driven charbroiler after November 14, 1997, must be equipped and operated with a catalytic oxidizer control device and this combination charbroiler/catalyst has to be tested and certified by the Executive Officer.

#### *SCAQMD Rule 1143*

Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

#### *SCAQMD Rule 1186*

Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

#### *SCAQMD Rule 1303*

Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM<sub>10</sub> among other pollutants.

#### *SCAQMD Rule 1401*

New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

#### Operational Emissions

The operations-related criteria air quality impacts created by the Proposed Project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2025, which is the anticipated opening year per the Beaumont Village Traffic Impact Analysis (TIA) prepared by Ganddini Group, Inc. (January 18, 2023) for the Proposed Project. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources. The TIA found that the Proposed Project will generate approximately 4,095 total trips per day (includes pass-by trip reductions).

The worst-case summer or winter criteria pollutant emissions created from the Proposed Project's long-term operations have been calculated and are shown below in Table 2.

**Table 2**  
**Regional Operational Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Total Emissions	16.60	9.42	73.70	0.14	4.74	0.96
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.3; the higher of either summer or winter emissions

The results show that none of the SCAQMD regional thresholds would be exceeded. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

No significant impacts are identified or anticipated, and no mitigation measures are required.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Less than Significant Impact.**

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project Site vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin.

The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment.

The maximum number of acres disturbed in a day would be 2.5 acres during grading. The local air quality emissions from construction were analyzed using the SCAQMD’s Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> from the Proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the San Geronio Pass source receptor area (SRA) 29 and a disturbance value of two acres per day, to be conservative. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors to the Proposed Project include the single-family detached residential dwelling units located approximately 85 feet (~26 meters) south and the multi-family residential dwelling units located approximately 85 feet (~26 meters) northeast of the Project Site; therefore, the SCAQMD Look-up Tables for 25 meters was used. Table 3 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

**Table 3**  
**Local Construction Emissions at the Nearest Receptors**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	1.27	1.91	0.06	0.06
Grading	20.00	19.70	3.70	2.21
Building Construction	11.80	13.20	0.55	0.51
Paving	6.87	8.89	0.33	0.30
Architectural Coating	0.91	1.15	0.03	0.03
SCAQMD Thresholds <sup>1</sup>	149	1,541	10	6
Exceeds Threshold?	No	No	No	No

Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres, to be conservative, at a distance of 25 meters in SRA 29 Banning Airport.

- (1) The nearest sensitive receptors to the Proposed Project include the single-family detached residential dwelling units located approximately 85 feet (~26 meters) south and the multi-family residential dwelling units located approximately 85 feet (~26 meters) northeast of the Project Site; therefore, to be conservative, the 25 meter threshold was used.

Note: The Proposed Project will disturb up to a maximum of 2.5 acres a day during grading.

As shown in Table 3, none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors.

#### Construction-Related Human Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during construction of the Proposed Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of Proposed Project construction are not anticipated.

#### Construction-Related Toxic Air Contaminant (TACs) Impacts

The greatest potential for TAC emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. According to the Office of Environmental Health Hazard Assessment (OEHHA) and the SCAQMD Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis (August 2003), 10 health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and short-term construction schedule (approximately 13 months), the Proposed Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of Proposed Project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds.

The Proposed Project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize

emissions of TACs during construction. The Proposed Project would also comply with the requirements of SCAQMD Rule 1403 if asbestos is found during the renovation and construction activities. Therefore, impacts from TACs during construction would be less than significant.

#### Operations-Related Local Air Quality Impacts

Proposed Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project Site vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The Proposed Project has been analyzed for the potential local CO emission impacts from the Proposed Project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from onsite operations per SCAQMD LST methodology, and odor impacts.

#### *Local CO Emission Impacts from Proposed Project-Generated Vehicular Trips*

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts.

The TIA showed that the Proposed Project would generate a maximum of approximately 4,095 daily vehicle trips. The intersection with the highest traffic volume is located at Beaumont Avenue and Proposed Project Driveway and has an Opening Year (2025) With Project AM peak hour volume of 1,289 vehicles. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the intersection volume falls far short of 100,000 vehicles per day, no CO “hot spot” modeling was performed, and no significant long-term air quality impact to local air quality is anticipated with the on-going use of the Proposed Project.

#### *Local Air Quality Impacts from On-Site Operations*

Proposed Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project Site vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptors to the Proposed Project include the single-family detached residential dwelling units located approximately 85 feet (~26 meters) south and the multi-family residential dwelling units located approximately 85 feet (~26 meters) northeast of the Project Site.

Table 4 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include only on-site sources which equate to approximately 10 percent of the Proposed Project-related new mobile sources. The data provided in Table 4 shows that the on-going operations of the Proposed Project would not exceed SCAQMD local operational thresholds of significance discussed above. Therefore, the on-going operations of the Proposed Project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.



**Table 4**  
**Local Operational Emissions at the Nearest Receptors**

Source	On-Site Pollutant Emissions (pounds/day) <sup>1</sup>			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources <sup>2</sup>	0.01	1.73	0.01	0.01
Energy Usage <sup>3</sup>	0.41	0.35	0.03	0.03
Vehicle Emissions <sup>4</sup>	0.90	7.16	0.47	0.09
Total Emissions	0.01	9.24	0.51	0.13
SCAQMD Thresholds <sup>5</sup>	236	2,817	6	3
Exceeds Threshold?	No	No	No	No

- (1) Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres to be conservative, in SRA 29.
- (2) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (3) Energy usage consists of emissions from on-site natural gas usage.
- (4) On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
- (5) The nearest sensitive receptors to the Proposed Project include the single-family detached residential dwelling units located approximately 85 feet (~26 meters) south and the multi-family residential dwelling units located approximately 85 feet (~26 meters) northeast of the proposed Project Site; therefore, the 25 meter threshold was used.

#### Operations-Related Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during operation of the Proposed Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of Proposed Project operation are not anticipated.

#### Operations-Related Toxic Air Contaminant Impacts

The Proposed Project includes the construction and operation of a 12-fuel pump gas station which is not anticipated to exceed over 4 million gallons of throughput annually. The closest sensitive receptors to the proposed service station are located at a distance of approximately 195 feet (~59 meters) from the underground storage tanks and approximately 208 feet (~63 meters) from the service station canopy.

The fuel pump portion of the Proposed Project will be permitted by SCAQMD and fuel-related emissions will be regulated by the SCAQMD Rule 461 and required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. SCAQMD Rule 461 provides maximum VOC limits of 0.15 pounds of VOC per 1,000 gallons from the loading of gasoline into storage tanks (Phase I) and 0.38 pounds of VOC per 1,000 gallons from the dispensing of gasoline into vehicle fuel tanks (Phase II) for a total of 0.53 pounds of VOC per 1,000 gallons of gasoline. At an estimated 4 million gallons per year of throughput, the VOC emissions associated with the proposed gasoline facility would be approximately 5.81 pounds per day. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Using 4 million gallons per year of throughput for this gasoline-dispensing facility (as the actual throughput is unknown at this time), using the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 21213 and the SCAQMD Permit Application Package "N"14 and a downwind distance of 50 meters, to be conservative, in the Banning area, the residential cancer risk for the closest residential receptors is 6.812 in a million, which would not exceed the SCAQMD 10 in a million Maximum Incremental Cancer Risk (MICR) threshold. As such, the Proposed Project will not be a significant source of TAC or fugitive VOC emissions and sensitive receptors would not be exposed to toxic sources of air pollution. Therefore, the Proposed Project will not result in significant Localized Operational emissions-related impacts.

Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

**Less Than Significant Impact.**

Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Diesel exhaust and VOCs would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from the intermittent diesel delivery truck emissions and trash storage areas. Due to the distance of the nearest receptors from the Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the Proposed Project.

Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### 3.4 BIOLOGICAL RESOURCES

4.	BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.4.1 Environmental Setting

The General Plan Planning Area is at the peak of the San Gorgonio Pass between San Bernardino and Palm Springs with an elevation range of approximately 2,500-3,000 feet above sea level. The majority of land cover within the Planning Area is developed. Historically, disturbance of the Planning Area's native vegetation and wildlife has been primarily due to activities associated with cultivation/agriculture. The few undisturbed natural areas that remain in the Planning Area are dominated by chamise chaparral, Riversidean sage scrub, and annual non-native grassland. Small areas of other native plant communities within the Planning Area include southern cottonwood-willow riparian forest, alluvial fan scrub, riparian scrub, and oak woodland.<sup>9</sup>

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<sup>9</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR.  
<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

### 3.4.2 Impact Analysis

In February 2018, a Biological Resources Assessment (BRA) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Proposed Project by Jericho Systems, Inc. (Jericho). An updated Biological Resources Assessment, Jurisdictional Waters Assessment, and Burrowing Owl Habitat Survey report (see Appendix B for report), dated March 30, 2021, was prepared by Jericho to provide information for both the 2018 and 2021 efforts and document any changes in literature reviews or site conditions that may have occurred between the 2018 and 2021 efforts. A Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, dated March 30, 2021, was prepared to demonstrate that the Proposed Project complies with MSPHCP policies (see Appendix C for report). A Biological Resources Assessment and Western Riverside MSHCP Updated letter (see Appendix D for letter), dated February 17, 2023, and updated November 27, 2023, was prepared for the Project Site by Jennings Environmental, LLC (Jennings) to determine the current site conditions at Project Site and document any changes from the previous studies.

- a) *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less than Significant with Mitigation Incorporated.** According to the California Natural Diversity Database (CNDDB), California Native Plant Society's Electronic Inventory (CNPSEI), and other relevant literature and databases, 34 sensitive species including 5 listed species and 1 sensitive habitat, have been documented in the Beaumont quad. This list of sensitive species and habitats includes any State and/or federally-listed threatened or endangered species, California Department of Fish and Wildlife (CDFW) -designated Species of Special Concern (SSC), and otherwise Special Animals. "Special Animals" is a general term that refers to all of the taxa the CNDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species." The CDFW considers the taxa on this list to be those of greatest conservation need.

Based on Jennings's literature review and personal observations made in the immediate vicinity, no State and/or federally-listed threatened or endangered species are documented/or expected to occur within the Project Site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented to occur on-site in the relevant databases. No other sensitive species were observed within the Project Site or buffer area.

The habitat on-site consists of disturbed ruderal vegetation. The entire proposed development area (7.16 acres) is within the ruderal vegetation classification. The site shows signs of recent vegetation management in the form of mowing as well as pedestrian traffic. Plant species observed on-site are: wall barley (*Hordeum murinum*), London rocket (*Sisymbrium irio*), common stork's bill (*Erodium cicutarium*), Menzie's fiddleneck (*Amsinckia menziesii*), slender wild oat (*Avena barbata*), cheese weed (*Malva parviflora*), and eucalyptus (*Eucalyptus camaldulensis*). Animal species observed or otherwise detected on or in the vicinity of the Project Site during Jennings's surveys include; common raven (*Corvus corax*), Anna's hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), and house sparrow (*Passer domesticus*).

### Burrowing Owl Protocol Survey Results

As per Section 6.3.2 of the MSHCP, a habitat suitability assessment for burrowing owls was conducted in 2018. The 2018 survey identified that the Project Site and immediate vicinity contain suitable habitat for this species for the following reasons:

- The site and immediate vicinity contains areas of short, sparse vegetation;
- The site contains well-drained, friable soils;
- Several appropriately sized mammal burrows were observed within the Project Site during the survey.

The 2021 survey resulted in the same findings as the 2018 survey. The 2018 field review observed several appropriately sized mammal burrows, but no burrowing owls were found to occupy the burrows during the field surveys performed. During the 2021 field survey, several appropriately sized mammal burrows were observed, but no burrowing owls or sign of burrowing owl, such as molted feathers, whitewash, cast pellets or prey remains, were found at or in the burrows during the field surveys.

As stated in the 2023 update letter, the Project Site appears to be largely unchanged from the previous reports and surveys. The site is still vacant, and the habitat is ruderal/disturbed vegetation. The previous reports did indicate that the site is suitable for BUOW, and that condition remains on site. The likelihood of burrowing owls occurring on the Project Site is considered low, and the species is currently assumed absent. However, Mitigation Measure BIO-1 shall be implemented to ensure impacts to burrowing owls are reduced to a less than significant level.

### Nesting Birds

The federal Migratory Bird Treaty Act (MBTA) of 1918 provides protection for nesting birds that are both residents and migrants. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The United States Fish and Wildlife Service (USFWS), in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in FGC Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State. Vegetation suitable for nesting birds does exist within and adjacent to the Project Site and most birds are protected by the MBTA. Mitigation Measure BIO-2 shall be implemented to avoid any adverse impacts to nesting birds.

#### **Mitigation Measure BIO-1:**

Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project



activities shall be immediately halted. The California Department of Fish and Wildlife (CDFW) shall be notified of burrowing owl survey results within 48 hours of detection. The qualified biologist shall coordinate with CDFW and U.S. Fish and Wildlife Service to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.

#### **Mitigation Measure BIO-2:**

Regardless of the time of year, nesting bird surveys shall be conducted by a qualified avian biologist within three days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To minimize impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).

With implementation of Mitigation Measures BIO-1 and BIO-2, impacts will be reduced to a less than significant level.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less than Significant Impact.** The vegetation type within the Project Site and surrounding area is California Annual Grassland Alliance, California Buckwheat Alliance, Riverine or Lacustrine flats, and Scalebloom. According to the database searches, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the Project Site.

Marshall Creek is an intermittent stream that flows generally northeast to southwest immediately north of the Project Site and converges with Noble Creek, approximately 1.5 miles southwest (downstream) of the Project Site. Marshall Creek traverses the western and northern areas of APN 404-190-001. It is generally characterized as an unimproved, meandering wash that is approximately 112 feet wide and has a defined bed and bank. The Project Site is not located within an area mapped for Riparian/Riverine/Vernal. Impacts to riparian resources are not anticipated because no evidence of any soils, plants or features that meet the definition of Riparian/Riverine Vernal Pool resources as outlined in 6.1.2 of the MSHCP occurs on site. In addition, there will be no site grading impacts to the creek bank. The Proposed Project is designed to be located entirely outside of the boundaries of Marshall Creek and the Remainder Parcel would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**Less than Significant Impact.** Prior to the field work and reports prepared, a variety of reference materials relevant to the Project Site were reviewed during the course of the delineation of jurisdictional resources, including historical and current aerial imagery, Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM), National Oceanic & Atmospheric Administration (NOAA) climate data, USFWS National Wetland Inventory (NWI) and EPA Water Program “My Waters” data layers and United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) web soil survey. In January and February 2018, the Project Site was assessed for State and/or federal jurisdictional waters that are subject to Sections 404 and 401 of the federal Clean Water Act (CWA) regulated by the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) respectively; and/or Section 1602 of the California Fish and Game Code (FCG) administered by the CDFW and Riverine/Riparian and Vernal Pool habitat subject to Section 6.1.2 of the MSHCP.

The RWQCB maintains jurisdiction over all waters of the State, including wetlands. For the purposes of Porter-Cologne, the methods used to determine federal jurisdiction over non-wetland waters were also used to determine the extent of RWQCB jurisdiction over non-wetland waters within the property. Evaluation of FGC Section 1600 Streambed Waters followed guidance in the Mapping Episodic Stream Activity (MESA) protocols [MESA Field Guide], pursuant to which CDFW claims jurisdiction beyond traditional stream banks and the outer edge of riparian. An area may be characterized as riparian based on its vegetative composition, but not meet the criteria of being federal or state jurisdictional water.

Marshall Creek is an intermittent stream that flows generally northeast to southwest immediately north of the subject property and converges with Noble Creek. As discussed previously, the Proposed Project will not impact Marshall Creek or any of its features. There are no impacts to vernal pools because none exist on site, and the soil type on site does not support the potential for vernal pools.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**Less than Significant Impact.** The Project Site is not within or adjacent to any area that meets the definition of an urban/wildland interface. It is surrounded by vacant land to the north, south and west; single family residences to the south; and a commercial center to the east. Regionally, it is surrounded by public facilities, commercial and residential development, and roads. It would not be suitable for facilitating the movement of any native resident or migratory fish or wildlife species. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**No Impact.** Currently, the City of Beaumont does not have a heritage or protected tree ordinance. However, a permit is required to remove or trim trees that are of the fruit or nut variety or within public right-of-way (Beaumont, Code of Ordinances Chapter 12.20). There are a number of trees on the Project Site, but none are fruit or nut trees. Because there is no heritage tree protection ordinance in the City of Beaumont, the Proposed Project will not impact heritage trees. No impacts are identified or anticipated, and no mitigation measures are required.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**Less than Significant with Mitigation Incorporated.** The Project Site is located within the Western Riverside County MSHCP. The purpose of the MSHCP Consistency Analysis report is to summarize the updated biological data for the subject parcels and to document consistency with the goals and objectives of the Western Riverside County MSHCP.

#### Reserve Assembly Analysis

The Project Site is not located or mapped within or adjacent to any criteria cells or cell groups. The Proposed Project will not directly or indirectly impact any Public Quasi-Public (PQP) lands because the Project Site is not located with PQP Lands nor is the Project Site near PQP lands.

#### Riparian/Riverine/Vernal Pools

There would be no impact to riparian resources because no evidence of any soils, plants or features that meet the definition of 6.1.2 of the MSHCP occurs on site.

There are no impacts to vernal pools because none exist on site, and the soil type on site does not support the potential for vernal pools.

No habitat features suitable for fairy shrimp exist on site. Therefore, evaluations for the presence of fairy shrimp were not warranted or required.

No habitat features suitable for any riparian birds exist on site, nor within Marshall Creek or around Marshall Creek. Therefore, evaluations for the presence of riparian birds were not warranted or required.

#### Narrow Endemic Plant Species

The MSHCP identifies the potential presence for a number of endemic plant species. The Proposed Project is located within a Narrow Endemic Plant Species Survey Area based on Figure 6-1 of the MSHCP. The Project Site occurs partially within a predetermined Survey Area for two (2) MSHCP narrow endemic plant species including Marvin's onion and many-stemmed dudleya. Marvin's onion is not expected to occur on-site due to a lack of suitable habitat, including suitable clay and clay associated substrates, in conjunction with historic and ongoing disturbance on the Site. Many-stemmed dudleya is not expected to occur on-site due to a lack of suitable habitat, including suitable clay and clay associated substrates. No impacts to Yucaipa onion or many-stemmed dudleya are anticipated.

### Additional Survey Needs and Procedures

#### *Burrowing Owl*

As summarized above, the results of the surveys performed in 2018 and 2021 were that no burrowing owls or recent or historic sign (molted feathers, whitewash, cast pellets or prey remains, or whitewash) were observed during the habitat assessment or the protocol surveys. There were no changes observed during the 2023 updated survey and report. Mitigation Measure BIO-1 shall be implemented to ensure impacts to burrowing owls are reduced to a less than significant level.

#### Species Not Adequately Covered

As described in Section 2.1.4, of the 146 Covered Species addressed in the MSHCP, 118 species are considered to be adequately conserved. The remaining 28 Covered Species will be considered be adequately conserved when certain conservation requirements are met as identified in the species-specific conservation objectives for those species. For 16 of the 28 species, particular species-specific conservation objectives, must be satisfied to shift those particular species to the list of Covered Species Adequately Conserved. For the remaining 12 species, a Memorandum of Understanding must be executed with the Forest Service that addresses management for these species on Forest Service Land in order to shift these species to the list of Covered Species Adequately Conserved.

The Project Site does not contain the appropriate habitats for any of these species. There is no occurrence potential for any of these species to occur within the Project Site.

#### Information on Other Species

#### *Delhi Sands Flower Loving Fly*

The Project Site does not fall within the Delhi soils mapped within the MSHCP baseline data.

#### *Species Not Adequately Conserved*

MSHCP Table 9-3 identifies 28 species where requirements must be met for those to be considered not adequately conserved. None of the species listed in the MSHCP Table 9-3 occur on or near the Project Site. Therefore, no further action is required.

#### Urban/Wildlands Interface

The MSHCP Section 6.1.4 Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. The Project Site is not in proximity to any MSHCP Conservation Areas. The Project Site is adjacent to Marshall Creek, which flows to Noble Creek (part of Proposed Constrained Linkage 22).

#### *Drainage*

The Proposed Project's stormwater should be directed to a stormwater basin on the Project Site. The basin shall be designed in accordance with all federal, state, regional, and local standards and regulations concerning water quality. These measures will assure that the project stormwater discharges are no greater in volume and velocity than current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards. No drainage/runoff from the site shall flow directly into Marshall Creek.

### *Toxics*

According to the MSHCP, measures shall be incorporated to ensure that application of chemicals do not result in discharge to the MSHCP Conservation Area. During the construction of the Proposed Project, construction activities have the potential to cause release of toxics that could impact the MSHCP Conservation Area. To address these potential short-term impacts, the Proposed Project is required to stage construction operations as far away from Marshall Creek to the maximum extent feasible. These mitigation measures will be imposed by the County of Riverside.

### *Lighting*

The Proposed Project is not anticipated to significantly increase lighting and glare. All light sources will be designed with internal baffles to direct the lighting towards the ground and the developed areas and have a zero-side angle cut off to the horizon. All lighting will be consistent with County of Riverside's Light Pollution Ordinance and the MSHCP.

### *Noise*

As concluded in Section 3.13 below, the Proposed Project is not anticipated to result in significant increases in noise levels with implementation of Mitigation Measure N-1 (see Section 3.13).

Mitigation Measure BIO-3 shall be implemented to address potential indirect impacts to Marshall Creek. Additionally, the Project Site is not located within a Criteria Cell. Therefore, the MSHCP guidelines pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators do not apply.

As stated in the 2023 update letter, the Proposed Project is consistent with the MSHCP as also documented in the previous reports and will not interfere with the MSHCP meeting its conservation goals.

### **Mitigation Measure BIO-3: Best Management Practices**

1. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
3. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
4. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
5. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.



6. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
7. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
8. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
9. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
10. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
11. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Implementation of Mitigation Measures BIO-1 to BIO-3 will ensure that the Proposed Project remains in compliance with the MSHCP.

### 3.5 CULTURAL RESOURCES

5.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.5.1 **Environmental Setting**

The cultural remains of the Native American Cahuilla peoples and the early Euro-American peoples have been found in multiple locations throughout the City of Beaumont. As such, the Project Site is considered sensitive for buried cultural resources.

### 3.5.2 **Impact Analysis**

A Historical/Archaeological Resources Survey Report, dated March 2, 2018, was prepared by CRM TECH for the Project Site (see Appendix E). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the Proposed Project would cause substantial adverse changes to any “historical resources” or “tribal cultural resources,” as defined by CEQA, that may exist in or around the Project Site.

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

**Less than Significant with Mitigation Incorporated.** CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey of the entire Project Site.

#### **Records Search**

No previous cultural resources particular to the Project Site had been recorded prior to the Historical/Archaeological Resources Survey Report, and no cultural resources were previously recorded within or adjacent to the Project Site. According to the EIC records, 55 percent of the land within a one-mile radius of the Project Site has been previously surveyed, resulting in the identification of 98 historical/archaeological sites. None of the 98 previously recorded sites were of prehistoric origin. The vast majority (94 out of 98) of the sites were historic-period buildings in Beaumont's downtown area. None of the sites were recorded in the immediate vicinity of the Project Site and none were found to require further consideration during the study.

#### **Historical Background**

Historical maps and aerial photographs reveal the gradual development of rural settlement pattern in the Project Site vicinity since the late 19th century. During the 1870-1880s, the only manmade features known to be present in the vicinity were a few roads and trails that were noted at least a half-mile from the Project Site. Sometime between 1898 and 1939, at least one building was constructed in the southeastern corner of the Project Site. Over the next decade, four more buildings were added on the property, all of them along the eastern boundary. In 1966, the Project Site evidently contained two rural residential complexes, one at the intersection of Beaumont Avenue and 14th Street, in the southeastern corner of APN 404-190-001 and the other directly to the north, on the much smaller APN 404-190-003. After that, the buildings were gradually removed, and by 1996, none of them remained on the Project Site. Since then, the Project Site has remained vacant.

#### **Field Survey**

The Project Site was intensively surveyed on foot by walking a series of north-south parallel transects spaced approximately 50 feet apart. The field survey confirmed that none of the

buildings depicted in the Project Site by the historic maps and aerial photographs remains extant, and most of them have left no identifiable remains. The remnants of a concrete slab foundation were observed near the southeastern corner of the Project Site, at the location of one of the two residential complexes shown in the 1966 aerial photograph, while a few fragments of broken concrete were noted along the northern project boundary, near the location of the other residential complex.

No historic-period artifacts were found at or near either of these locations. Instead, modern refuse such as rusted automobile parts was observed over much of the property, but none of the items is of any historical/archaeological interest. Without a substantial deposit of associated historic-period artifacts, the fragmented structural remains surviving in the Project Site have little potential to be considered historically significant.

CRM TECH concludes that the Proposed Project would have no impacts to cultural resources. However, a standard unanticipated discovery measure, presented below, shall be implemented in the event of a discovery of cultural resources during the execution of the Proposed Project.

**Mitigation Measure CR-1:**

A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program shall be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured by the qualified Archaeologist and the City.

With implementation of Mitigation Measure CR-1, the Proposed Project would not substantially change the significance of historical resources.

*b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

On December 20, 2017, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's sacred lands file. In response to CRM TECH's inquiry, the NAHC reported in a letter dated January 4, 2018, that the sacred lands record search identified no Native American cultural resources within the Project Site but recommended that local Native American groups be contacted for further information. For that purpose, the NAHC provided a list of potential contacts in the region. Upon receiving the NAHC's response, CRM TECH sent written requests for comments to 33 of the 35 individuals on the referral list and the organizations they represent. Responses of tribal representatives are summarized in Section 3.18-Tribal Cultural Resources.

As stated previously, 55 percent of the land within a one-mile radius of the Project Site has been previously surveyed, resulting in the identification of 98 historical/archaeological sites. None of the 98 previously recorded sites were of prehistoric origin. No potential tribal cultural resources were encountered within or adjacent to the Project Site during the field survey.

Mitigation Measure CR-1 identified above would address potential impacts associated with unanticipated archaeological finds.

- c) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

**Less than Significant with Mitigation Incorporated.** The discovery of human remains is always a possibility during ground disturbing activities. To ensure potential impacts are reduced to less than significant, the following mitigation measure shall be implemented:

**Mitigation Measure CR-2:**

If, at any time, human remains or suspected human remains are identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:

- a) If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.
- b) If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.
- c) If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.

With implementation of Mitigation Measure CR-2, the Proposed Project would not disturb any human remains, including those interred outside of dedicated cemeteries.

### 3.6 ENERGY

6.	ENERGY Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3.6.1 **Environmental Setting**

Energy efficiency can reduce the demand for electricity generation. California has implemented energy efficiency standards and programs, resulting in annual increases of conservation savings for electricity. Energy conservation state laws, like Title 24 of the California Administrative Code and Uniform Building Code, will be enforced by the City of Beaumont.

### 3.6.2 **Impact Analysis**

An Air Quality, Global Climate Change, TAC and Energy Impact Analysis, dated February 7, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix A). The Energy section of the report is summarized herein.

- a) *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?*

#### **Less than Significant Impact.**

##### **Construction**

The construction schedule is anticipated to start no sooner than the beginning of December 2023 with completion by early January 2025. Staging of construction vehicles and equipment will occur on-site. The approximately thirteen-month schedule is relatively short.

##### ***Electricity***

Electrical service during construction and operations will be provided by Southern California Edison (SCE). The Proposed Project plans to develop the site with a total of 39,801 square feet of various commercial uses. Short-term electricity usage from Proposed Project construction related activities is estimated to be approximately 9,480 kWh.<sup>10</sup>

##### ***Equipment Fuel Estimates***

Table 5 shows the results of the analysis of construction equipment. As presented in Table 5, Proposed Project construction activities would consume an estimated 28,941 gallons of diesel fuel. As stated previously, Proposed Project construction would represent a "single-event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

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<sup>10</sup> Ganddini Group, Inc. Air Quality, Global Climate Change, TAC, and Energy Impact Analysis. February 7, 2023.



**Table 5**  
**Construction Equipment Fuel Consumption Estimates**

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) <sup>1</sup>
Site Preparation	5	Tractors/Loaders/Backhoes	1	8	84	0.37	249	67
Grading	8	Excavators	1	8	36	0.38	109	47
	8	Graders	1	8	148	0.41	485	210
	8	Rubber Tired Dozers	1	8	367	0.40	1,174	508
	8	Tractors/Loaders/Backhoes	3	8	84	0.37	746	323
Building Construction	240	Cranes	1	7	367	0.29	745	9,665
	240	Forklifts	3	8	82	0.20	394	5,106
	240	Generator Sets	1	8	14	0.74	83	1,075
	240	Tractors/Loaders/Backhoes	3	7	84	0.37	653	8,467
	240	Welders	1	8	46	0.45	166	2,148
	18	Cement and Mortar Mixers	2	6	10	0.56	67	65
Paving	18	Pavers	1	8	81	0.42	272	265
	18	Paving Equipment	2	6	89	0.36	384	374
	18	Rollers	2	6	36	0.38	164	160
	18	Tractors/Loaders/Backhoes	1	8	84	0.37	249	242
Architectural Coating	18	Air Compressors	1	6	78	0.48	225	219
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								28,941

Notes:

- (1) Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhb-hr/gal) for engines less than 750 hp.  
(Source: [https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017\\_gl\\_appendix\\_d.pdf](https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf))

### *Construction Worker Fuel Estimates*

It is assumed that all construction worker trips are from light duty autos (LDA), light duty truck 1 (LDT1), and light duty truck 2 (LDT2) at a mix of 25 percent/50 percent/25 percent, respectively, along area roadways. With respect to estimated vehicle miles traveled (VMT), the construction worker trips would generate an estimated 71,302 VMT. An aggregate fuel efficiency of 25.44 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. Table 6 shows that an estimated 2,803 gallons of fuel would be consumed for construction worker trips.

**Table 6**  
**Construction Worker Fuel Consumption Estimates**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	5	2.5	18.5	231	25.44	9
Grading	8	15	18.5	2,220	25.44	87
Building Construction	240	13.8	18.5	61,272	25.44	2,408
Paving	18	20	18.5	6,660	25.44	262
Architectural Coating	18	2.76	18.5	919	25.44	36
Total Construction Worker Fuel Consumption						2,803

- (1) Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.3 defaults.
- (2) Per CalEEMod User's Guide Appendix C (April 2022), CalEEMod assumes that construction work trips are made by a fleet consisting of 25 percent light-duty auto (or passenger car), 50 percent light-duty truck type 1 (LDT1), and 25 percent light duty truck type 2 (LDT2).

#### *Construction Vendor/Hauling Fuel Estimates*

Per CalEEMod User's Guide Appendix C (April 2022), CalEEMod assumes that construction work trips are made by a fleet consisting of 25 percent light-duty auto (or passenger car), 50 percent light-duty truck type 1 (LDT1), and 25 percent light duty truck type 2 (LDT2). For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Therefore, vendors delivering construction material or hauling debris from the site during building construction would use medium to heavy duty vehicles with an average fuel consumption of 7.66 mpg for medium heavy-duty trucks and 6.29 mpg for heavy heavy-duty trucks. Tables 7 and 8 show that an estimated 2,288 gallons of fuel would be consumed for vendor and hauling trips.

**Table 7**  
**Construction Vendor Fuel Consumption Estimates (MHD & HHD Trucks)<sup>1</sup>**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	5	0	10.2	0	6.975	0
Grading	8	0	10.2	0	6.975	0
Building Construction	240	6.52	10.2	15,961	6.975	2,288
Paving	18	0	10.2	0	6.975	0
Architectural Coating	18	0	10.2	0	6.975	0
Total Construction Worker Fuel Consumption						2,288

- (1) Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.3 defaults.
- (2) Per CalEEMod User's Guide Appendix C (April 2022), CalEEMod assumes vendor trips are made by a fleet consisting of 50 percent medium trucks (MHDT) and 50 percent heavy trucks (HHDT).

**Table 8**  
**Construction Hauling Fuel Consumption Estimates (HHD Trucks)<sup>1</sup>**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	10	0	20	0	6.29	0
Grading	20	0	20	0	6.29	0
Building Construction	230	0	20	0	6.29	0
Paving	20	0	20	0	6.29	0
Architectural Coating	20	0	20	0	6.29	0
Total Construction Worker Fuel Consumption						0

(1) Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.3 defaults.

#### *Construction Energy Efficiency/Conservation Measures*

Construction equipment used over the approximately thirteen-month construction phase would conform to CARB regulations and California emissions standards and would therefore result in fuel efficiencies. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Proposed Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

It is expected that construction contractors will practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other TACs. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections to be conducted by City building officials, and/or in response to citizen complaints.

#### Operations

Energy consumption in support of or related to Proposed Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project Site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

### Transportation Fuel Consumption

For the Proposed Project, it was assumed that autos would travel an average of 2.56 miles, 3- 4-axle trucks were assumed to travel an average of 19.1 miles, and buses were assumed to travel an average of 9.32 miles. As the Proposed Project includes the development of restaurant, retail, car wash, and gas station uses, which are frequently utilized on weekends, and in order to present a worst-case scenario, operation of the Proposed Project was assumed to operate 365 days per year. Table 9 shows the estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. The Proposed Project would generate a total of 4,095 trips per day. The vehicle fleet mix was used from the CalEEMod output. Table 9 shows that an estimated 308,332 gallons of fuel would be consumed per year for the operation of the Proposed Project.

**Table 9**  
**Estimated Vehicle Operations Fuel Consumption**

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles) <sup>1</sup>	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	2,033	2.56	5,204	31.35	166.01	60,594
Light Truck	Automobile	160	2.56	410	24.4	16.79	6,127
Light Truck	Automobile	824	2.56	2,109	23.91	88.22	32,202
Light Heavy Truck	2-Axle Truck	131	2.56	335	15.57	21.54	7,862
Light Heavy Truck 10,000 lbs+	2-Axel Truck	37	2.56	95	14.86	6.37	2,327
Motorcycle	Automobile	96	2.56	246	41.52	5.92	2,160
Medium Truck	Automobile	654	2.56	1,674	19.6	85.42	31,178
Motor Home	--	26	19.1	497	5.73	86.67	31,633
Medium Heavy Truck	3-Axle Truck	59	19.1	1,127	7.75	145.41	53,073
Other bus	--	3	9.32	28	6.07	4.61	1,681
School bus	--	5	9.32	47	6.49	7.18	2,621
Urban bus	--	2	9.32	19	3.45	5.40	1,972
Heavy Heavy Truck	4-Axle Truck	65	19.1	1,242	6.05	205.21	74,900
Total		4,095		13,032		844.74	
Total Annual Fuel Consumption							308,332

Notes:

- (1) Based on the size of the site and relative location, trips were assumed to be local rather than regional.
- (2) Based on EMFAC2021 emission rates for opening year of 2025.

Trip generation and VMT determined to be generated by the Proposed Project are consistent with other similar commercial uses of similar scale and configuration as provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). The Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle energy (fuel) consumption. Approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline were used in the State of California in 2015. Therefore, the 308,332 gallons of fuel consumption from the Proposed Project represents 0.0016% of the State's demand. Therefore, Proposed Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

### *Facility Energy Demands*

The estimated electricity demand for the Proposed Project is approximately 860,531 kWh per year. In 2021, the non-residential sector of the County of Riverside consumed approximately 8,257 million kWh of electricity. The increase in electricity demand from the Proposed Project would represent a 0.01% of the overall 2021 County non-residential consumption. The estimated natural gas consumption for the Proposed Project is approximately 1,539,062 kBtu (15,390.62 therms) per year and in 2021, the non-residential sector of the County of Riverside consumed approximately 144 million therms of gas. The Proposed Project's estimated annual natural gas consumption compared to the 2021 annual natural gas consumption of the non-residential sector in the County would account for approximately 0.0107 percent of the total natural gas consumption. Therefore, the increase in both electricity and natural gas demand from the Proposed Project is insignificant compared to the County's 2021 non-residential sector demand.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The Proposed Project would be required to comply with Title 24 standards.

The applicant intends to incorporate the following energy and water efficient design standards into the Proposed Project:

1. Use of high efficiency (or greater) water heaters
2. Use of high efficiency (or greater) lighting
3. At least one or more of the buildings will be in a north/south alignment
4. Landscaping will incorporate drought-tolerant plants
5. Use of water efficient toilets
6. Use of water efficient faucets
7. Proposed Project will develop retail near existing residential (to promote walking to shopping instead of driving)
8. Proposed Project will install a bus stop to promote use of public transit instead of cars
9. Use of solar reflective "cool roofing"
10. Car wash recycles up to 90% of water used.

Furthermore, the Proposed Project energy demands in total would be comparable to other commercial projects of similar scale and configuration. Therefore, the Proposed Project facilities energy demands, and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

No significant adverse impacts are identified or anticipated, and no mitigation measures are required.



- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

**Less than Significant Impact.** Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Proposed Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The City of Beaumont has adopted a Climate Action Plan known as the Sustainable Beaumont Plan with the goal of reducing greenhouse gas emissions from the building energy sector. The City has partnered with Southern California Edison (SCE) and Southern California Gas Company (SCG) to form the Energy Leader Partnership (ELP). ELP's goal is to reduce the City's municipal and community-wide energy footprint. The Sustainable Beaumont Plan also involves implementing a variety of retrofits in municipal lighting and heating, ventilation, and air-conditioning (HVAC) systems and conducting various forms of outreach in the community to encourage adoption of energy efficiency and renewable energy programs offered by SCE and SCG. Under CAP, commercial buildings will be held to net-zero energy performance standards by 2030. The City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code (UBC) and other state laws on energy conservation design, insulation and appliances.<sup>11</sup> Proposed Project design and operation would comply with Beaumont's CAP, UBC and 2019 Building Energy Efficiency Standards (Title 24). Proposed Project development is not anticipated to cause inefficient, wasteful, and unnecessary energy consumption.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>11</sup> City General Plan. Page 76.

### 3.7 GEOLOGY AND SOILS

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.7.1 Environmental Setting

The City is within the San Geronio Pass region of Southern California, south of the San Bernardino Mountains, within the San Jacinto Mountains of the Peninsular Ranges geomorphic province of California. The region surrounding the City is a geologically complex area, in part due to movement along faults such as the San Andreas Fault, Banning Fault, and San Geronio Fault. The Peninsular Ranges extend from the Los Angeles Basin to the tip of Baja California and are bounded by the Elsinore Fault Zone and the Colorado Desert on the east and the Pacific Coast on the west. The geology in the northern reaches of the range, including the San Jacinto Mountains, consists of Paleozoic gneiss, schist, and other older metamorphic rocks; Mesozoic granitic rocks of the Southern California batholith; and Cenozoic marine and terrestrial deposits. The highest point in the range is San Jacinto Peak at approximately 10,805 feet above mean sea level.

### 3.7.2 Impact Analysis

A preliminary Geotechnical and Infiltration Feasibility Investigation, dated April 7, 2020, was prepared by LOR Geotechnical Group, Inc. (see Appendix F for report). The findings of the reports are summarized within this section.

a)i) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**Less than Significant Impact.** The Project Site lies near the middle of a large wedge-shaped area in between the San Jacinto fault, located approximately 6.2 miles to the southwest, and the San Andreas fault which lies approximately 7 miles to the northeast. Both of these faults are considered to be major active faults which move in a right lateral strike-slip fashion with relative movement of the fault such that the southwest side moves northwest and the northeast side moves southeast during earthquakes.

The San Jacinto fault zone is a sub-parallel branch of the San Andreas fault zone, extending from the northwestern San Bernardino area, southward into the El Centro region. It is believed that the San Jacinto fault zone has an average slip rate of about 12 mm/year and is capable of producing an earthquake magnitude on the order of 6.5 or greater. Lying in between these two faults are numerous smaller faults with varying types of motion. Perhaps the largest of these, based on length and estimated amounts of past displacement in the region around the site, is the Banning fault. Based on mapping conducted by the U.S.G.S., the Banning fault splits off of the San Andreas fault just north of Indio, then extends through the Banning-Beaumont pass area and into the Calimesa area (can be referred to as the San Gorgonio Pass fault system). These faults generally extend along the base of the hills north of Beaumont, approximately 2 to 3 miles north of the Project Site.

While there are other large earthquake faults within a 62-mile radius of the site, none of these are considered as relevant to the site as the faults described above, due to their greater distance and smaller anticipated magnitudes. LOR Geotechnical Group Inc. concludes that the Proposed Project is feasible from a geotechnical standpoint, provided the recommendations presented in their report pertaining to slope design, nature of materials to be used, foundation design, etc., are incorporated into design and implemented during grading and construction.

With implementation of the recommendations highlighted in the geotechnical report, the Proposed Project would not cause potential substantial adverse effects involving rupture of a known earthquake fault.

a)ii) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

**Less than Significant Impact.** The Project Site is located in a region of generally high seismicity, as is the case for all of Southern California. Seismic ground rupture is generally considered most likely to occur along pre-existing active faults. Due to the site's close

proximity to faults, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. Large earthquakes could occur on other faults in the general area, but because of their lesser anticipated magnitude and/or greater distance, they are considered less significant than the faults described above from a ground motion standpoint. The historical seismicity of the Project Site entails numerous small to medium magnitude earthquake events occurring around the site. Any future developments at the Project Site should anticipate that moderate to large seismic events could occur very near the site. The County of Riverside adopted the Uniform Building Code (UBC), which requires that the construction of structures be in compliance with the California Building Code (CBC) to reduce the hazard risks posed by earthquakes. Adhering to these codes, and implementation of the recommendations highlighted the geotechnical report can reduce potential ground-shaking impacts to less than significant level.

*a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

**Less than Significant Impact.** Strong ground shaking can result in liquefaction. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. The Project Site and surrounding area have very low susceptibility to liquefaction.<sup>12</sup> Groundwater was not encountered during LOR Geotechnical Group, Inc.'s exploratory borings advanced to a maximum depth of approximately 50 feet below the existing ground surface. Groundwater is anticipated to be at a depth of approximately 375 feet. Construction of the Proposed Project would be in accordance with applicable requirements of the Uniform Building Code. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

**Less than Significant Impact.** Landslides and slope failure can result from ground motion generated by earthquakes. The slopes within the San Timoteo Badlands are the most susceptible to landslides in the City. These slopes are approximately 3 miles south of the Project Site. The Project Site and its vicinity are relatively flat (0 to 5 degrees of slope).<sup>13</sup> LOR Geotechnical Group, Inc. noted that past surficial mass movement of the incised bank of the on-site Marshall Creek was present locally. However, due to the relatively low relief of the site and adjacent surrounding region, the potential for deep seated landslides to occur at the site is considered low. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

*b) Would the project result in substantial soil erosion or the loss of topsoil?*

**Less than Significant Impact.** Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water is affected by

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<sup>12</sup> City of Beaumont. 2040 General Plan. Figure 9.6 Liquefaction Areas.  
<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>13</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.6-5 Steep Slopes.  
<https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

fine mineral particles in the water. Soil erosion could occur due to a storm event. Development of the approximately Proposed Project would disturb more than one acre of soil and therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permits requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). A SWPPP is required for construction of the Proposed Project and will include a list of Best Management Practices (BMPs) to avoid and minimize soil erosion, such as such as: stabilizing the site as soon as possible, reducing impervious surfaces and promoting infiltration, and controlling the perimeter of the site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less than Significant Impact.** The potential for liquefaction generally occurs during strong ground shaking within loose granular sediments where the depth to groundwater is usually less than 50 feet. As groundwater is thought to be in excess of 50 feet beneath the site and the site is underlain by relatively dense to very dense older alluvium, the possibility of liquefaction within these units is considered low. Evidence for past surficial mass movement of the incised bank of the on-site Marshall Creek was noted to be present locally. However, due to the relatively low relief of the site and adjacent surrounding region, the potential for deep seated landslides to occur at the site is considered low. According to LOR Geotechnical Group, Inc.'s investigation, the majority of the Project Site lies on a relatively flat surface. The occurrence of mass movement failures such as landslides, rockfalls, or debris flows within such areas is generally not considered common and no evidence of mass movement was observed on the site.

The Project Site contains five different soils: four variations of Ramona sandy loams which make up 76.9 percent of the Site and the remaining 23 percent consists of Tujunga loamy sands. Both soil types are of a well to excessively drained capacity.<sup>14</sup> Because of the site's relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. Although the Project Site is located in an area susceptible to subsidence, it is not located in an area with active subsidence.<sup>15</sup> Moreover, State and City Building Codes establish engineering and construction criteria designed to mitigate potential impacts associated with unstable soils, landslides, lateral spreading, subsidence, liquefaction, soils collapse and expansive soils. Compliance with building codes would ensure that effects of these hazards are reduced to the extent feasible. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>14</sup> Natural Resources Conservation Service. Web Soil Survey.

<sup>15</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.6-7 Subsidence Potential. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>



- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

**Less than Significant Impact.** Expansive soils are fine grained clay soils that swell in volume when they absorb water and shrink when they dry. This change in volume causes stress on buildings and other loads placed on expansive soils. LOR Geotechnical Group, Inc.'s laboratory testing found that the Project Site soils tested have a very low expansion potential. Therefore, conventional design and construction should be applicable for the Proposed Project. Moreover, the Proposed Project is required to be compliant with the CBC in Title 24, as related to the construction of structures and facilities on expansive soils. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

**Less than Significant Impact.** The Proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The Proposed Project will connect to an existing sewer line in Oak Valley Parkway that provides sewer service to the area. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less than Significant with Mitigation Incorporated.** The Project Site is located in an area with high paleontological sensitivity.<sup>16</sup> Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure GEO-1:** If substantial excavations are planned within the Project Site, the Project Applicant shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed, and if paleontological monitoring is warranted. In the event of inadvertent paleontological findings, all work within a 100-foot radius of the discovery shall halt near the find until a qualified paleontologist can assess the significance of the find. If the resource is found to be significant then a data recovery program shall be implemented by the qualified paleontologist. Identification of any paleontological resources shall include documentation and reporting with the appropriate paleontological data repository. The final disposition and location of any recovered materials shall be identified and funded by the Project Applicant and approved by the City.

Implementation of Mitigation Measure GEO-1 would ensure less than significant impacts to paleontological resources occur as a result of the Proposed Project.

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<sup>16</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.6-9 Paleontological Sensitivity. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

### 3.8 GREENHOUSE GAS EMISSIONS

8.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.8.1 Environmental Setting

The City of Beaumont adopted the Sustainable Beaumont: The City's Roadmap to Greenhouse Gas Reductions (Sustainable Beaumont Plan) in October 2015. The Sustainable Beaumont Plan was prepared per the City's commitment to provide a more livable, equitable, and economically vibrant community through the incorporation of energy efficiency features and reduction of greenhouse gas (GHG) emissions. Within the Sustainable Beaumont Plan, consistent with the State's adopted AB 32 GHG reduction target, the City has set a goal to reduce emissions back to 1990 levels by the year 2020. This target was calculated as a 15 percent decrease from 2005 levels, as recommended in the AB 32 Scoping Plan. A longer-term goal was established for 2030. The goal for 2030 is to reduce emission 41.7 percent below 2012 levels, which would put the City on a path toward the State's long-term goal to reduce emissions 80 percent below 1990 levels by 2050.

#### 3.8.2 Impact Analysis

An Air Quality, Global Climate Change, TAC and Energy Impact Analysis, dated February 7, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix A). The Global Climate Change section of the report is summarized herein.

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Less than Significant Impact.** According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the "lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use." In addition, CEQA Guidelines section 15064.7(c) provides that "a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts" on the condition that "the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

The Proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. CalEEMod Version 2022.1.1.3 was used to calculate the GHG emissions from the Proposed Project.

The GHG emissions calculated are shown below in Table 10. Table 10 shows that the total for the Proposed Project's emissions (without credit for any reductions from sustainable design and/or regulatory requirements) would be 2,611.3 MTCO<sub>2</sub>e per year. A cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the Proposed Project would exceed the SCAQMD draft threshold of 3,000 MTCO<sub>2</sub>e per year for all land uses. Therefore, operation of the Proposed Project would not create a significant cumulative impact to global climate change. No significant impacts are identified or anticipated, and no mitigation measures are required.

**Table 10**  
**Project-Related Greenhouse Gas Emissions**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Water	16.30	2,263.0	2,279.0	1.81	0.13	2,601.0
Construction	0.00	10.23	10.23	0.00	0.00	10.30
Total Emissions	16.30	2,273.23	2,289.23	1.81	0.13	2,611.30
SCAQMD Draft Screening Threshold						3,000
<b>Exceeds Threshold?</b>						<b>No</b>

Notes:

Source: CalEEMod Version 2022.1.1.3 for Opening Year 2025

(1) Construction GHG emissions CO<sub>2</sub>e based on a 30-year amortization rate.

- b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less than Significant Impact.** The applicable plan for the Proposed Project is the Sustainable Beaumont Plan. As stated previously, within the Sustainable Beaumont Plan the City set a goal to reduce emissions back to 1990 levels by the year 2020 consistent with the State's adopted AB 32 GHG reduction target. In addition, the Sustainable Beaumont Plan set a reduction goal for 2030 of 41.7 percent below 2012 levels, which would put the City on a path toward the State's long-term goal to reduce emissions 80 percent below 1990 levels by 2050. Table 11 shows the goals and policies from the Sustainable Beaumont Plan that are applicable to the proposed commercial project.

**Table 11**  
**Project Consistency with Sustainable Beaumont**

Applicable Goals and Policies	Project Consistency
Goal 4. Increase Energy Efficiency in New Commercial Development. Encourage or require energy efficiency standards exceeding state requirements.	No Conflict. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. In addition, the 2022 edition of the Code took effect January 1, 2023. The Proposed Project will be subject to these mandatory standards. These conservation features would reduce GHG emissions associated with the Proposed Project.
Goal 5. Increase Energy Efficiency through Water Efficiency. Support water efficiency through enhanced implementation of SB X7-7. Exceed water efficiency standards.	No Conflict. The Proposed Project would be required to utilize water efficient irrigation systems and low-flow fixtures per CalGreen Standards. The proposed drive-thru carwash would reclaim and recycle up to 90% of used water.
Goal 6. Decrease Energy Demand through Reducing Urban Heat Island Effect. Plant more trees for shading and energy efficiency. Light-reflecting Surfaces for Energy Efficiency.	No Conflict. The Proposed Project would include planting new trees, which would provide shading on the Project Site and increase energy efficiency. The Proposed Project will use solar reflective "cool roofing". One or more buildings would be north/south alignment.
Goal 7. Decrease GHG Emissions through Reducing Vehicle Miles Traveled. Encourage non-motorized transportation options. Encourage, promote, or expand the use of the Pass Transit system or other transit services. Promote ride sharing programs within businesses.	No Conflict. Existing residences are as close as 85 feet from the Project Site and the Proposed Project would include sidewalks. Therefore, the Project Site provides retail within walking distance of existing residents and would promote pedestrian access. In addition, as required by the City, the Proposed Project would provide bicycle parking spaces. Finally, the Project Site is adjacent to the City Transit Stop Oak Valley & Beaumont.
Goal 8. Decrease GHG Emissions thorough Reducing Solid Waste Generation. Reduce waste to landfills.	No Conflict. In accordance with 2022 CALGreen requirements, the Proposed Project would be required to achieve a minimum of 65 percent diversion rate for construction waste. In addition, the Proposed Project would be required to comply with AB 341, which mandates commercial recycling for businesses that generate more than four cubic yards of solid waste per week.
Goal 9. Decrease GHG Emissions through Increasing Clean Energy Use. Promote clean energy.	No Conflict. The Proposed Project would be designed to Title 24 standards, which would ensure that energy-conserving features are included in the design of the Proposed Project. These conservation features would reduce GHG emissions associated

	with the Proposed Project. SB 100 mandates 100 percent clean electricity for California by 2045. Because the Proposed Project would be powered by the existing electricity grid, the Proposed Project would eventually be powered by 100 percent renewable energy. In addition, the Proposed Project would be designed in accordance with the latest CALGreen code requirements.
Goal 10. Decrease GHG Emissions from New Development through Performance Standards. Energy efficiency and renewable energy in new development. Encourage solid waste reduction in new development. Encourage VMT reduction in new development.	No Conflict. The City has not prepared or adopted screening tables. However, the Proposed Project is below the SCAQMD draft significance threshold of 3,000 MTCO <sub>2</sub> e per year. Therefore, the Proposed Project would not substantially contribute to GHG emissions.

As shown in Table 11, the Proposed Project is consistent with the goals and policies of the Sustainable Beaumont Plan. Therefore, as the Proposed Project is in compliance with the reduction goals of the Sustainable Beaumont Plan, the Proposed Project would also be in compliance with AB-32 and SB-32. Furthermore, the Proposed Project will comply with applicable Green Building Standards and City of Beaumont's policies regarding sustainability (as dictated by the City's General Plan and Sustainable Beaumont Plan). Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3.9.1 Environmental Setting

The transportation of hazardous substances through the City poses a threat to public health and safety. Many of Beaumont's businesses produce, use and store hazardous materials. The transport, storage, use and disposal of hazardous materials and wastes is extensively regulated at all levels. There is no existing toxic or hazardous material being recognized by the State environmental agency as an environmental concern at the Project Site.<sup>17</sup> The Project Site does not lie within a Very High Fire Hazard Severity Zone<sup>18</sup> (VHFHSZ) and is not in area considered a wildland fire risk.

### 3.9.2 Impact Analysis

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less than Significant Impact.** Construction and operation of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Potentially hazardous materials such as fuel, asphalt, paint products, lubricants, solvents, etc. may be used on site during construction of the Proposed Project. The transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted in accordance with all applicable local, State, and federal laws. Compliance with applicable laws and regulations regarding the transport, storage, use, or disposal of hazardous materials would reduce any potential impacts posed to the public or environment.

The Proposed Project also includes six (6) fueling islands for a total of 12 fuel dispensers. The fueling station would include two, 20,000-gallon underground storage tanks (USTs) including one single fuel tank and one split-fuel tank, and a healy enhanced vapor recovery system. A permit to operate a UST system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617. These regulations mandate the testing and frequent inspections of the UST facilities to ensure the USTs are functioning appropriately and safely.

<sup>17</sup> Department of Toxic Substances Control. EnviroStor database. Accessed October 1, 2020

<sup>18</sup> City of Beaumont. General Plan. Figure 9-3 Fire Hazard Severity Zone Map.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Less than Significant Impact.** Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. With compliance with all applicable regulations, potential impacts from the use of construction-related hazardous materials is considered less than significant.

The Beaumont Village Shopping Center would include free-standing, fast food restaurants with drive-thrus, other small restaurants, retail, a car wash with a water recycling program, and a fueling station with mini mart. Additionally, the operator of the proposed fueling station at the southeastern corner will be requesting a separate CUP for its fueling station use, including the sale of alcohol and tobacco. The proposed fueling station would include six (6) fueling islands for a total of 12 fuel dispensers. The fueling station would include two, 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a heavily enhanced vapor recovery system.

A majority of the retail/commercial uses proposed on-site have a negligible potential to create a significant hazard to the public or the environment due to the use of hazardous materials. The challenge for retail stores lies in properly identifying and classifying hazardous wastes that are discarded from the stores. Hazardous wastes commonly found at retail establishments may pose a threat to public health or the environment. The County of Riverside Department of Environmental Health would ensure that the chemical products associated with retail would be managed under California Health & Safety Code (H&SC) Chapter 6.5, and California Code of Regulations (CCR) Title 22.

The transportation and delivery of gasoline and diesel fuel is regulated by the United States Department of Transportation, California Department of Transportation, SCAQMD, and compliance with California Fire Code, Title 24, Part 9, Chapter 22, which specifies the rules and regulations for motor fuel dispensing facilities and regulates the operational requirements necessary for both bulk fuel delivery to the fueling station and fuel delivery to the individual vehicles. Compliance with the laws and regulations would significantly prevent the accidental release of hazardous materials into the environment.

AB 3777 was enacted to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit Risk Management Prevention Plans (RMP). The Proposed Project will be required to include an RMP, which will list the equipment and procedures that will be used to prevent, mitigate and abate release of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch began implementation of this Program County-wide.

The City of Beaumont will work with County, State and Federal agencies involved in the regulation of hazardous materials' storage, use and disposal. The City will work with the Riverside County Fire Department in requiring hazardous materials users and generators to

identify safety procedures for responding to accidental spills and emergencies. Additionally, the Proposed Project is subject to NPDES permit requirements and would therefore include a SWPPP. Site design and operating procedures are to adhere to California Stormwater Quality Association standard BG-22, which requires implementation of operational BMPs to avoid above ground storm water pollution and discharge into storm drain system. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Less than Significant Impact.** The nearest existing school to the Project Site is Mountain View Middle School, located at 200 Cougar Way, approximately 0.75-mile north of the Project Site. The Proposed Project would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials which would minimize or eliminate potential impacts to schools. The Proposed Project would adhere to all California Code of Regulations, Title 23, Chapter 16 - Chapter 18 requirements and pursue the proper permitting and design approvals. It would comply with all Environmental Protection Agency requirements by adhering to all requirements set forth in the 2015 UST Regulations. The Proposed Project would adhere to all local ordinances with approval from the pertinent Riverside County departments. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**Less than Significant Impact.** There is no existing toxic or hazardous material being recognized by the State environmental agency as an environmental concern at the Project Site.<sup>19</sup> Therefore, the Proposed Project would not create a significant hazard to the public or environment. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

**No Impact.** The Project Site is not located within an airport land use plan.<sup>20</sup> There are no airports within the City.<sup>21</sup> The nearest airport to the Project Site is the Banning Municipal Airport, located approximately 10 miles southeast of the Project Site. The Project Site is not located within two miles of a public airport or public use airport. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>19</sup> Department of Toxic Substances Control. EnviroStor database. Accessed October 1, 2020

<sup>20</sup> Riverside County. Map my County. [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

<sup>21</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.8-26. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** The Project Site is located on the northwest corner of Oak Valley Parkway and Beaumont Avenue. The 2040 General Plan Circulation Element provides for appropriate evacuation routes and circulation throughout the General Plan Area to facilitate rapid response to emergency situations. The portion of these roads along the Project Site are considered evacuation routes.<sup>22</sup> The City has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS)/National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. It is an extension of the State Emergency Plan.<sup>23</sup> New development plans are subject to review and approval by the RCFD, thereby ensuring that the Proposed Project does not interfere with evacuation. The City and Riverside County Fire Department established certain design standards to ensure that site planning and building design consider public safety and fire prevention; these standards include requirements governing emergency access. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City and County. Access to the Project Site would be provided via two driveways along Beaumont Avenue and two driveways along Oak Valley Parkway. Site access for operations would be subject to approval of the Site Plan by the City. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**Less than Significant Impact.** Proposed development under the 2040 General Plan is subject to environmental and building permit review procedures to ensure adequate and appropriate site design and construction methods are implemented to reduce the risk of wildland fires. For new development, the creation of defensible areas around building structures, and use of fire-resistant building materials will provide protection from wildland fires. Furthermore, the Project Site does not lie within a Very High Fire Hazard Severity Zone<sup>24</sup> (VHFHSZ) and is not in area considered a wildland fire risk (see Wildfire Section for further discussion). Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.10 HYDROLOGY AND WATER QUALITY

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>22</sup> City of Beaumont. General Plan. Figure 9.2 Evacuation Routes.

<sup>23</sup> City of Beaumont. General Plan. Page 224.

<sup>24</sup> City of Beaumont. General Plan. Figure 9-3 Fire Hazard Severity Zone Map.

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.10.1 Environmental Setting

The Beaumont-Cherry Valley Water District (BCVWD) provides potable water service to the City of Beaumont. The BCVWD relies on local groundwater from Edgar Canyon, groundwater from the Beaumont Groundwater Basin, imported water supplies purchased from the San Geronio Pass Water Agency (SGPWA), and in near-term recycled water purchased from the City of Beaumont. The District has a potable water system and a non-potable water system. The potable water system is supplied exclusively by groundwater wells; the non-potable water system is designed to convey non-potable groundwater, recycled water, untreated imported water, and potable water, as make-up, or a blend of all.

### 3.10.2 Impact Analysis

A Preliminary Water Quality Management Plan (WQMP), dated January 6, 2021 (revised May 10, 2022, December 9, 2022, and September 5, 2023), was prepared for the Proposed Project by Casc Engineering and Consulting (see Appendix G). A preliminary Drainage Study, dated August 31, 2023, was prepared for the Proposed Project by Casc Engineering and Consulting (see Appendix H).

*a,e) Would the project violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality? Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*



**Less than Significant with Mitigation Incorporated.** Construction of the Proposed Project would involve, excavation, grading, utility installation, paving, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as sediment, silt, debris, chemicals, paints, pesticides/herbicides and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Proposed Project in the absence of any protective or avoidance measures. Operational water quality impacts would arise directly from landscaping maintenance, potential fuel spills, and indirectly from stormwater pollutants such as nitrogen, oil and grease, trash/debris, and other organic compounds.

The Proposed Project would disturb approximately 7.16 acres and is therefore subject to the NPDES permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit (CGP) include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The CGP requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP).

In addition, the City's adopted SWPPP and Best Management Practices (BMP) programs will effectively mitigate any potential short-term adverse impacts relating to storm water runoff during construction activities and with regard to long term drainage operations. The plan and programs shall adequately address maintaining water quality and meeting waste discharge requirements. It shall set forth BMPs that mitigate erosion and minimize storm water discharges from the Project Site. The Proposed Project would include a tank at the fueling area to capture fuel from potential spills. All site drainage is directed away from the fuel area.

The WQMP is intended to comply with the requirements of the City of Beaumont municipal code which includes the requirement for the preparation and implementation of a project-specific WQMP. See part b below for Proposed Project compliance to sustainable groundwater management plan.

The implementation of the WQMP is enforceable under the County of Riverside Water Quality Ordinance. Review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure potential impacts are reduced to less than significant, the following mitigation measure shall be implemented:

**Mitigation Measure WQ-1:** The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the Project Site.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**Less than Significant Impact.** The BCVWD's primary source of water is groundwater which is extracted from the Beaumont Basin; this basin is adjudicated and managed by the

Beaumont Basin Watermaster. BCVWD augments its groundwater supply with imported State Project Water (and other imported sources of supply) from the SGPWA which is recharged at BCVWD's recharge facility located at the northeast corner of Brookside Avenue and Beaumont Avenue. The Beaumont Basin Adjudication requires that the extracted amount of water from the Basin must be replaced.<sup>25</sup>

At the time the Urban Water Management Plan (UWMP) was prepared, the estimated population served by the District is 59,000. The City of Beaumont is currently experiencing rapid growth and is expected to nearly double in population by 2045. The Project Site is currently vacant and zoned Commercial Neighborhood (CN). The Proposed Project is the development of several commercial uses that are either permitted or conditionally permitted within the CN zone. The drive-thru restaurants, retail buildings, drive-thru car wash and convenience store with fueling station would be developed on two currently vacant and undeveloped parcels. The Proposed Project includes approximately 67,187 square-feet of landscaping on the undeveloped parcels, which is 14.95% of the net area. Subject to approval of the CUP, the Proposed Project is consistent with the 2040 General Plan and would therefore be included in BCVWD's projections for water demands.

Implementation of the Proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. The Proposed Project is required to conform to the City of Beaumont and County of Riverside Landscaping Ordinances that pertain to water efficient landscape requirements. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *result in substantial erosion or siltation on- or off-site*

**Less than Significant Impact.** Erosion is the process by which soils are removed from the Project Site most commonly by wind or water. Erosion is more likely to occur if soils are left unprotected. The Proposed Project would include the construction of a commercial center on currently vacant parcels. The hazard of soil erosion would be reduced after construction of the Proposed Project by protecting soil via landscaping and directing stormwater runoff to a bioretention basin and underground detention chamber. NPDES permit requirements address the control of erosion and siltation. This includes the CGP which requires the effective implementation of erosion control measures. The Santa Ana RWQCB conducts inspections and enforces the CGP at construction sites. A SWPPP is required for construction of the Proposed Project and will include a list of Best Management Practices (BMPs) to avoid and minimize soil erosion. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>25</sup> Beaumont-Cherry Valley Water District. 2020 Urban Water Management Plan. September 2021.

*ii, iii, iv) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources or polluted runoff; or impede or redirect flood flows*

**Less than Significant Impact.** The Federal Emergency Management Agency (FEMA) designates Marshall Creek as Zone AE.<sup>26</sup> Zone AE is to be kept free of encroachments so the one percent annual chance flood can be carried without substantial increases in flood heights. Therefore, the westernmost parcel will not be encroached upon to provide a buffer between Marshall Creek and the Proposed Project. The remaining portions of the Project Site are within Flood Zone X, which is an area with 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile.<sup>27</sup> This zone corresponds to areas with moderate to low risk of flooding.<sup>28</sup>

The Project Site currently drains westerly as sheet flow, entering Marshall Creek, which flows southerly. No development is proposed on the Remainder Parcel and it will continue to drain west toward Marshall Creek as it has historically.

The parcel to the north (APN 404-190-008) of the Project Site drains west and does not contribute any flows to the Project Site. The parcel to the west (APN 404-190-002) drains to Marshall Creek and does not contribute any flows to the Project Site. Beaumont Avenue is currently improved with a paved roadway and asphalt sidewalk. It drains south, then west on Oak Valley Parkway to an existing catch basin located on the bridge over Marshall Creek that directs flows to Marshall Creek. The development proposes to improve Beaumont Avenue Proposed Project frontage by dedicating an additional 5 feet of right of way, and constructing new PCC curb, gutter, and sidewalk, along with the construction of two new PCC driveway approaches.

Oak Valley Parkway is currently improved with a paved roadway, asphalt berm, and asphalt sidewalk. It drains west to an existing catch basin located on the bridge over Marshall Creek that directs flows to Marshall Creek. The development proposes to improve Oak Valley Parkway Proposed Project frontage by constructing new PCC curb, gutter, raised center median, sidewalk, and bus turn-out along with the construction of two new PCC driveway approaches.

Flows from the site will be directed southwesterly to one of several proposed infiltration basins. Figure 4 shows the tributary areas that affect the Project Site. The northerly portion of Area 1 includes several depressed landscape areas that will intercept sheet flows and be utilized for water quality. Flows on the southerly portion of Area 1 will be directed to a proposed infiltration basin located on the southerly portion of Parcel 4. In the event the basin reaches capacity, it will overflow via inlet riser and storm drain to the proposed underground infiltration basin located in the parking lot of Parcel 6. Emergency overflow is provided via an under sidewalk drain to Oak Valley Parkway in the event the overflow inlet fails. Flows from Area 2 will be directed via sheet flow and ribbon gutter to a proposed drop inlet located near the southeast corner of Parcel 6. The drop inlet will direct flows to the underground infiltration basin. In the

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<sup>26</sup> FEMA. National Flood Hazard Layer.

<sup>27</sup> FEMA. National Flood Hazard Layer.

<sup>28</sup> Definitions of FEMA Flood Zone Designations.  
[https://efotg.sc.egov.usda.gov/references/public/NM/FEMA\\_FLD\\_HAZ\\_guide.pdf](https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf)

event the underground basin reaches capacity, it will overflow to a proposed above ground infiltration basin located at the southwest corner of the Project Site. In the event the basin reaches capacity, it will overflow via under sidewalk drain to Oak Valley Parkway.

Flows generated by Area 3 (Parcel 5) will be directed via sheet flow, ribbon gutter and curb and gutter to a proposed infiltration basin located along the south side of Parcel 5. In the event the basin reaches capacity, it will overflow via inlet riser and storm drain to the underground basin. Emergency overflow is provided to Oak Valley Parkway. Flows from Area 4 (Parcel 3) will be directed via sheet flow and ribbon gutter to a proposed drop inlet near the south side of Parcel 3. Flows will pass through a pretreatment unit for water quality before entering a proposed infiltration basin. In the event the basin reaches capacity, flows will overflow via inlet riser and storm drain to the underground basin. Emergency overflow would occur via an under sidewalk drain to Oak Valley Parkway.

The increased flows from the Proposed Project would be mitigated by the proposed infiltration basins on-site. All of the proposed infiltration basins will have an overflow condition in the event they reach full capacity, so the Project Site will not flood. On-site flows will overflow via sidewalk drains to Oak Valley Parkway as shown on Figure 4. Flows will be directed to Marshall Creek where the site drains historically.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**Less than Significant Impact.** Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The FEMA designates Marshall Creek as Zone AE.<sup>29</sup> Zone AE is to be kept free of encroachments so the one percent annual chance flood can be carried without substantial increases in flood heights. Therefore, the westernmost parcel will not be encroached upon to provide a buffer between Marshall Creek and the Proposed Project. The remaining portions of the Project Site are within Flood Zone X, which is an area with 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile.<sup>30</sup> This zone corresponds to areas with moderate to low risk of flooding.<sup>31</sup> Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>29</sup> FEMA. National Flood Hazard Layer.

<sup>30</sup> FEMA. National Flood Hazard Layer.

<sup>31</sup> Definitions of FEMA Flood Zone Designations.  
[https://efotg.sc.egov.usda.gov/references/public/NM/FEMA\\_FLD\\_HAZ\\_guide.pdf](https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf)



# TRIBUTARY AREA MAP

POST-DEVELOPMENT  
BEAUMONT VILLAGE - PROPOSED  
COMMERCIAL RETAIL CENTER

APN 404-190-001 & 003

NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

## LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-414-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET WEST AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 33°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

## EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 08/29/2019  
BY NORTH AMERICAN TITLE COMPANY.

## UTILITIES

**ELECTRIC:**  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788

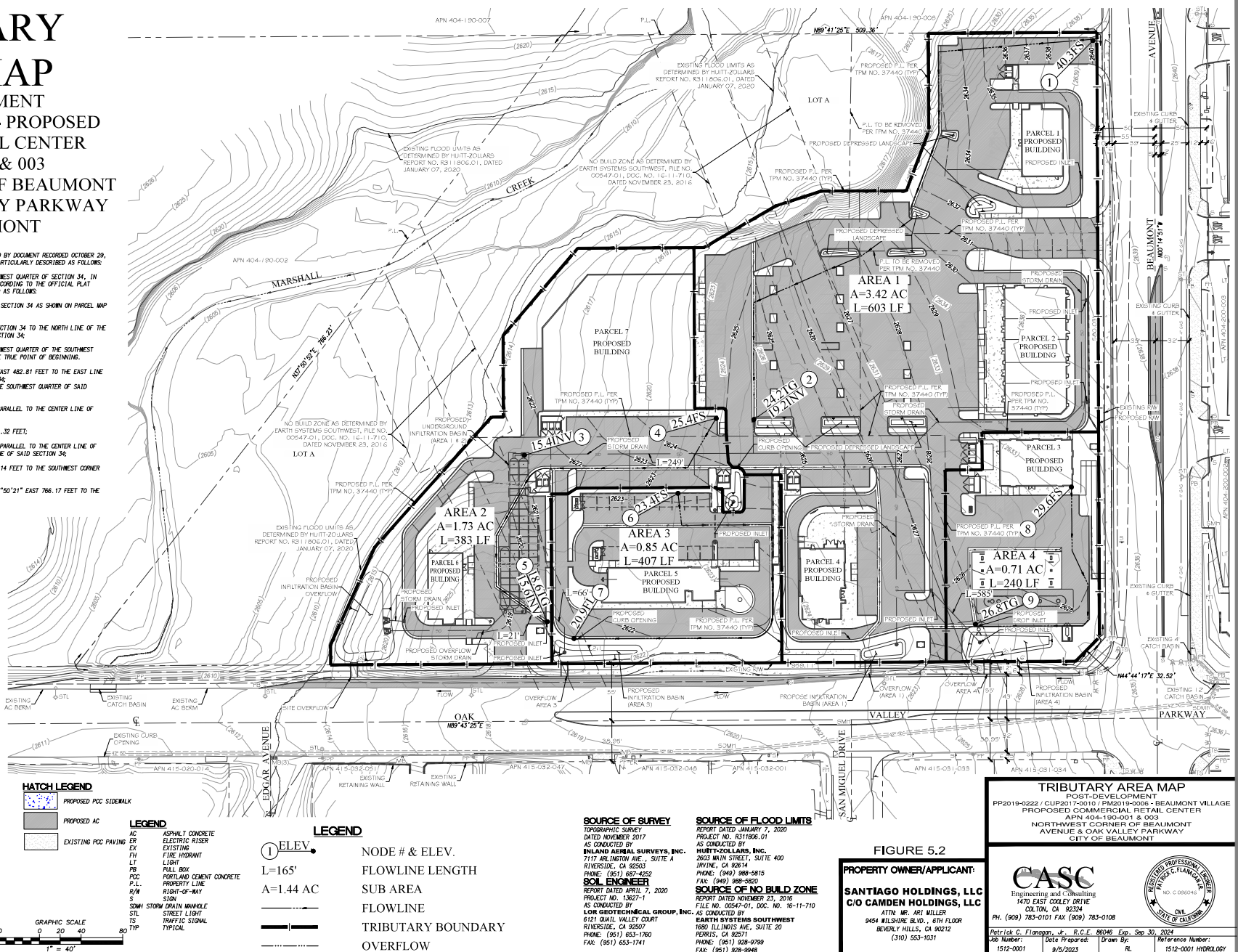
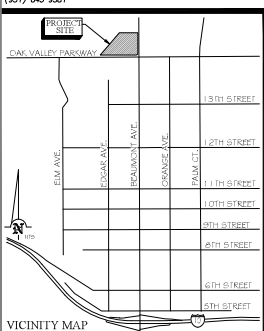
**TELEPHONE:**  
VERIZON  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 746-6640

**WATER:**  
BEAUMONT-CHERRY VALLEY  
WATER DISTRICT  
560 MARQUILLA AVENUE  
BEAUMONT, CA 92223  
(951) 845-9591

**GAS:**  
SOUTHERN CALIFORNIA  
GAS COMPANY  
1981 WEST LUGONIA AVENUE  
REDLANDS, CA 92273  
(909) 335-7636

**CABLE:**  
CHARTER COMMUNICATIONS  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 634-3224

**SEWER:**  
CITY OF BEAUMONT  
RIVER STREET  
BEAUMONT, CA 92223  
(951) 769-8518



## HATCH LEGEND

PROPOSED PCC SIDEWALK  
PROPOSED AC  
EXISTING PCC PAVING

## LEGEND

AC ASPHALT CONCRETE  
ER ELECTRIC RISER  
EX EXISTING  
FH FIRE HYDRANT  
LT LIGHT  
PB PULL BOX  
PCC PORTLAND CEMENT CONCRETE  
P.L. PROPERTY LINE  
R/W RIGHT-OF-WAY  
S/SOIL SOIL  
STL STREET LIGHT  
TS TRAFFIC SIGNAL  
TYPICAL

## LEGEND

① ELEV. NODE # & ELEV.  
L=165' FLOWLINE LENGTH  
A=1.44 AC SUB AREA  
FLOWLINE  
TRIBUTARY BOUNDARY  
OVERFLOW

## SOURCE OF SURVEY

TOPOGRAPHIC SURVEY  
DATED NOVEMBER 2017  
AS CONDUCTED BY  
INLAND AERIAL SURVEYS, INC.  
7117 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503  
PHONE: (951) 687-4252  
FAX: (949) 988-5820  
REPORT DATED APRIL 7, 2020  
PROJECT NO. 13027-1  
AS CONDUCTED BY  
LOR GEOTECHNICAL GROUP, INC.  
6121 QUAIL VALLEY COURT  
RIVERSIDE, CA 92507  
PHONE: (951) 653-1760  
FAX: (951) 653-1741

## SOURCE OF FLOOD LIMITS

REPORT DATED JANUARY 7, 2020  
PROJECT NO. R311806.01  
AS CONDUCTED BY  
HUNT-ZOLLARS, INC.  
2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614  
PHONE: (949) 988-5815  
FAX: (949) 988-5820  
SOURCE OF NO BUILD ZONE  
REPORT DATED NOVEMBER 23, 2016  
FILE NO. 00547-01, DOC. NO. 16-11-710  
AS CONDUCTED BY  
EARTH SYSTEMS SOUTHWEST  
1630 ILLINOIS AVE, SUITE 20  
PEPPER, CA 92271  
PHONE: (951) 928-9799  
FAX: (951) 928-9948

## FIGURE 5.2

## PROPERTY OWNER/APPLICANT:

SANTIAGO HOLDINGS, LLC  
C/O CAMDEN HOLDINGS, LLC  
4454 81/81 BLVD., 6TH FLOOR  
BEVERLY HILLS, CA 90212  
(310) 553-1031

## TRIBUTARY AREA MAP

PP2019-0222 / CUP2017-0010 / PM2019-0006 - BEAUMONT VILLAGE  
PROPOSED COMMERCIAL RETAIL CENTER  
APN 404-190-001 & 003  
NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

**CASC**  
Engineering and Consulting  
1470 EAST COXLEY DRIVE  
COSTA MESA, CA 92626  
PH. (909) 783-0101 FAX (909) 783-0108

Patricia C. Flanagan, Jr., R.C.E. 86046 Exp. Sep. 30, 2024  
Job Number: 1512-0001 Date Prepared: 9/5/2023 Drawn By: RL Reference Number: 1512-0001 HYDROLOGY



### 3.11 LAND USE AND PLANNING

11.	LAND USE/PLANNING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.11.1 Environmental Setting

Neighborhoods, districts, and corridors are the fundamental building blocks of all cities; mapping these can help better understanding how people live, shop, work, play, and get around in Beaumont. The larger Beaumont planning area has been subdivided into twelve smaller subareas. The Project Site is within the North Neighborhoods subarea. The Project Site has a land use designation of Neighborhood Commercial and zoning of Commercial Neighborhood (CN).

#### 3.11.2 Impact Analysis

a) *Would the project physically divide an established community?*

**No Impact.** The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Additionally, the Project Site is currently vacant and undeveloped. It is surrounded by vacant land to the north, south and west; single family residences to the south; and a commercial center to the east. Therefore, the Proposed Project would not physically divide an established community. No impacts are identified or anticipated, and no mitigation measures are required.

b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less than Significant Impact.** The Project Site is within the North Neighborhoods subarea. The northern portion of Beaumont is largely planned with numerous suburban residential developments. While there are parcels within this subarea that are undeveloped, new residential projects are under construction or are planned. The street pattern in this subarea is predominantly suburban with curvilinear, dead-end streets that provide limited pedestrian connectivity. The location and extent of permitted development within the North Neighborhoods generally mirror the existing development and entitlements for future development. Much of this subarea is designated as Single-Family Neighborhoods with limited areas reserved for Neighborhood Commercial and High Density Residential. This subarea is not expected to undergo significant land use change in the future.

The Project Site has a land use designation of Neighborhood Commercial and zoning of Commercial Neighborhood (CN). The Neighborhood Commercial designation corresponds to smaller commercial, retail and service-related activities found along West 6th Street, Oak Valley Parkway and Beaumont Avenue. The intent of this designation is to provide neighborhood commercial uses in proximity to residential neighborhoods. These areas should relate to the surrounding residential uses with bicycle facilities and continuous sidewalks. This land use designation permits a range of neighborhood supportive retail and service-oriented land uses. The CN Zone is intended to permit a range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.

The Proposed Project is the development of several commercial uses, such as retail store, restaurants, convenience store and gas station, that are permitted or conditionally permitted within the CN Zone. The proposed uses subject to CUPs are the car wash, the fueling station, and fast-food restaurants with drive-thrus. It would serve nearby residential communities, like those south, southwest and northeast of the Project Site. The Proposed Project is consistent with the 2040 General Plan zoning and land use designation. Moreover, the Proposed Project includes uses that are acceptable within the North Neighborhood subarea.

The Proposed Project would not conflict with any land use plan, policy or regulation with the purpose of avoiding or mitigating an environmental effect. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.12 MINERAL RESOURCES

12.	MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.12.1 Environmental Setting

The upper portion of the General Plan Planning Area is located in MRZ-3 where the significance of mineral deposits is undetermined; the lower portion of the Planning Area is located either in MRZ-3 or in an unstudied area (no MRZ designation issued). Approximately 11,00 acres within the City limits is and approximately 5,730 acres within the City's SOI are within MRZ-3; approximately 7,930 acres within the City limits and approximately 1,420 acres within the City's SOI are within an unstudied area.

### 3.12.2 Impact Analysis

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**Less than Significant Impact.** The Project Site is located within MRZ-3, where the significance of mineral deposits is undetermined.<sup>32</sup> The Proposed Project's demand for mineral resources will be considered less than significant due to the abundance of available aggregate resources in the Southern California region. Mineral resource mining would not be compatible with the surrounding land uses and the 2040 General Plan designation for the Project Site. There have been no significant amounts of mineral deposits found in the City. However, since much of the City is flat and characterized by alluvial materials, which eroded and washed down from the mountains, extracting aggregate resources from open spaces adjacent to the flood channel in the western portion of the City and its Sphere of Influence may be possible. The Project Site is located in the eastern portion of the City and therefore, the Proposed Project would not interfere with resources extraction near the flood channel. There are no delineated sites or locations of mineral resources within the City or Sphere boundaries. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**No Impact.** The City does not contain any locally important mineral resource recovery sites.<sup>33</sup> Although the current Zoning Ordinance has a Mineral Resources Overlay Zone (Section 17.03.160) neither the City's 2006 General Plan, existing Zoning Map, or any specific plan within the Planning Area identifies a locally-important mineral resource recovery site.<sup>34</sup> The Project Site has a current zoning of Local Commercial and is within a commercial area of the city. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### 3.13 NOISE

13.	NOISE Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>32</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.11.-1 Mineral Resource Zones. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>33</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Figure 5.11.-1 Mineral Resource Zones. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>34</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.11-7. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

13.	<b>NOISE</b> Would the project result in:	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
(b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3.13.1 Environmental Setting

The Project Site is bordered by Beaumont Avenue to the east, Oak Valley Parkway to the south, and vacant land to the north and west. Sensitive receptors that may be affected by Proposed Project-generated noise include the single-family detached residential dwelling units to the south (south of Oak Valley Parkway) and the multiple family attached residential dwelling units to the northeast (east of Beaumont Avenue).

### 3.13.2 Impact Analysis

A Noise Impact Analysis, dated February 9, 2023 (revised November 16, 2023), was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix I). The report is summarized below.

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Less than Significant with Mitigation Incorporated.** The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours. The equivalent continuous noise level, Leq, is a level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.

#### Construction Noise

Construction noise is regulated within Section 9.02.110(F) of the City of Beaumont Municipal Code. Accordingly, the Proposed Project would result in a significant impact if:

- Project construction occurs outside the hours of 6:00 AM and 6:00 PM during the months of June through September; or,

- Project construction occurs outside the hours of 7:00 AM and 6:00 PM during the months of October through May; or,
- Project construction noise exceeds 55 dBA at the interior of an occupied residence or school for any 15- minute period.

Proposed Project construction noise levels at nearby sensitive receptors were calculated using the Federal Transit Administration (FTA) methodology. Figure 5 of the Noise Study shows the locations of the noise measurements taken – two short-term and one long-term. The short-term measurements were near the single-family residential uses to the south of the Project Site (across Oak Valley Parkway) (STNM1), and near the multiple-family residential use to the northeast of the Project Site (across Beaumont Avenue) (STNM2). The long-term noise measurement was taken near the southeastern corner of the Project Site (LTNM1). Modeled construction noise levels reach up to 70 dBA Leq at the nearest commercial property line to the east, 66 dBA Leq at the nearest commercial property line to the southeast, 68 dBA Leq at the nearest residential property line to the northeast, and 70 dBA Leq at the nearest residential property line to the south of the Project Site.

Proposed Project construction will not occur outside of the hours outlined in Section 9.02.110(F) of the City of Beaumont Municipal Code. Based on the modeled construction noise levels, interior noise levels are estimated to reach a maximum of 50 dBA at the nearest residential property line with windows closed based on typical exterior to interior noise transmission. Therefore, the Proposed Project would not exceed City-established standards relating to construction noise. The Proposed Project impact is less than significant; no mitigation is required.

#### Stationary Source Noise

Stationary noise source standards are established within Section 9.02.050 of the City of Beaumont Municipal Code. Accordingly, the Proposed Project would result in a significant impact if:

- Project operational noise exceeds the City-established stationary noise standards at the exterior of nearby sensitive receptors (variable from 65-71 dBA Leq); or,
- Project operational noise exceeds the City-established stationary noise standards at the interior of nearby sensitive receptors (45 dBA Leq daytime or 35 dBA Leq at nighttime for residential uses)

Noise levels at nearby sensitive receptors were determined based on the SoundPLAN acoustical model developed for the Proposed Project. The locations of sensitive receptors are shown on Figures 6 and 7 of the Noise Study.

#### *Exterior Noise Levels*

Based on the operational noise modeling, full Proposed Project operation would not exceed the daytime exterior adjusted stationary noise standards (65-71 dBA Leq) but would exceed the nighttime exterior adjusted stationary noise standards (48 dBA Leq) at all six sensitive receptors. This impact can be mitigated with implementation of Mitigation Measure N-1 identified below.

Proposed Project operational noise levels without the car wash or vacuuming activities would range between 36.2 and 41.2 dBA Leq at the exterior of nearby sensitive receivers. Therefore,



the Proposed Project will not exceed City-established stationary noise standards at the exterior of nearby sensitive receptors, for both daytime and nighttime periods, with implementation of Mitigation Measure N-1. The Proposed Project impact is less than significant with mitigation incorporated.

#### *Interior Noise Levels*

Based on the operational noise modeling, full Proposed Project operational noise is expected to range between 31.9 and 43.6 dBA Leq at the interior of nearby sensitive receivers. Full Proposed Project operation will not exceed the daytime interior stationary noise standard (45 dBA Leq) but would exceed the nighttime interior stationary noise standard (35 dBA Leq) at five of the six sensitive receptors. This impact can be mitigated with implementation of the previously identified Mitigation Measure N-1, which prohibits use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM.

Proposed Project operational noise levels without the car wash or vacuuming activities would range between 16.2 and 21.2 dBA Leq at the interior of nearby sensitive receivers. Therefore, the Proposed Project will not exceed City-established stationary noise standards at the interior of nearby sensitive receptors, for both daytime and nighttime periods, with implementation of Mitigation Measure N-1. The Proposed Project impact is less than significant with mitigation incorporated.

#### Mobile Source Noise

The City of Beaumont General Plan establishes that the standard used for maximum outdoor noise levels in residential areas in California, and the City specifically, is a CNEL of 65 dBA; no land use compatibility standards are specified for other land uses that would pertain to mobile source noise. California courts have rejected use of what is effectively a single “absolute noise level” threshold of significance (e.g., exceed 65 dBA CNEL) on the grounds that the use of such a threshold fails to consider the magnitude or severity of increases in noise levels attributable to the project in different environments. California courts have also upheld the use of “ambient plus increment” thresholds for assessing project noise impacts as consistent with CEQA, noting however, that the severity of existing noise levels should not be ignored by incorporating a smaller incremental threshold for areas where existing ambient noise levels were already high.

It is widely accepted that the average healthy human ear can barely perceive changes of 3 dBA in an outdoor environment and that a change of 5 dBA is readily perceptible. Based on the City-established standard and considering relevant case law, the Proposed Project would result in a significant impact if:

- The addition of project trips on surrounding roadways causes noise levels to increase by:
  - 5 dBA in residential areas where the existing ambient noise level is less than or equal to a CNEL of 65 dBA; or,
  - 3 dBA in residential areas where the existing ambient noise level exceeds a CNEL of 65 dBA.

#### *Proposed Project Operational Mobile Source Noise*

Roadway noise levels were calculated at roadways included in the Beaumont Village Traffic Impact Analysis (Ganddini Group, Inc., September 27, 2023) based on the FHWA Traffic

Noise Prediction Model methodology. During operation, with incorporation of pass-by and internal trip reductions, the Proposed Project is expected to generate approximately 4,095 average daily trips with 335 trips during the AM peak-hour and 342 trips during the PM peak-hour. Roadway noise levels were calculated for the following scenarios:

- Existing (without Project): This scenario refers to existing year traffic noise conditions.
- Existing Plus Project: This scenario refers to existing year plus project traffic noise conditions.

Modeled existing traffic noise levels range between 58-75 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 58-75 dBA CNEL at the right-of-way of each study roadway segment. The addition of Proposed Project trips is not expected to change noise levels in excess of the applicable threshold at any of the study roadway segments. The Proposed Project impact is less than significant; no mitigation is required.

#### *Construction Mobile Source Noise*

Construction truck trips would occur throughout the construction period. Given the Project Site's proximity to the I-10 freeway, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. Beaumont Avenue currently handles approximately 11,600 to 14,600 in the vicinity of the Project Site and Oak Valley Parkway handles approximately 12,500 to 18,100 average daily vehicle trips. According to the Beaumont Village Air Quality, Global Climate Change, and Energy Impact Analysis (Ganddini Group, Inc., 2023), the greatest number of construction-related vehicle trips per day would be during building construction at up to 21 vehicle trips per day (14 for worker trips and 7 for vendor trips). Therefore, vehicle traffic generated during Proposed Project construction is nominal relative to existing roadway volumes and would not result in the doubling of traffic volume necessary to increase noise levels by 3 dBA.

**Mitigation Measure N-1:** Prohibit use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM. The hours of operation for the car wash would be limited to the hours between 7:00 AM and 10:00 PM.

With implementation of Mitigation Measures N-1, the Proposed Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

**Less than Significant Impact.** Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation "VdB" for vibration decibels to reduce the potential for confusion with sound decibel.

The City of Beaumont has not established thresholds of significance concerning groundborne vibration. In the absence of City-established thresholds, groundborne vibration impacts are based on guidance from the Transportation and Construction Vibration Guidance Manual

(California Department of Transportation, 2020). Accordingly, the Proposed Project would result in a significant impact if:

- Groundborne vibration levels generated by the project have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:
  - 0.08 in/sec at extremely fragile historic buildings, ruins, ancient monuments
  - 0.10 in/sec at fragile buildings
  - 0.25 in/sec at historic and some old buildings
  - 0.30 in/sec at older residential structures
  - 0.50 in/sec at new residential structures and modern industrial/commercial buildings.
- Groundborne vibration levels generated by the project have the potential to cause severe annoyance to people living or working in nearby buildings by exceeding a PPV of 0.4 in/sec.

Based on the groundborne vibration modeling, use of a vibratory roller is expected to generate a PPV of 0.026 in/sec and use of a bulldozer is expected to generate a PPV of 0.011 in/sec at the closest off-site building, a residential use located approximately 100 feet south of the Project Site. Other equipment anticipated to be used during Proposed Project construction generate lower PPV. Therefore, groundborne vibration generated by project construction would not exceed the levels necessary to cause architectural damage or severe annoyance to persons living or working in nearby buildings. The Proposed Project impact is less than significant; no mitigation is required.

The most substantial sources of groundborne vibration during Proposed Project operations will include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, groundborne vibration levels generated by Proposed Project operation would not exceed those modeled for Proposed Project construction.

Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** The Project Site is not located within an airport land use plan.<sup>35</sup> The nearest airport to the Project Site is the Banning Municipal Airport, located approximately 10 miles southeast of the Project Site. The Project Site is not located within two miles of a public airport or public use airport. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>35</sup> Riverside County. Map my County. Accessed November 17, 2020.

### 3.14 POPULATION AND HOUSING

14.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.14.1 Environmental Setting

According to the United States Census Bureau, the City of Beaumont had a population of 36,877 in 2010. For 2018, the population was estimated at 49,241. The City is one of the fastest growing cities in Riverside County and in California. The City has grown rapidly in the last two decades, with a population growth rate four times higher today than in the year 2000.<sup>36</sup> Much of the suburban growth has been in the form of low-density single-family subdivisions and strip commercial development located away from the City's original grid-pattern town center.

#### 3.14.2 Impact Analysis

- a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Less than Significant Impact.** Demographic trends show that Beaumont will continue to experience a significant amount of population growth. The proposed commercial uses would be consistent with the 2040 General Plan zoning of Commercial Neighborhood. Because the Proposed Project is consistent with the 2040 General Plan, any population increase attributable to the Proposed Project has been accounted for in the 2040 General Plan. The Proposed Project consists of approximately 39,801 square feet total of building area. Based on employment density for "Commercial Retail" calculated for the County of Riverside General Plan Update EIR,<sup>37</sup> the Proposed Project based on its square footage and a predetermined Commercial Retail Employment Factor of one employee/500 square feet of building, it would generate approximately 80 employees. It is anticipated that this demand in employment will be met by the existing local labor pool. Short-term construction activities at the Project Site would not attract new employees to the area since a pool of construction labor exists in the region. The Proposed Project does not include residential development that would induce population growth. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

<sup>36</sup> City of Beaumont. 2040 General Plan. Page 12.

<sup>37</sup> Riverside County. General Plan Draft EIR. Table 3.G.  
<https://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html#4.3>

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The Project Site is currently vacant and undeveloped. No housing exists on the Project Site that could potentially be displaced. The Project Site has a zoning of Commercial Neighborhood, which is intended to permit a range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic. The Proposed Project would be consistent with this zoning. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### 3.15 PUBLIC SERVICES

15.	<b>PUBLIC SERVICES.</b> <b>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.15.1 Environmental Setting

The Community Facilities and Infrastructure Element of the General Plan establishes a framework for managing and enhancing existing utility networks, services, and facilities.

#### 3.15.2 Impact Analysis

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

**Less than Significant Impact.** The City of Beaumont contracts with the Riverside County Fire Department (RCFD) for Citywide services, including fire protection, public service and emergency medical aid response. Fire protection services are supplemented by the California Department of Forestry station in the City. Six County fire stations serve the City, with three stations based outside but near Beaumont's boundaries. A five minute response time is the goal of the City and current fire response times approximately 8 to 12 minutes. The Project Site is located in a developed area with existing fire protection services. Fire Station No. 66 is located 1.37 miles southeast of the Project Site at 628 Maple Avenue. This station is the City's



primary station. Fire Station No. 66 is equipped with two paramedic engines (one staffed, one reserve), and one rescue unit (not staffed.).<sup>38</sup>

In order to minimize the need for additional fire station facilities, new development plans are subject to review and approval by the RCFD. Proposed projects are required to comply with applicable fire protection and prevention requirements, such as building setbacks, emergency access and interior sprinklers. In addition, the Proposed Project is subject to all conditions of approval required by the RCFD. The Project Applicant will be required to pay a one-time mitigation fee to support the development of new fire station facilities under Beaumont City Ordinance 795 and a separate fee for emergency preparedness under City Ordinance 814. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

**Less than Significant Impact.** Community safety has been a serious concern for Beaumont residents. While violent crime rates have steadily decreased in the County, the number of violent crimes in Beaumont has generally increased over the last ten years. The Beaumont Police Department provides police protection services in the area of the Project Site. The target service ratio is 1.0 to 1.2 officers per 1,000 residents.<sup>39</sup> The Project Site is located in a developed area with existing police protection services. The closest police station, located at 660 Orange Avenue, is approximately 1.5 miles south of the Project Site. In order to fund police protection services, the City is annexing new residential developments into existing Community Facilities Districts (CFDs) or forming a new CFD. These CFDs will fund public safety and municipal services, which aligns with Beaumont 2040 Plan Policy 5.8.3 that requires new development to pay its fair share of required improvements, maintenance, and services. The Project Applicant would be required to pay a one-time basic service facility fee. Any increase in demand for police protection resulting from the Proposed Project has been accounted for in the 2040 General Plan and would be considered less than significant. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

**Less than Significant Impact.** The Project Site is located within the boundaries of the Beaumont Unified School District (BUSD). The increase in employment from the Proposed

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<sup>38</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.14-1. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>39</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.14-5. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

Project is anticipated to be fulfilled by the local labor pool. The Proposed Project is not anticipated to result in an increase in population growth within the area, and therefore would not increase the number of students. The Project Applicant will be required to pay applicable development fees in support of public school facilities. This fee will be sufficient in mitigating potential impacts of the Proposed Project on schools. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

**Less than Significant Impact.** According to the 2040 General Plan, the City intends to improve the requirement of establishing five acres of parkland for every one thousand persons in conjunction with residential development. The City of Beaumont and the Cherry Valley Recreation and Park District own and operate park facilities that serve residents of the City. Population growth resulting from the implementation of the 2040 General Plan will lead to an increased demand for public parks. The City currently exceeds park ratios established in the 2040 General Plan. In addition, access to parks in Beaumont is generally high. The City's Local Park Code and the State of California Quimby Act require new development to provide parkland dedications or appropriate fees in case the Proposed Project might have direct or indirect impacts on parks. The Proposed Project does not propose new homes. Therefore, no increase in the City's population is anticipated from implementation of the Proposed Project and no new government facilities, such as parks, are required. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

**Less than Significant Impact.** The Proposed Project is not anticipated to have a significant impact on public facilities/services because an increase in the City's population is not anticipated with the Proposed Project. In addition, the Project Applicant's payment of development impact fees will mitigate any potential impacts on public services. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.16 RECREATION

16.	RECREATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16.	RECREATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3.16.1 Environmental Setting

The Open Space designation refers to open space lands used for recreation and conservation including parks, trails, and golf courses. The Beaumont-Cherry Valley Recreation and Park District (BCVRPD) is a Special District within the City of Beaumont. BCVRPD operates facilities estimated at 60.5 acres within City boundaries. The City will protect the rural landscape, including quality access to air and water, open space, and mountain views. In protected open space areas, the City will promote active open space corridors and trails that support natural vegetation, scenic vistas, and sensitive habitats as well as recreational opportunities.<sup>40</sup>

### 3.16.2 Impact Analysis

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**No Impact.** The implementation of the Proposed Project is not expected to lead to substantial population growth. As a result, the Proposed Project would not lead to substantial physical deterioration of neighborhood and regional parks or other recreational facilities. It would not require the construction or expansion of park or other recreational facilities to meet demands. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**No Impact.** The Proposed Project is a commercial development and its demand for employment is anticipated to be filled by the local labor pool. It would not require the construction or expansion of recreational facilities to meet demands of residential development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>40</sup> City of Beaumont. General Plan. Page 32.

### 3.17 TRANSPORTATION

17.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict or be inconsistent with CEQA Guidelines s § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.17.1 Environmental Setting

Major transportation routes through the General Planning Area include Interstate 10 (I-10), State Route 60 (SR-60), and State Route 79 (SR-79) (Beaumont 2040 Plan, p. 13). The Downtown Area Plan (DAP) is focused on Sixth Street between Veile Avenue and Highland Springs Avenue, and along Beaumont Avenue between Fifth Street and 12th Street. A comprehensive transportation network of freeways and streets, bicycle lanes, golf cart network, bus transit, and passenger rail provide mobility options within the City. This transportation network also includes sidewalks and trails and associated facilities. The current system reflects a focus on automobile movement.

#### 3.17.2 Impact Analysis

A Traffic Impact Analysis (TIA), dated January 16, 2024, was prepared for the Proposed Project by Ganddini Group, Inc. to provide an assessment of traffic operations resulting from development of the Proposed Project and to identify measures necessary to mitigate potentially significant traffic impacts (see Appendix J). This report is summarized herein.

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?*

#### **Less than Significant Impact.**

The Proposed Project is a land use project that would allow commercial services to be more accessible to residents of neighborhoods nearby. The Proposed Project is forecast to generate a total of approximately 8,766 daily trips prior to accounting for pass-by trip adjustments, including 683 trips during the AM peak hour and 721 trips during the PM peak hour. With applicable pass-by trip adjustments, the Proposed Project is forecast to generate a total of approximately 4,095 net daily vehicle trips, including 331 net trips during the AM peak hour and 335 net trips during the PM peak hour.

The purpose of the Mobility Element of the City General Plan is to develop a transportation network for the City that balances modal priorities and addresses the safe and efficient operation, maintenance, and management of the circulation network. The goals and policies

in the element have been developed to ensure that all streets within the City are reviewed through a “complete streets” lens – meaning that all streets should provide accessible mobility options for users of all ages and abilities. The Proposed Project is consistent with the following applicable goals and policies:

**Goal 4.1: Promote smooth traffic flows and balance operational efficiency, technological, and economic feasibility.**

**Policy 4.1.5:** Require residential and commercial development standards that strengthen connections to transit and promote walking to neighborhood services.

**Consistent:** There are currently existing bicycle lanes along Oak Valley Parkway west of Beaumont Avenue. The Proposed Project would provide bike racks. Sidewalks are not provided on the west sides of the street along Beaumont Avenue north of Oak Valley Parkway, and along both sides of Oak Valley Parkway west of Beaumont Avenue. Sidewalks are proposed to be constructed along Project Site frontage. The study area is currently served by PassTransit bus service. Route 2 run along Beaumont Avenue, Cougar Way and Oak Valley Parkway. Route 3 runs along Cougar Way and Beaumont Avenue. Route 4 runs along 10th Street, Palm Avenue, Cougar Way, Beaumont Avenue and Brookside Avenue. Routes 7 runs along Oak Valley Parkway, Beaumont Avenue, Cougar Way and Brookside Avenue. Route 9 runs along Palm Avenue, Cougar Way and Beaumont Avenue. A bus stop is proposed immediately south of the Project Site. Therefore, the Proposed Project would be easily accessible.

**Goal 4.2: Support the development of a comprehensive network of complete streets throughout the City that provides safe, efficient, and accessible connectivity for users of all ages and abilities.**

**Policy 4.2.2** Maintain standards that align with SB 743 and multi-modal level of service (MMLOS) methodologies. Incorporate these into impact assessments when appropriate.

**Consistent:** A bus stop is proposed immediately south of the Project Site. Sidewalks are proposed to be constructed along Project Site frontage. No changes are proposed to the existing bicycle lanes near the Project Site. The Proposed Project would provide bike racks.

**Policy 4.2.4** Obtain and preserve adequate right-of-way to accommodate future mobility system improvements.

**Consistent:** Under proposed conditions, 5 more feet will be dedicated to the public right-of-way than under current conditions.

**Policy 4.2.5** Ensure that existing and future roadway improvement balance the needs of all users, including pedestrians and bicyclists.

**Consistent:** The Proposed Project includes the construction of sidewalks along Project Site frontage. No changes are proposed to the existing bicycle lanes near the Project Site. The Proposed Project would provide bike racks.

**Goal 4.6: Manage and provide an adequate parking supply that meets the needs of people who live, work, and visit Beaumont.**

**Policy 4.7.2** Encourage developers to meet their minimum parking requirements via shared parking between uses, payment of in-lieu fees, joint parking districts, or off-site parking within a reasonable walking time of 10 minutes or less.



**Consistent:** The Proposed Project would provide multiple commercial uses in one lot. The Project Applicant is required to provide 243 parking spaces. 258 parking spaces would be provided.

Therefore, the Proposed Project is not anticipated to conflict with the City General Plan. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

*b) Conflict or be inconsistent with CEQA Guidelines s § 15064.3, subdivision (b)?*

**Less than Significant Impact.** The City of Beaumont has ratified SB 743 VMT Threshold for CEQA Compliance Related to Transportation Analysis on June 16, 2020. The City's guidelines are based on the Western Riverside Council of Governments (WRCOG) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, updated March 2020, which also consider guidance and substantial evidence provided in the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018).

The Proposed Project consists of a total of 39,801 square feet of various commercial retail uses, including several fast food restaurants, a gas station with a convenience store, an express car wash and retail shops that would generally serve the local community and therefore meets the accepted definition for local-serving retail. As noted in the OPR Technical Advisory, new retail development typically redistributes shopping trips rather than creating new trips. By adding retail opportunities into the urban fabric and thereby improving proximity, local-serving retail tends to shorten trips and reduce VMT.

Based on screening criteria Project Type Screening, the Proposed Project satisfies the City-established screening criteria for local serving retail less than 50,000 square-feet and may be presumed to result in a less than significant VMT impact.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

*c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

**Less than Significant Impact.** The Proposed Project comprises a total of 39,801 square feet of various commercial retail uses, including several fast-food restaurants, a gas station, an express car wash and retail shops. It would provide 4 access driveways. Proposed Project Driveway 1 is proposed to be a signalized full access driveway on Beaumont Avenue that aligns with the existing driveway for the Oak Valley Town Center commercial plaza. Proposed Project Driveway 2 is proposed to be a stop-controlled right turns in/out only access on Beaumont Avenue near the northeast corner of the Project Site. Proposed Project Driveway 3 is proposed to be a stop-controlled full access driveway on Oak Valley Parkway that is located adjacent to the west Proposed Project boundary. Proposed Project Driveway 4 is proposed to be a stop-controlled right turns in/out only access driveway on Oak Valley Parkway just west of Beaumont Avenue. The Proposed Project does not include geometric design features or incompatible uses that would substantially increase hazards. The Project Site is not adjacent to windy roads. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) *Would the project result in inadequate emergency access?*

**Less than Significant Impact.** The Beaumont Code of Ordinances requires that minimum driveway width shall be 12 feet per lane for a one-way driveway and 25 feet for a two-way driveway.<sup>41</sup> The Proposed Project would provide four access driveways. Proposed Project Driveway 1 is signalized, full access 38- foot driveway; Proposed Project Driveway 2 is a 25-foot two-way driveway; Proposed Project Driveway 3 and 4 are both two-way 30-foot wide driveways off of Oak Valley Parkway. The driveways would be wide enough to allow evacuation and emergency vehicles simultaneous access. With the proposed raised median on Oak Valley Parkway from Beaumont Avenue to the Proposed Project Driveway 3, the currently full access intersection of San Miguel Drive at Oak Valley Parkway will be restricted to a right-in/right-out only intersection. As concluded in the TIA, the 95th percentile eastbound through queues on Oak Valley Parkway is projected to not reach Project Driveway 3. Since both the eastbound and westbound through lanes on Oak Valley Parkway at Project Driveway 3 are not congested or blocked, it is appropriate for Project Driveway 3 to be a stop-controlled full access intersection as proposed. The County Fire Department shall have the authority to inspect the Project Site as often as necessary to ensure that there are no hazards violating fire safety, such as inadequate emergency access. The Proposed Project would provide more than the required number of on-site parking spaces and therefore, vehicles would not be parked in the public right-of-way. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### 3.18 TRIBAL CULTURAL RESOURCES

18.	TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<sup>41</sup>City of Beaumont. Code of Ordinances.  
[https://library.municode.com/ca/beaumont/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.05OREPALOST\\_17.05.050ACRE](https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.05OREPALOST_17.05.050ACRE)

18.	TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3.18.1 Environmental Setting

The City lies within the traditional territory of the Pass (or Wanakik) Cahuilla and a small portion of Serrano ancestral territory. Additionally, recorded and unrecorded tribal cultural resources exist within the City of Beaumont and its Sphere of Influence, including along Highways 60 and 79.<sup>42</sup>

### 3.18.2 Impact Analysis

- i) *Would the project cause a substantial adverse change in a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

**Less than Significant Impact.** A Historical/Archaeological Resources Survey Report, dated March 2, 2018, was prepared for the Proposed Project by CRM TECH. Throughout the course of the field survey, no potential tribal cultural resources were encountered within or adjacent to the Project Site. On December 20, 2017, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's sacred lands file. In the meantime, the Tribal Historic Preservation Office of the Morongo Band of Mission Indians was notified of the upcoming archaeological fieldwork and invited to participate.

In response to CRM TECH's inquiry, the NAHC reported in a letter dated January 4, 2018, that the sacred lands record search identified no Native American cultural resources within the Project Site, but recommended that local Native American groups be contacted for further information. For that purpose, the NAHC provided a list of potential contacts in the region. Upon receiving the NAHC's response, CRM TECH sent written requests for comments to 33 of the 35 individuals on the referral list and the organizations they represent.

At the time of the preparation of the report, CRM TECH received responses in writing from seven tribal representatives. Judy Stapp of the Cabazon Band of Mission Indians and Amanda Vance, Chairperson for the Augustine Band of Cahuilla Indians, stated that their tribes had no specific information on any Native American cultural resources in the Project Site. Ms. Vance requested to be notified of any Native American cultural resources discovered during execution of the Proposed Project. Jessica Mauck, Cultural Resources Analyst for the San

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<sup>42</sup> City of Beaumont. 2040 General Plan. Page 209.

Manuel Band of Mission Indians, and Ray Teran with the Resource Management Department of the Viejas Band of Kumeyaay Indians found the Project Site to be outside their respective tribes' area of interest.

Raymond Huaute of the Morongo Band of Mission Indians and Katie Croft, Cultural Resources Manager for the Agua Caliente Band of Cahuilla Indians, both identified the Proposed Project location as a part of the tribe's traditional use area and request copies of the report for tribal review. Joseph Ontiveros, Cultural Resources Director for the Soboba Band of Luiseño Indians, also claimed the Proposed Project location as a part of the tribe's traditional use area, as well as an area considered to be culturally sensitive to the Soboba people.

On behalf of the tribe, Ms. Croft requested copies of all cultural resources documentation resulting from the Proposed Project. Raymond Huaute recommended a comprehensive archaeological survey for the Proposed Project (summarized as Mitigation Measure CR-1 above). He requested further consultation with the Project Proponent and the City of Beaumont, Native American monitoring of the Proposed Project by a representative of the Soboba Band, and proper treatment of cultural remains discovered during construction. In addition, Mr. Ontiveros stated that data maintained by the Soboba Band identified "multiple areas of potential impact," and offered to share specific information during future consultation with the City of Beaumont. AB52 consultation is summarized below.

No significant impacts are identified and no additional mitigation measures are required.

- ii) *Would the project cause a substantial adverse change in a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

**Less than Significant Impact.** California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

As required by CEQA, AB 52 consultation is performed between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area. On October 2, 2019, the City of Beaumont submitted AB 52 notification letters to 19 Native American tribal governments or designated tribal representatives. Of the 19 tribes or tribal representatives (in some cases multiple letters were sent to representatives of the same tribe), the City received responses from five tribes. Responses and consultation requests were received from the following tribes within 30-days:

- Agua Caliente Band of Cahuilla Indians (November 7, 2019): The tribe requested consultation within the 30-day timeframe under AB 52 and requested additional information, which was sent on December 3, 2019.
- Cahuilla Band of Indians (October 17, 2019): The tribe responded within the 30-day timeframe under AB 52 and stated they did not wish to consult at this time. The tribe

did state that the Proposed Project is within the Cahuilla traditional use area and requested to be notified of any updates or changes to the Proposed Project moving forward.

- Morongo Band of Mission Indians (October 22, 2019): The tribe requested consultation within the 30-day timeframe under AB 52 and requested additional information, which was sent on October 24, 2019.
- Rincon Band of Luiseno Indians (October 17, 2019): The tribe responded within the 30-day timeframe under AB 52 and declined consultation because the Proposed Project is outside of Luiseno Aboriginal Territory.
- San Manuel Band of Mission Indians (October 8, 2019): The tribe responded within the 30-day timeframe under AB 52 and declined consultation because the Proposed Project is outside of Serrano ancestral territory.

Pursuant to PRC 21080.3.1(d), each tribal government or representative was given 30 days upon receipt of the AB 52 notification letter to provide a request for consultation on the Proposed Project. The 30-day request period for consultation expired on November 24, 2019. Five of the 19 tribal representatives responded to the initial notification letter, with two requesting consultation. Tribal consultation between the City of Beaumont and the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians is ongoing. Any mitigation measures required by the tribe(s) and agreed to by the City may become Proposed Project Conditions of Approval (COAs). The City of Beaumont, as lead agency, has fulfilled its obligations under AB 52 to engage in tribal consultation with all other tribal governments. Therefore, as of the date of this Initial Study, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.19 UTILITIES AND SERVICE SYSTEMS

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3.19.1 Environmental Setting

The City is serviced by the Beaumont/Cherry Valley Water District (BCVWD) for water treatment and delivery system. The City of Beaumont Wastewater Treatment Plant recycles wastewater made available to the community. Electrical service is provided by Southern California Edison. The Southern California Gas Company (SCG) provides basic residential and business gas services with no constraints to substantial future development. Landfill and recycling services are provided by Waste Management.

### 3.19.2 Impact Analysis

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or expansion of which could cause significant environmental effects?*

**Less than Significant Impact.** New development in the City is required to connect to the City's sanitary sewer system. All sewage generated within the City is treated at the City-owned Beaumont Wastewater Treatment Plant No. 1 (WWTP). The Proposed Project will connect to an existing 12-inch sewer line in Oak Valley Parkway that provides sewer service to the area. The Beaumont-Cherry Valley Water District (BCVWD) will provide water service to the Proposed Project. A Will-Serve letter, dated October 16, 2023, was provided by BCVWD. There are 10-inch and 12-inch water lines along Oak Valley Parkway and 12-inch water lines along Beaumont Avenue that the Proposed Project can connect to. Implementation of the Proposed Project would not require the construction of new water or wastewater treatment facilities or existing facilities.

The Riverside County Flood Control and Water Conservation District (RCFCWCD) Master Drainage Plan (MDP) for the Beaumont Area addresses the drainage problems of the City and City's SOI and provides an economical plan that considers flood protection for both existing and future development. The Beaumont MDP encompasses approximately 34 square miles of incorporated and unincorporated land in and around the City. Generally, the MDP boundary limits are the community of Oak Glen to the north, Highland Springs Avenue to the east, Beaumont City limits to the south, and Interstate 10 and Wildwood Canyon to the southwest and northwest, respectively. Underground infiltration basins would detain the incremental increase in storm runoff from the Proposed Project. Therefore, no construction or expansion of stormwater drainage facilities are required with implementation of the Proposed Project.

SCE will provide basic electrical services to the Project Site. There are existing power poles along Oak Valley Parkway that the Proposed Project can connect to. The estimated electricity demand for the Proposed Project is approximately 860,531 kWh per year. In 2021, the non-residential sector of the County of Riverside consumed approximately 8,257 million kWh of



electricity. As concluded in Section 3.6, the increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for the non-residential sector of the County of Riverside.

The Project Site would be serviced by SoCalGas's existing natural gas distribution system that serves the general area of the Project Site. There are existing gas valves along Oak Valley Parkway that the Proposed Project can connect to. The estimated natural gas consumption for the Proposed Project is approximately 1,539,062 kBTU per year. In 2021, the non-residential sector of the County of Riverside consumed approximately 144 million therms of gas. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas.

The Proposed Project would be served by Verizon for telephone service and Charter Communications for cable. Neither provider is anticipated to fall short of services for potential customers. The Proposed Project's demand for telecommunication services is not significant enough to require relocation or construction of facilities.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal dry and multiple dry years?*

**Less than Significant Impact.** The Project Site will be serviced by the Beaumont-Cherry Valley Water District (BCVWD). The BCVWD's 2020 Urban Water Management Plan (UWMP) estimated the City's water supplies and demand from 2020 and projected supplies and demand through 2045. At the time the UWMP was prepared, the estimated population served by the District was 59,000. The City of Beaumont is currently experiencing rapid growth and is expected to nearly double in population by 2045.<sup>43</sup> As part of the District's 2020 UWMP update, an analysis was performed to assess the potential water supplies available over the next 25 years under normal conditions, as well as the supply conditions during single and multiple dry years. The BCVWD can anticipate a surplus in supply over the next 25 years under normal conditions. During single dry year and multiple dry years conditions, it is expected that the District's supply will need to be supplemented with water from the storage account in the Beaumont Basin.<sup>44</sup>

The Proposed Project is estimated to have a demand of 25.13 acre-feet per year (AFY) of water.<sup>45</sup> 90% of water used for the proposed car wash would be recycled. The 2040 General Plan proposes a maximum of 40,849 residential dwelling units and based on development at a typical non-residential intensity, is anticipating approximately 33,075,597 square feet of non-residential uses (i.e. retail/service, office, industrial) in the 2040 General Plan area at 100 percent build-out. The 2020 UWMP incorporates the 2040 General Plan.<sup>46</sup>

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<sup>43</sup> Beaumont-Cherry Valley Water District. 2020 Urban Water Management Plan. September 2021.

<sup>44</sup> Beaumont-Cherry Valley Water District. 2020 Urban Water Management Plan. September 2021.

<sup>45</sup> Based on factor of 3.50 AFY per acre for commercial uses. County of Riverside Environmental Impact Report No. 521. Table 4.19-BI. February 2015.

<sup>46</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.18-35. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

The Project Site has a current Zoning of Commercial Neighborhood (CN), and the Proposed Project would be consistent with this 2040 General Plan designation. Any increase in water demand resulting from the development and operation of the proposed uses would have been accounted for in BCVWD's UWMP.

Compliance with BCVWD's development conditions, if any, will ensure that the Proposed Project does not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The Proposed Project is required to conform to the City of Beaumont and County of Riverside Landscaping Standards that pertain to water efficient landscape requirements. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Less than Significant Impact.** The Proposed Project has a 2040 General Plan land designation of Commercial Neighborhood, and its development is included in the City's projected future growth.

The WWTP is in the process of a capacity expansion from 4.0 million gallons per day (mgd) to 6.0 mgd in order to serve the projected City population for the next 20 years. The future capacity of 6.0 mgd could be reached around 2038 assuming the current City growth rate, which would be a conservative assumption since development would typically slow as the City approaches buildout. Maximum flow to the WWTP, beyond the 20-year planning period, is projected to be 8.0 mgd. To this end, the WWTP has been developed in a "modular" fashion by which capacity can be economically and efficiently increased with additional trains of process equipment.<sup>47</sup> The Proposed Project would generate an estimate of 8,592 gallons per day (gpd).<sup>48</sup> This increase in wastewater generated would account for approximately 0.2% of the WWTP's current capacity.

It is the City's responsibility to provide sufficient wastewater conveyance and treatment services to customers within its service area. With the City's current WWTP expansion, the City is anticipated to have adequate treatment capacity for current and future residents until approximately 2038. The WWTP discharge permit with the Santa Ana RWQCB stipulates that a capacity expansion will be needed when the influent flow reaches a certain proportion of the maximum design capacity (typically 75 percent). Because additional treatment capacity may be needed in the future, the proposed 2040 General Plan policies for Community Facilities and Infrastructure Goal 7.5 will ensure the City continues monitoring influent rates at the wastewater treatment plant as new development projects are proposed, and coordinates treatment capacity expansion as needed. Furthermore, the proposed 2040 General Plan policies for Land Use and Design Goal 3.2 will ensure that there will be adequate water and wastewater system capacity to meet projected demand, and the City will continue to implement comprehensive water and wastewater management programs and ensure that

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<sup>47</sup> City of Beaumont. Beaumont General Plan 2040 Draft PEIR. Page 5.18-36. <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720/>

<sup>48</sup> Based on factor of 1200 gpd per acre for commercial uses. County of Riverside Environmental Impact Report No. 521. Table 4.19-BJ. February 2015.

future developments pay their fair share for any needed infrastructure improvements. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

**Less than Significant Impact.** The City is within the service area of the Lamb Canyon Landfill, located just south of the City and operated by the Riverside County Department of Waste Resources (RCDWR). Waste generated within the City is also taken to other Riverside County landfills, as well as various landfills throughout the state. Disposal of the municipal waste generated within the General Plan Area, of which the Proposed Project is included, is ultimately the responsibility of the County of Riverside. As such, the County will direct municipal wastes to any of the available disposal sites. This could be accomplished through direct transport to an alternative landfill, or through the construction and operation of a transfer facility. Wastes generated under buildout conditions will be directed to landfills with available capacity, as determined by the County. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan (CIWMP).

Riverside County General Plan EIR No. 521 uses the following solid waste generation factor for commercial development: 2.4 tons per 1,000 square feet per year. The Proposed Project includes the development of 39,801 SF of commercial uses. These proposed structures are anticipated to generate approximately 95.5 tons of solid waste annually. The Project Site has a current zoning of Commercial Neighborhood, and the Proposed Project would be developed in accordance with the requirements of this zoning. Solid waste generation from the Proposed Project was accounted for in the 2040 General Plan and the City's expected increase in waste generation. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**Less than Significant Impact.** Riverside County General Plan EIR No. 521 uses the following solid waste generation factor for commercial development: 2.4 tons per 1,000 square feet per year. The Proposed Project includes the development of 39,801 SF of commercial uses. These proposed structures are anticipated to generate approximately 95.5 tons of solid waste annually.

The CIWMP was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939). The SRRE is included in the CIWMP and analyzes the local wastestream to determine where to focus diversion efforts, including programs and funding. The City of Beaumont requires all development to adhere to all source reduction programs set forth in the SRRE for all the disposal of solid waste including yard waste. The Proposed Project would adhere to the SRRE and comply with all other applicable local, State, and federal solid waste disposal standards. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### 3.20 WILDFIRE

20.	<b>WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
(a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.20.1 Environmental Setting

Beaumont has been identified by CAL FIRE as being located within a “wildland-urban interface”. The “wildland-urban interface” includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk. Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions.<sup>49</sup>

#### 3.20.2 Impact Analysis

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** The Project Site is located on the northwest corner of Oak Valley Parkway and Beaumont Avenue. The 2040 General Plan Circulation Element provides for appropriate evacuation routes and circulation throughout the General Plan Area to facilitate rapid response to emergency situations. The portion of these roads along the Project Site are considered evacuation routes.<sup>50</sup> The City has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS)/National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. It is an extension of the State Emergency Plan.<sup>51</sup> New development plans are subject to review and approval by the RCFD, thereby ensuring that the Proposed Project does not interfere with evacuation. The City and Riverside

<sup>49</sup> City of Beaumont. 2040 General Plan. Page 230.

<sup>50</sup> City of Beaumont. 2040 General Plan. Figure 9.2 Evacuation Routes.

<sup>51</sup> City of Beaumont. 2040 General Plan. Page 224.

County Fire Department established certain design standards to ensure that site planning and building design consider public safety and fire prevention; these standards include requirements governing emergency access. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City and County. Access to the Project Site would be provided via two driveways along Beaumont Avenue and two driveways along Oak Valley Parkway. Site access for operations would be subject to approval of the Site Plan by the City. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- b) *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Less than Significant Impact.** Proposed development under the General Plan is subject to environmental and building permit review procedures to ensure adequate and appropriate site design and construction methods are implemented to reduce the risk of wildland fires. For new development, the creation of defensible areas around building structures, and use of fire-resistant building materials will provide protection from wildland fires. Moreover, the Project Site does not lie within a Very High Fire Hazard Severity Zone (VHFHSZ) and is not in area considered a wildland fire risk.<sup>52</sup> The implementation of the Proposed Project would eliminate the existing ruderal vegetation, and providing a paved foundation and irrigated landscaping. Riverside County Fire Department (RCFD) will review the final design to ensure the mitigation of fire hazards and minimal impacts to the environment. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**Less than Significant Impact.** The Proposed Project would not include the installation of utilities but connect with service laterals to existing water, sewer, and power mains. As stated previously, the Project Site is not located within a Very High Fire Hazard Severity Zone. The Proposed Project would include buildings with fire safety and fire suppression design elements, and proper landscaping as to not exacerbate wildfire risks. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?*

**Less than Significant Impact.** The Project Site would be graded, and therefore the Proposed Project would not be subject to post-fire slope instability. The westernmost parcel will not be encroached upon to provide a buffer between Marshall Creek and the Proposed Project. The implementation of associated storm water BMPs will ensure that the Proposed Project appropriately conveys storm water runoff without affecting upstream or downstream drainage characteristics. The Proposed Project would retain the incremental increase in site-generated runoff. As a result, the Proposed Project will not expose people or structure to significant risks,

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<sup>52</sup> City of Beaumont. 2040 General Plan. Figure 9-3 Fire Hazard Severity Zone Map.

such as downslope flooding or landslides. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

21.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.21.1 Impact Analysis

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**Less than Significant with Mitigation Incorporated.** In February 2018, a Biological Resources Assessment (BRA) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Proposed Project by Jericho Systems, Inc. An updated Biological Resources Assessment, Jurisdictional Waters Assessment, and Burrowing Owl Habitat Survey report, dated March 30, 2021, was prepared to provide information for the 2018 and 2021 efforts and document any changes in literature reviews or site conditions that may have occurred between the 2018 and 2021 efforts. Nine sensitive species and four sensitive habitats have been documented in the *Beaumont* and *El Casco* USGS 7.5-minute series quadrangles. Although not a State- or federally-listed as threatened or endangered species, burrowing owl (*Athene cunicularia*) are considered a State and federal Species of Special Concern (SSC) and are a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code. Based on site conditions, the likelihood of burrowing owl is low, and the species is currently absent. However, to ensure that there are no impacts to burrowing owl, Mitigation Measure BIO-1 shall be implemented.



The MBTA provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. Vegetation suitable for nesting birds does exist within and adjacent to the Project Site and most birds are protected by the MBTA. Therefore, Mitigation Measure BIO-2 shall be implemented to avoid potential significant impacts to nesting birds. A Biological Resources Assessment and Western Riverside MSHCP Updated letter, dated February 12, 2023, was prepared for the Project Site by Jennings Environmental, LLC (Jennings) to determine the current site conditions at Project Site and document any changes from the previous study. As stated in the 2023 update letter, the Project Site appears to be largely unchanged from the previous report. Therefore, no additional mitigation measures are required.

A Historical/Archaeological Resources Survey Report, dated March 2, 2018, was prepared by CRM TECH for the Proposed Project. CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey of the entire Project Site. During the survey, a concrete slab foundation and a few fragments of broken concrete were noted in the Project Site, representing the remains of two apparent rural residential complexes that dated to the early and mid-20th century. Retaining no integrity to relate to the historic period and occurring without any associated artifact deposits, these minor, fragmented, and ubiquitous structural remains demonstrate no potential to meet the criteria for listing in the California Register of Historical Resources, and are therefore not considered potential "historical resources." No other features of prehistoric or historical origin were encountered throughout the course of the study. Based on these findings, CRM TECH recommends to the City of Beaumont a conclusion of No Impact on cultural resources. However, there is always a potential for unanticipated discovery of cultural resources during the execution of the Proposed Project. Therefore, Mitigation Measure CR-1 is recommended to avoid the potential to eliminate important examples of the major periods of California history or prehistory.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)*

**Less than Significant with Mitigation Incorporated.** Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

*(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.*

*(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.*

### Air Quality

There are a number of cumulative projects in the area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within the area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

The project area is out of attainment for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. This applies to TACs as well, as the SCAQMD does not have any cumulative TAC thresholds; therefore, projects that do not exceed the SCAQMD TAC threshold criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Proposed Project operations would generate emissions of NO<sub>x</sub>, ROG, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>, which, would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. The Proposed Project will not be a source of significant TACs and will not cause significant cancer or non-cancer-related health risks. Since the Proposed Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the Proposed Project, based on the magnitude of traffic the Proposed Project is anticipated to create. Therefore, operation of the Proposed Project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors, or TACs. As a result, the Proposed Project would result in a less than significant cumulative impact for operational emissions.

### Greenhouse Gas

Although the Proposed Project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. Therefore, in the case of global climate change, the proximity of the project to other GHG emission generating activities is not directly

relevant to the determination of a cumulative impact because climate change is a global condition. According to CAPCOA, “GHG impacts are exclusively cumulative impacts; there are no noncumulative GHG emission impacts from a climate change perspective.” The resultant consequences of that climate change can cause adverse environmental effects. A project’s GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change.

The state has mandated a goal of reducing statewide emissions to 1990 levels by 2020, even though statewide population and commerce are predicted to continue to expand. In order to achieve this goal, CARB is in the process of establishing and implementing regulations to reduce statewide GHG emissions. Consistent with CEQA Guidelines Section 15064h(3),<sup>31</sup> the City, as lead agency, has determined that the project’s contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions.

As discussed in Section 3.8 – Greenhouse Gas Emissions, the Proposed Project is consistent with the Sustainable Beaumont Plan. Thus, given the Proposed Project’s consistency with the Sustainable Beaumont Plan and SCAQMD’s draft 3,000 MTCO<sub>2</sub>e per year threshold for all land uses, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Given this consistency, it is concluded that the Proposed Project’s incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than Significant with Mitigation Incorporated.** Mitigation Measure N-1 restricts car wash and car wash vacuuming hours to daytime hours only and would mitigate Proposed Project operational noise impacts to less than significant level.

The City of Beaumont, as is the case for most of Southern California, is located within a seismically active region. The Project Site is located within a County of Riverside designated fault zone study area, but not within a state designated Alquist Priolo Earthquake Fault Zone. In addition, two active faults traverse the Project Site. Implementation of the recommendations identified in the geotechnical report would ensure that no significant impacts due to geologic hazards occur with development of the Proposed Project.

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## MITIGATION MONITORING REPORTING PROGRAM

**Project:** Beaumont Village Shopping Center 11867 Beaumont Ave. **Applicant:** Santiago Holdings, LLC

**Lead Agency:** City of Beaumont **Date:** April 2024

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
<b>Biological Resources</b>				
BIO-1: Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The California Department of Fish and Wildlife (CDFW) shall be notified of burrowing owl survey results within 48 hours of detection. The qualified biologist shall coordinate with CDFW and U.S. Fish and Wildlife Service to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.	Project Applicant/ Qualified Biologist	No less than 14 days prior to the start of Project- related activities and within 24 hours prior to ground disturbance	City of Beaumont	
BIO-2: Regardless of the time of year, nesting bird surveys shall be conducted by a qualified avian biologist within three days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To minimize impacts to nesting birds,	Project Applicant/ Qualified Biologist	Within three days prior to ground disturbing activities	City of Beaumont	



Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).				
<p>BIO-3: Best Management Practices</p> <ol style="list-style-type: none"> <li>1. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.</li> <li>2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</li> <li>3. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</li> <li>4. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.</li> <li>5. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.</li> <li>6. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</li> <li>7. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.</li> </ol>	Project Applicant/Contractor	During construction	City of Beaumont	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
<p>8.The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</p> <p>9.To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>10.Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>11.The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p>				
<b>Cultural Resources</b>				
CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program shall be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured by the qualified Archaeologist and the City.	Project Applicant/ Qualified Archaeologist	During first two days of excavation into younger alluvial deposits; longer if resources discovered	City of Beaumont	
CR-2: If, at any time, human remains or suspected human remains are identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the	Project Applicant/Contractor / Qualified Archaeologist	During ground disturbing activities	City of Beaumont	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
<p>archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:</p> <p>A)If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.</p> <p>B)If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.</p> <p>C)If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.</p>				
<b>Geology and Soils</b>				
<p>GEO-1: If substantial excavations are planned within the Project Site, the Project Applicant shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed, and if paleontological monitoring is warranted. In the event of inadvertent paleontological findings, all work within a 100-foot radius of the discovery shall halt near the find until a qualified paleontologist can assess the significance of the find. If the resource is found to be significant then a data recovery program shall be implemented by the qualified paleontologist. Identification of any paleontological resources shall include documentation and reporting with the appropriate paleontological data repository. The final disposition and location of any recovered materials shall be identified and funded by the Project</p>	Project Applicant/Qualified Paleontologist	During any substantial excavations into older Quaternary deposits.	City of Beaumont	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Monitoring	Verified Date /Initials
Applicant and approved by the City.				
<b>Hydrology</b>				
WQ-1: The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the Project Site.	Project Applicant/ Contractor	During ground disturbing activities and during operations	City of Beaumont	
<b>Noise</b>				
N-1: Prohibit use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM. The hours of operation for the car wash would be limited to the hours between 7:00 AM and 10:00 PM.	Project Applicant/ Car Wash Tenant	During operations	City of Beaumont	



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

**PLANNING COMMISSION DATE:** May 8, 2024

**CITY COUNCIL DATE:** May 21, 2024

**PROJECT NAME:** Beaumont Village

**PROJECT NO.:** PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, PM2019-0006 (TPM37440), PLAN2022-0791 & ENV2019-0010

**DESCRIPTION:** A request for a plot plan to construct and operate A plot plan for a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone.

**APPLICANT:** Ari Miller – Santiago Holdings, LLC

**LOCATION:** Northwest corner of Oak Valley Parkway and Beaumont Avenue

**APN:** 404-190-001 & 404-190-003

## **PROJECT**

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 PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, Tentative Parcel Map 37740 (PM2019-0006) and a Sign Program PLAN2022-0791, and property consists of all Conditions of Approval herein.
2. The use hereby permitted is the construction of a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, layout only four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located

on the northwest corner of Oak Valley Parkway and Beaumont Avenue 12.39-acres located on Assessor Parcel Numbers 404-190-001 & 404-190-003.

3. 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 PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, PM2019-0006 (TPM37440), PLAN2022-0791 & ENV2019-0010. 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.
4. 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.
5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
6. This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. 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.
7. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
8. Administrative Plot Plan and business license application review and approval are required prior to building permit final.
9. Final inspections will be required prior to the start of operations by the City of Beaumont Departments including the office of the Fire Marshall and the Riverside County Flood Control District. All inspections shall be performed and approved before a Certificate of Occupancy is issued.



10. If any of the conditions of approval are violated, or if the use otherwise becomes a public nuisance as set forth in the Beaumont Municipal Code, the Plot Plan permit may be revoked as prescribed in the Municipal Code.
11. A valid business license shall be maintained in force at all times.
12. 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.
13. 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 nuisance conditions result from the operation.
14. The project shall comply with the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
15. Outdoor storage of motor vehicles is prohibited that is not consistent with the standard operation of the business.
16. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
17. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
18. A sign program has been included as part of this project but will require Planning and Building sign permits prior to installation. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, Chapter 17.07 or the Beaumont Village sign program.
19. 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.
20. Prior to the issuance of a Building Permit, or Certificate of Occupancy (whichever occurs first), landscape plans shall be prepared by a Licensed Landscape Architect and submitted in conjunction with Building plan and this project shall be subject to all the requirements listed in Chapter 17.06. The plans shall indicate species, sizes

and spacing of all shrubs, groundcover, and trees.

21. Prior to the issuance of a Certificate of Occupancy, all landscaping shall be installed, and irrigation shall be operational.
22. The landscape plans shall include at a minimum size, 24" box trees on the northern and western property lines, and north of the private drive adjacent to the private drive consistent with the landscape plan dated March 10, 2022. All trees shall be a minimum size of a 24" box and shrubs shall be a minimum of at least 5 gallon in size.
23. Barbed wire, concertina and razor are strictly prohibited. Alternative toppers may be considered on a case-by-case basis, subject to approval by the Community Development Director.
24. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to the City of Beaumont Planning Department.
25. Per Beaumont Municipal Code, Section 17.11.160.D.3, all structures, appurtenances, parking, and drive aisles shall be paved with asphalt or concrete.
26. Per Beaumont Municipal Code, Section 17.11.160.D.4, all outdoor facilities shall be in compliance with Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.
27. All rooftop equipment shall be screened from public view and shall be demonstrated on the building plans.

#### **Carwash – CUP2017-0010**

28. The hours of operation for the approved use shall be 7am to 10pm for the car wash.
29. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

#### **Service Stations – CUP2019-0037**

30. The hours of operation for the gas station and convenience store shall be 24-hour operation, 7 days a week.
31. Per Table 17.05-1 of the Beaumont Municipal Code, gasoline service stations are parked at a minimum of one (1) space per 200 square feet of gross floor area.

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32. Municipal Code Section 8.50.080 identifies service stations as a special use zone in regard to lighting. Prior to the issuance of a Building Permit, the applicant shall demonstrate that the proposed lighting installation:
  - A. Is not within a Residential Lighting Zone;
  - B. Utilizes fully shielded, side shielded and internally shielded light fixtures to the maximum extent practicable; and
  - C. Includes measures to mitigate light trespass and artificial sky glow.
33. Outdoor lighting systems in the Commercial/Industrial zone shall be turned off or reduced in lighting by at least 50 percent beginning at 10:00 pm. or close of business, whichever is later, until dawn or the start of business, whichever is sooner. When possible, the lighting system shall be turned off rather than reduced in lighting level. Lighting shall be equipped with controls for photocell on and time off.
34. All service station signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, Section 17.07.110.D or the Beaumont Village sign program.
35. The hours of operation for the gas station, convenience store shall be a 24-hour operation, 7 days a week.
36. Outdoor merchandise displays are not permitted as part of this project, with the exception of propane sales subject to plan check review and approval by the Planning, Fire and Building Departments.
37. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
38. Outside operations shall be limited to the dispensing of petroleum products, water and air.
39. Outdoor storage of motor vehicles is prohibited.
40. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
41. No vehicles may be parked on the premises for the purpose of offer for sale.
42. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
43. Prior to the issuance of a Certificate of Occupancy, the applicant must complete and submit a hazardous waste generator application and obtain and operate under a hazardous waste generator permit for the County of Riverside Department of Environmental Health.

**Alcohol Sales CUP2019-0038**

44. 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.
45. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code and Alcohol Beverage Control requirements.
46. Business license application review and approval are required prior to occupancy of the building or sales of any items.
47. 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.
48. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
49. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.

**BUILDING DEPARTMENT CONDITIONS**

50. 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.
51. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.
52. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
53. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".
54. 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

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Building Standards) and City of Beaumont Ordinances including requirements for allowable area, occupancy separations, fire suppression systems, etc.

55. The proposed commercial buildings and site development requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
56. Access, sanitary facilities, and parking shall comply with Title 24 Accessibility Requirements with the currently adopted California Building Code for Common Use Areas.
57. 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.
58. Accessible routes that are connected with adjoining parcels shall have an agreement for its maintenance.
59. Electronic plan submittals are required and shall be submitted to [Permits@beaumontca.gov](mailto:Permits@beaumontca.gov)
60. 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.
61. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
62. 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.
63. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
64. The proposed new development is subject to the payment of Transportation Uniform Mitigation Fee (TUMF).
65. The proposed new development may be subject to the payment of Multiple Species Habitat Conservation Plan (MSHCP).

**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:**

66. 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 show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
67. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
68. 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 CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas 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 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
69. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
70. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.



71. Addressing- All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Reference CFC as amended. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01
72. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
73. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.
74. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
75. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.
76. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
77. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans 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. Reference CFC as amended.
78. Identify all access easements to provide legal access to all parcels in the event parcels are sold.

79. Provide CC&RS that identifies the responsibility for maintaining all fire system and access to the system.

80. Provide CC&R's that identify the responsibility for maintenance of the required fire apparatus access to all buildings.

### **POLICE DEPARTMENT**

81. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

82. All exterior lighting on the site shall remain functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the storefront 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.

83. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

84. Remove litter daily from the premises, adjacent sidewalks and parking lots under site's control and sweep/clean these areas weekly.

85. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.

86. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plain clothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).

87. Operating Standards, Retail – The following requirements apply:

- a. Post "No Loitering" signs upon written notice from the ABC.
- b. Remove graffiti from premises and parking lot.

88. Have no more than 33% of the windows covered with advertising or signs.

89. The applicant shall have security cameras operating at all times when the business is operating. Security camera quality, lighting and positioning must be capable of

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providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement's request to view and/or copy images captured on video surveillance system. All images must be recorded and retained for at least 30 days. The exact location and quantity of all security cameras shall be subject to approval by the Police Department prior to final occupancy or as approved by the Police Chief or his designee.

90. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).

91. No alcoholic beverage shall be displayed or offered for sale outside the building or any public entrance.

**PUBLIC WORKS – PP2019-0222**

**GENERAL**

92. The following is a non-inclusive list of items that may be required by the Public Works Department:

A. Plans:

- a. Precise Grading Plan
- b. Erosion Control Plan
- c. Retaining wall Plan (for line and grade only)
- d. Composite Onsite Utility Plan

B. Reports and Studies:

- a. Grading & Pad Certification
- b. Compaction Report
- c. Geotechnical Report w/ fault study
- d. Stormwater Pollution Prevention Plan (SWPPP)
- e. Final Hydrology and Hydraulics Report
- f. Final Water Quality Management Plan (F-WQMP)

C. Permits and Agreements:

- a. City Grading Permit
- b. City Dirt Haul Permit
- c. City Encroachment Permit
- d. Permission to Grade and Construction agreements (if applicable)

D. 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, including, but not limited to the following:

- a. Fire Protection Impact

- b. Police Facilities Impact
  - c. Public Facility
  - d. Streets and Bridges Impact
  - e. Traffic Signal Impact
  - f. Railroad X'ing Impact
  - g. General Plan
  - h. Emergency Preparedness
  - i. Recycled Water Facility
  - j. Sewer Application
  - k. Sewer Disposal Facility Fee (Connection)
  - l. Sewer service areas Fee
  - m. MSHCP
  - n. TUMF
93. 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.
94. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
95. 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.
96. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
97. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall satisfy all Public Works Conditions of Approval for Tentative Parcel Map 37440.

#### SURVEYING AND MAPPING

98. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
99. 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.

#### GRADING AND DRAINAGE IMPROVEMENTS

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

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101. 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 which will not increase damage, hazard, or liability to adjacent or downstream properties.
102. 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.
103. 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 developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
104. 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.
105. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. The applicant shall submit to the City and to any governing Federal agency for review and approval, all necessary calculations.
106. PRIOR TO ISSUANCE OF A GRADING PERMIT: A final project-specific Water Quality Management Plan (F-WQMP) shall be submitted to Public Works Department. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.
107. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall ensure that all WQMP BMP's are fully operational and a maintenance mechanism is in place.
108. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design all storm drains, catch basins, and stormwater structures with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
109. 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.

110. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder on City approve form.
111. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on 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 City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the applicant.

## **PUBLIC WORKS – TPM37440**

### **GENERAL**

112. 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. Traffic Signal Plan
    - c. Street Light Plan
    - d. Landscape Plan offsite
    - e. Sewer Improvement Plan
    - f. Traffic Control Plan
  - B. Reports & Studies:
    - a. Offsite Improvement Engineer's Cost Estimate (ECE)
  - C. Permits and agreements:
    - a. Non-interference letters (if applicable)
    - b. WQMP Covenant and Agreement
    - c. City Grading Permit
    - d. City Encroachment Permit
    - e. Performance Bond
    - f. Labor & Material Bond
    - g. Maintenance Bond
  - D. Survey Documents:
    - a. Parcel Map
    - b. Right-of-way Dedications
    - c. Easement Dedications
    - d. Corner Record
113. The design of public infrastructure elements shall conform to the



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requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer.

114. The design of private site improvements and grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices.
115. 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.
116. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
117. 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 final map, grading plan and improvement plans, where applicable.
118. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
119. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
120. 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.

## SURVEY AND MAPPING

121. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
122. PRIOR TO MAP RECORDATION: When changes to an approved Tentative Map are proposed, a Substantial Compliance Exhibit, in the same scale as the Tentative Map, shall be submitted for review and approval by the City Engineer.
123. PRIOR TO MAP RECORDATION: All public improvement plans associated with the Map and necessary for the complete construction of backbone facilities shall be approved.
124. 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).

125. 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.
126. 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.
127. 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 to the satisfaction of the City Engineer.
128. PRIOR TO MAP RECORDATION: The applicant shall provide an easement to, over and across all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress, egress and right to inspect unless otherwise directed by the City Engineer. The City will not maintain any water quality or basin feature.
129. PRIOR TO MAP RECORDATION: The applicant shall show all right-of-way dedications necessary for the construction of all streets, on the Final Map, unless otherwise approved by the City Engineer, including but not limited to:
  - A. Beaumont Avenue is designated as an Arterial Highway with a full-width dimension of 110-feet right-of-way to right-of-way (110-feet R/W width). The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 55-feet half-width.
  - B. Oak Valley Parkway is designated as an Arterial Highway with a full-width dimension of 110-feet right-of-way to right-of-way (110-feet R/W width). The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 55-feet half-width.
  - C. Any right-of-way needed as part of the path of travel that routes public walkways onto private land.
  - D. Any right-of-way required outside of the map boundary shall be dedicated per separate instrument, at the sole expense of the Applicant.
  - E. The property line/right-of-way corner cutback at the northwest corner of the intersection of Beaumont Ave and Oak Valley Parkway shall be verified and/or established, at the sole expense of the Applicant, per RCTD std. 805.

## STREET IMPROVEMENTS

130. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR PARCEL 7 (COO): The Applicant shall construct half-width improvements for Oak Valley Parkway in accordance with the General Plan Circulation Element, coincident with the "Remainder Parcel" frontage, and as necessary to safely transition to the existing improvements. Should the construction of these improvements not be completed (in Good Faith Effort) due to unforeseen delays from CDFW, USACE, SWRCB, or other outside agencies beyond the Applicants control, the completion may be deferred for up to one (1) year from Certificate of Occupancy. Good Faith Effort shall be determined by providing documentation of delays beyond the Applicants control. The improvements shall include:
- A. 8" Curb and Gutter per RCTD std. 201; alignment 43' feet north of centerline, per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
  - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
  - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of BPG 64-10-R0 and a final course of C2- PG 64-10-R0.
  - D. Public streetlights along the project frontage in accordance with the City of Beaumont Approved Street Lighting Specifications.
131. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall underground all overhead utilities coincident with the project boundary and as necessary to transition to existing facilities per Beaumont Municipal Code Section 17.04.100. Should any overhead utility be exempt from undergrounding, the applicant shall relocate the utility and appurtenances as needed for safe and equitable operation of other improvements.
132. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall relocate the traffic signals at the intersection of Oak Valley Parkway and Beaumont Avenue and all facilities and improvements necessary for the safe and efficient operation of the intersection.
133. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Beaumont Avenue and Project Driveway 1, opposite the existing driveway for the Oak Valley Town Center commercial plaza, the applicant shall

install traffic signals and construct all other necessary improvements to safely and adequately signalize the intersection.

134. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Oak Valley Parkway and Palm Avenue, the applicant shall deposit with the City, a fair share contribution for 4.6% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to install traffic signals and construct all other necessary improvements to safely and adequately signalize the intersection.
135. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Beaumont Avenue and Brookside Avenue, the applicant shall deposit with the City, a fair share contribution for 2.7% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to perform the following:
  - A. Add eastbound and westbound right-turn overlap phase
  - B. Add westbound right-turn lane
136. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): At the intersection of Beaumont Avenue and Twelfth Street, the applicant shall deposit with the City, a fair share contribution for 6.2% (or as shown in the approved TIA) of the estimated cost at the time of deposit, to perform the following:
  - A. Install traffic signal and subsequent improvements
  - B. Add northbound, southbound, eastbound, and westbound left-turn lanes
137. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall install a bus stop on the westbound portion of Oak Valley Parkway, located west of, and immediately after the intersection of Beaumont Ave. The bus stop shall be designed as a "Far-Side Stop" per the Bus Stop Design Guidelines of the Riverside Transit Agency or as directed by the Community Services Director and at a minimum include:
  - A. Painted red curb as shown in figure 13: Curbside Stop Configuration for one bus
  - B. Bus stop sign as shown in figure 13: Curbside Stop Configuration for one bus
  - C. Bus Bench as shown in figure 19: Typical Bus Bench Design
  - D. An accessible 8ft x 20ft concrete area including sidewalk to allow for ADA compliant wheelchair loading/unloading pad.
  - E. Bus Shelter as shown in figure 20: Bus Shelter
138. 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, or as directed by the City Engineer, in accordance with the City of Beaumont Approved Street Lighting Specifications. The Applicant shall coordinate with Public Works

before submitting street light plans.

139. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct all drive approaches in accordance with RCTD std. 207A, Commercial Driveway.
140. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Beaumont Avenue, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:
- A. 8" Curb and Gutter per RCTD std. 201; alignment per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
  - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
  - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0.
  - D. Raised median per RCTD std. 92.
141. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT OR PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Oak Valley Parkway, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:
- A. 8" Curb and Gutter per RCTD std. 201; alignment per RCTD std. 92. Curb height may be increased to mitigate the 10-year storm event, as directed by the City Engineer;
  - B. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
  - C. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0.
  - D. Raised median per RCTD std. 92.
142. 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 improvement damaged during construction as determined necessary by the City Engineer.

143. 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 will be privately maintained.

#### SEWER IMPROVEMENTS

144. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All sewer manhole rims shall be set flush with the finished surface Per the City of Beaumont's paving and manhole cover detail.
145. PRIOR TO ACCEPTANCE OF ANY PUBLIC SEWER IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall repair the sewer trench and restore existing pavement associated with sewer installation per the City of Beaumont's Paving and Trench Repair detail.
146. PRIOR TO PLACEMENT OF PAVEMENT OR FINISHED SURFACE: The applicant shall construction 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 until the onsite sewer is constructed and permitted to connect.

#### WATER IMPROVEMENTS

147. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.
148. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.
149. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET IMPROVEMENT AND 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 as approved by the City Engineer.



## **MITIGATION MEASURES**

150. BIO-1: Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The California Department of Fish and Wildlife (CDFW) shall be notified of burrowing owl survey results within 48 hours of detection. The qualified biologist shall coordinate with CDFW and U.S. Fish and Wildlife Service to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.
151. BIO-2: Regardless of the time of year, nesting bird surveys shall be conducted by a qualified avian biologist within three days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To minimize impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).
152. BIO-3:
1. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
  2. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
  3. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
  4. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

5. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
6. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
7. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
8. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
9. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
10. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
11. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.
153. CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program shall be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured by the qualified Archaeologist and the City.
154. CR-2: If, at any time, human remains or suspected human remains are

Draft Conditions of Approval Page 23

identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:

a) If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.

b) If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.

c) If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.

155. GEO-1: If substantial excavations are planned within the Project Site, the Project Applicant shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed, and if paleontological monitoring is warranted. In the event of inadvertent paleontological findings, all work within a 100-foot radius of the discovery shall halt near the find until a qualified paleontologist can assess the significance of the find. If the resource is found to be significant then a data recovery program shall be implemented by the qualified paleontologist. Identification of any paleontological resources shall include documentation and reporting with the appropriate paleontological data repository. The final disposition and location of any recovered materials shall be identified and funded by the Project Applicant and approved by the City.

156. WQ-1: The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the Project Site.

157. N-1: Prohibit use of the car wash and associated vacuums between the hours of 10:00 PM and 7:00 AM. The hours of operation for the car wash would be limited to the hours between 7:00 AM and 10:00 PM.

End of Conditions



## 1.5 | 2-000 | Plot: Plan

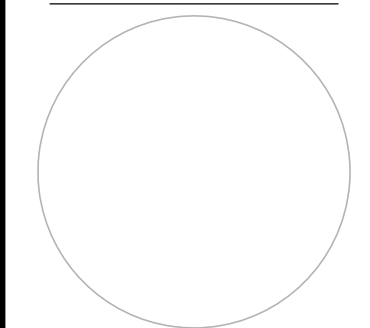




PROJECT OWNER

SANTIAGO HOLDINGS  
9454 WILSHIRE BLVD, STE 650  
BEVERLY HILLS, CA 90212  
310-553-1031

ARCHITECTS SEAL



DATE OF SEAL

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REVISIONS:

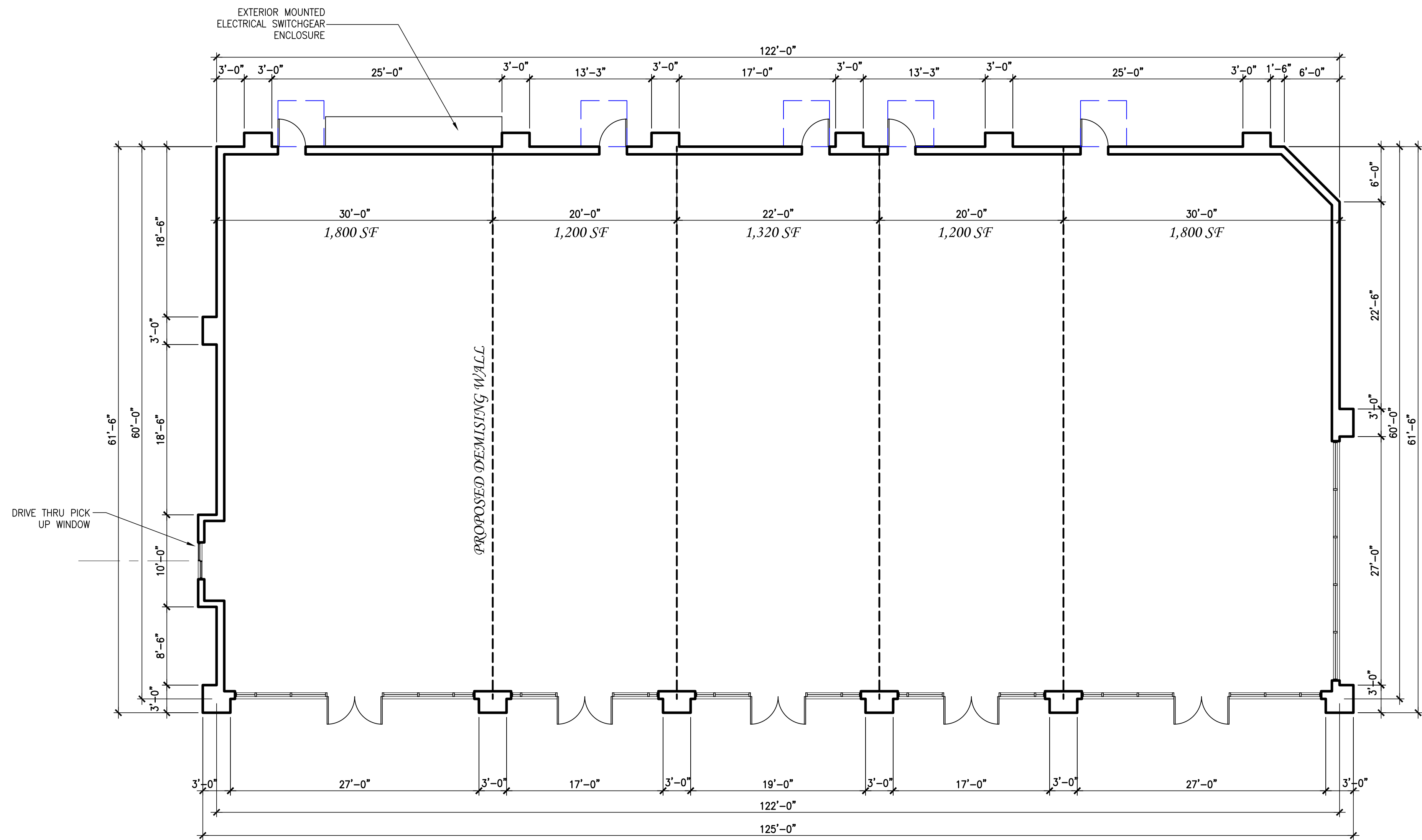
NO. DATE

RETAIL & RESTAURANTS AT  
BEAUMONT VILLAGE  
NWC BEAUMONT & OAK VALLEY  
BEAUMONT, CA . 92223

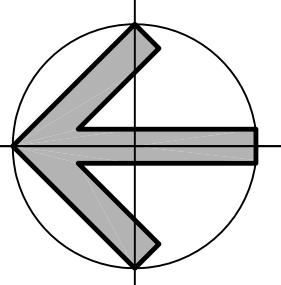
PROJECT NUMBER:  
195-001-20  
DRAWING DATE:  
DEC . 12 . 2023  
DRAWING SCALE:  
AS NOTED  
DRAWN BY:  
TL

A-202

FLOOR PLAN - BUILDING 2



PROJECT  
NORTH



1 BUILDING 2 PLAN  
SCALE: 1/8" = 1'-0"











PROJECT SUMMARY		
LOT AREA:	APPROX. 312,150 S.F. – 7.16 ACRES	
BUILDING AREAS		
BUILDING 1:	2,600 S.F.	
BUILDING 2:	7,362 S.F.	
BUILDING 3:	3,130 S.F.	
BUILDING 4:	2,800 S.F.	
BUILDING 5:	3,605 S.F.	
BUILDING 6:	2,304 S.F.	
BUILDING 7:	18,000 S.F.	
TOTAL BUILDING AREA:	39,801 S.F.	
PARKING REQUIREMENTS		
BUILDING 1 @ 1 PER 100SF:	26 SPACES RQD	
BUILDING 2 @ 1 PER 100SF FOR 3,800:	38 SPACES RQD	
BUILDING 2 @ 1 PER 200SF FOR 3,562:	18 SPACES RQD	
BUILDING 3 @ 1 PER 200SF:	16 SPACES RQD	
BUILDING 4 @ 1 PER 100SF:	28 SPACES RQD	
BUILDING 5 @ 1 PER 200SF FOR 600:	03 SPACES RQD	
BUILDING 5 @ 0 PER 000SF FOR 3,005:	00 SPACES RQD	
BUILDING 6 @ 1 PER 100SF:	24 SPACES RQD	
BUILDING 7 @ 1 PER 200SF:	90 SPACES RQD	
TOTAL PARKING REQUIRED:	243 SPACES RQD	
TOTAL PARKING PROVIDED:	256 SPACES	
PARKING RATIO PROVIDED:	6.43 SPACES PER 1,000 S.F.	

PARKING RATIO PROVIDED: 6.43 SPACES PER 1,000 S.F.

**RETAIL  
BLDG. 7  
18,000 SF**

CAR WASH  
BLDG. 5  
3,605 SF

**BLD 4**  
2,800 SF

**BLD. 2**  
**7,362 SF**

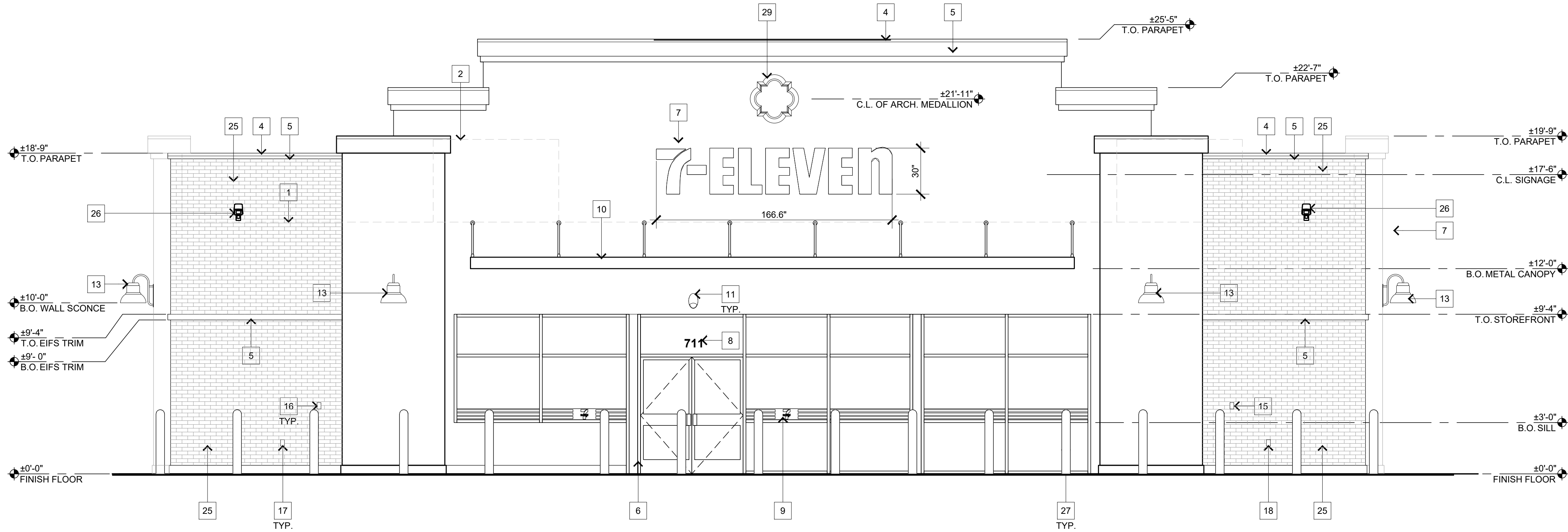
**C-STORE / GAS**  
**BLD. 3**  
3.130 SF

BLD. 6

BEAUMONT AVENUE

WALGREENS

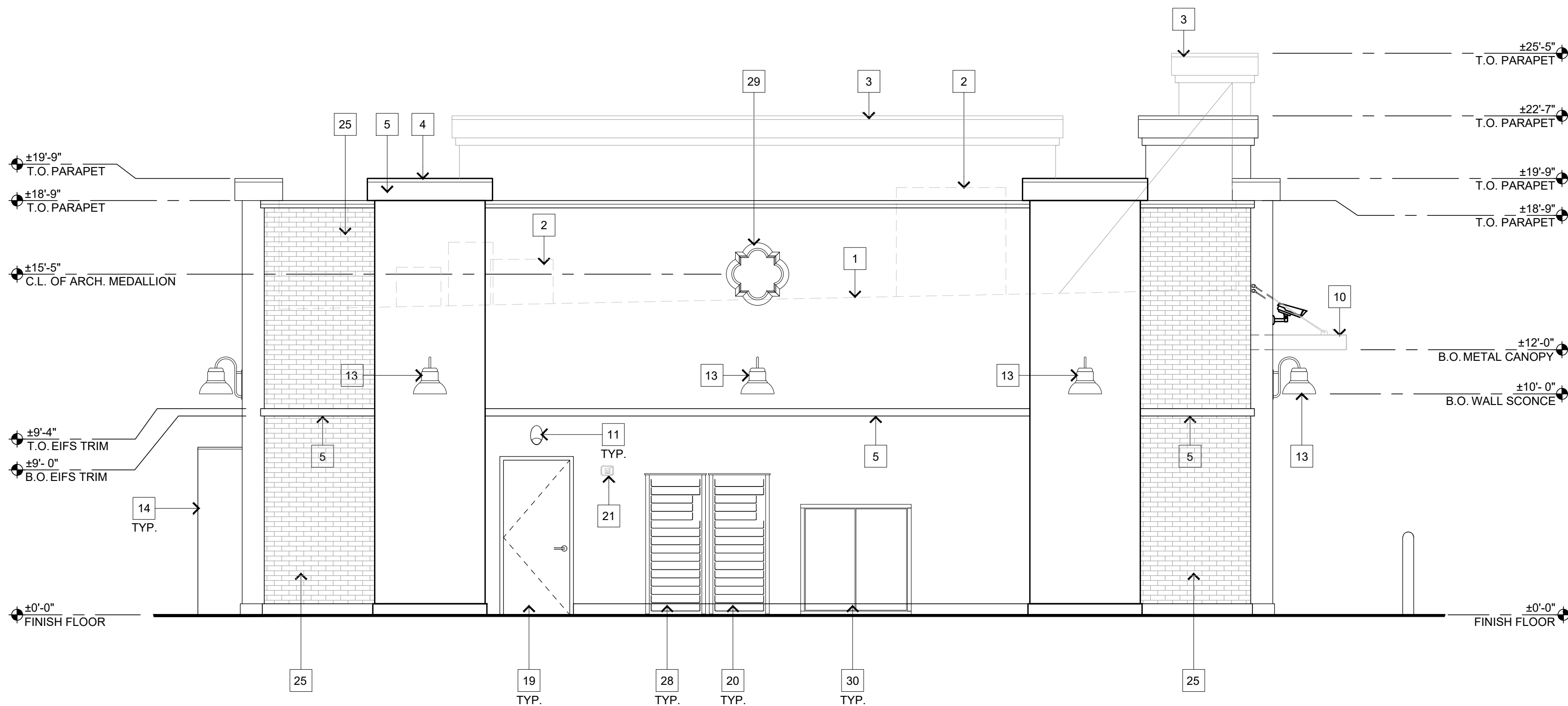
**A-100**



EXTERIOR ELEVATION - SOUTH (STOREFRONT FACING OAK VALLEY PKWY.)

SCALE:  
1/4" = 1'-0"

2



EXTERIOR ELEVATION - WEST

SCALE:  
1/4" = 1'-0"

1

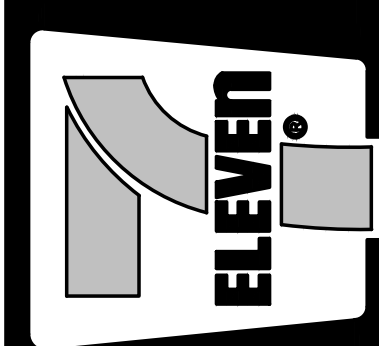
## KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 EIFS DECORATIVE TRIM WITH FLASHING
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 8 6" WHITE VINYL STREET ADDRESS
- 9 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 10 PREFABRICATED METAL CANOPY
- 11 EMERGENCY EGRESS LIGHT FIXTURE
- 12 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 13 WALL SCONCE EIFFEL FIXTURE
- 14 ELECTRICAL SERVICE METER CABINET
- 15 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 16 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
- 17 EXTERIOR OUTLET MTD AT 24-INCHES AFF
- 18 EXTERIOR OUTLET AT 24-INCHES AFF
- 19 EMERGENCY EXIT DOOR
- 20 CO2 TANK CAGE
- 21 KNOX BOX
- 22 PREFINISHED DARK BRONZE LOUVER
- 23 WALL HYDRANT AT 24-INCHES AFF
- 24 ELECTRICAL ROOM DOOR
- 25 THIN BRICK PANEL
- 26 SECURITY CAMERA
- 27 PARKING BOLLARD
- 28 N2 TANK
- 29 ARCHITECTURAL MEDALLION TO MATCH CENTER
- 30 PROPANE EXCHANGE

Rev. #	Date	Description
5	06/03/20	DEVELOPER SITE PLAN UPDATE
6	10/21/20	DEVELOPER SITE PLAN UPDATE
7	02/17/21	CLIENT REVISIONS
8	02/23/21	CLIENT REVISIONS
9	12/14/22	CLIENT REVISIONS

PROTO 1-26-2017

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
7-ELEVEN #1037793  
BEAUMONT AVE. & OAK VALLEY PKWY.  
BEAUMONT, CA 92223

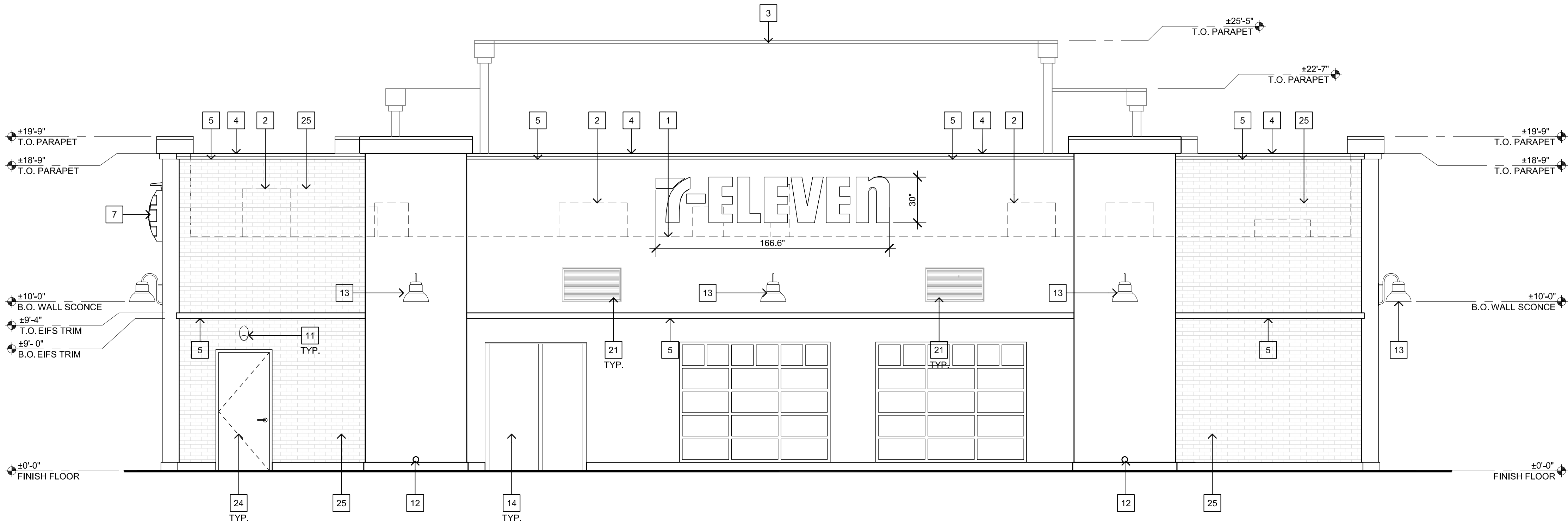


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Date:	12/14/2022
Drawn By:	KJ
Checked By:	LR

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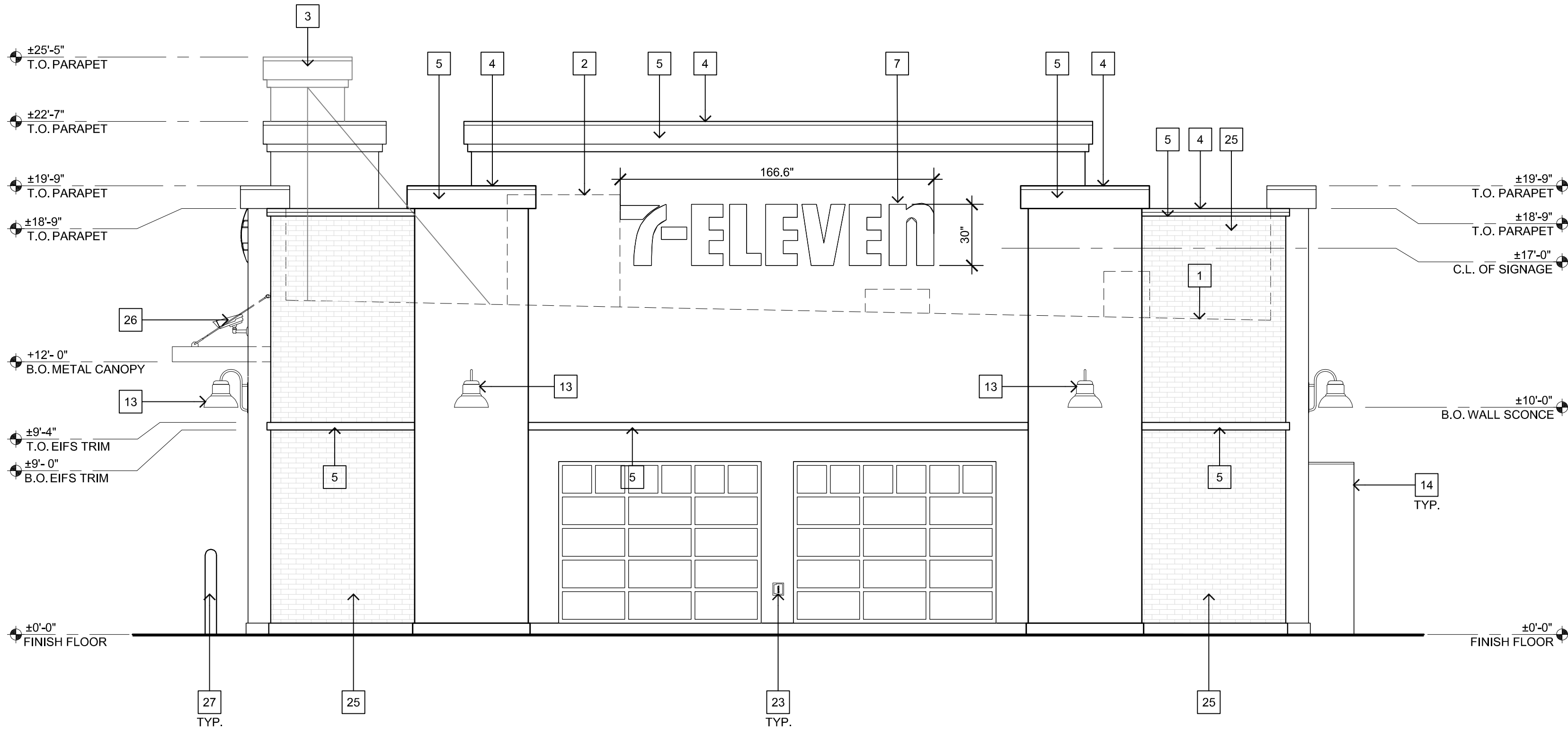




EXTERIOR ELEVATION - NORTH

SCALE:  
1/4" = 1'-0"

2



EXTERIOR ELEVATION - EAST (FACING BEAUMONT AVE.)

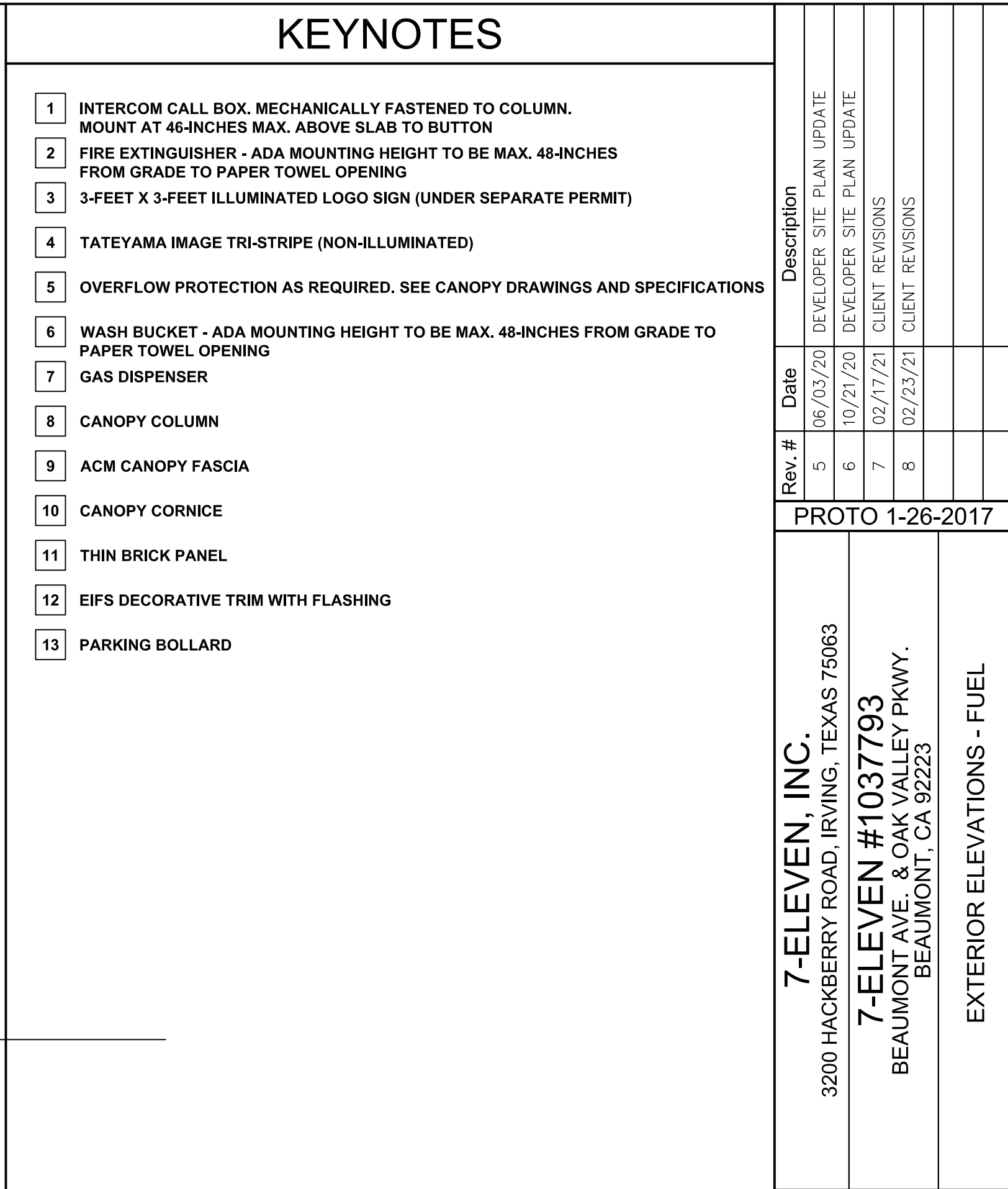
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1

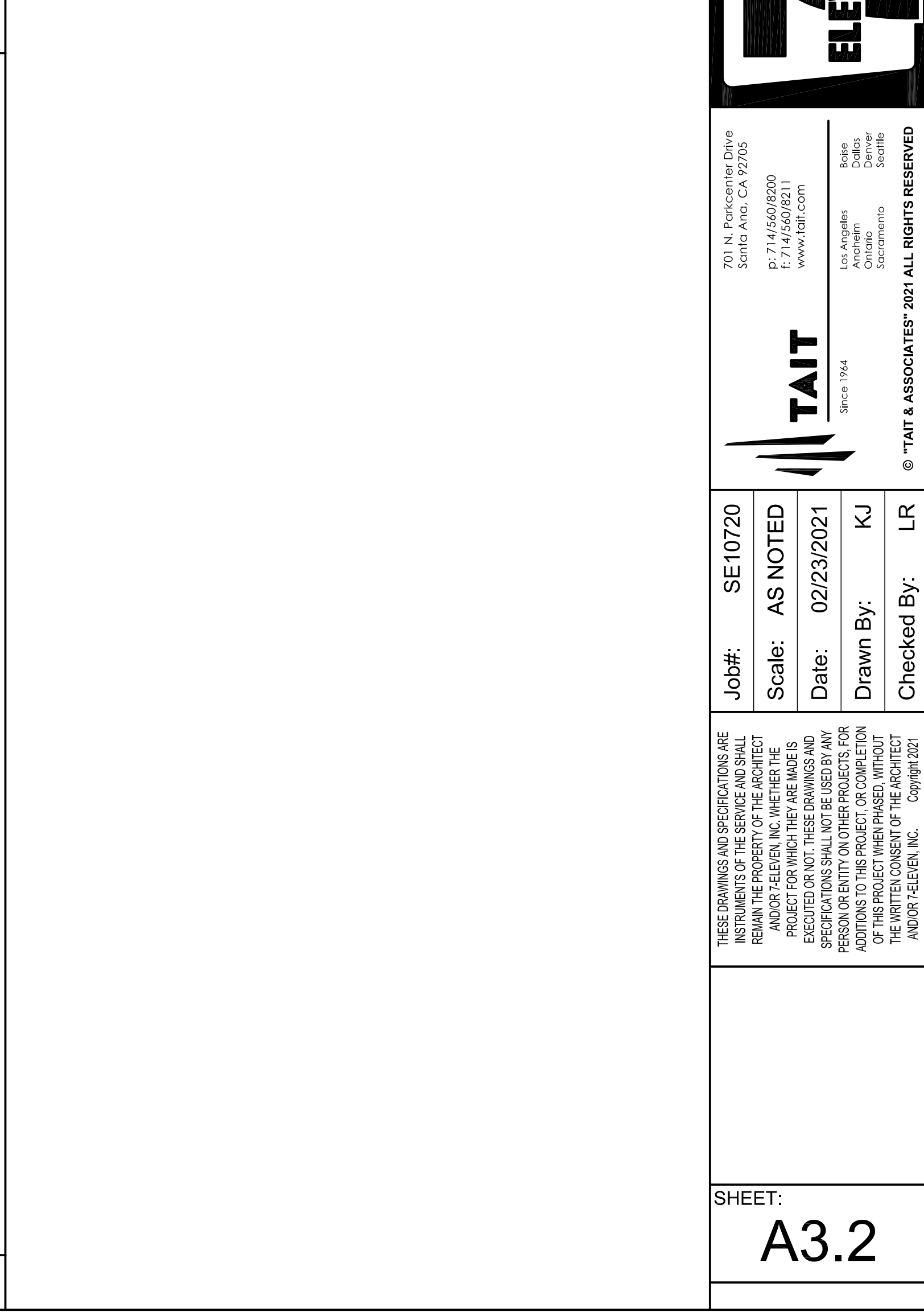
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PROTO 1-26-2017		
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063		
7-ELEVEN #1037793 BEAUMONT AVE. & OAK VALLEY PKWY. BEAUMONT, CA 92223		
EXTERIOR ELEVATIONS		
701 N. Parkcenter Drive Santa Ana, CA 92705 p: 714/560/8200 f: 714/560/8211 www.7-eleven.com		
Since 1964 Los Angeles Ontario Sacramento Seattle		
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Job#:	SE10720	
Scale:	AS NOTED	
Date:	12/14/2022	
Drawn By:	KJ	
Checked By:	LR	
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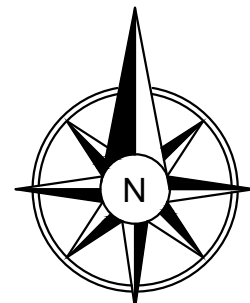


SCALE:  
1/4" = 1'-0"






SCALE:  
1/4" = 1'-0"





**WALL LEGEND**

		
NEW STUD WALL	NEW COOLER WALL	EXISTING WALL

DISCLAIMER  
THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN PROTO. THE AOR "ARCHITECT OF RECORD" / EOR "ENGINEER OF RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-PROTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.

LAYOUT #
2
APPROVED 04/20/2018



# CONCEPTUAL GRADING PLAN

## PP2019-0222 / CUP 2017-0010 - BEAUMONT VILLAGE PROPOSED COMMERCIAL RETAIL CENTER APN 404-190-001 & 003 NORTHWEST CORNER OF BEAUMONT AVENUE & OAK VALLEY PARKWAY CITY OF BEAUMONT

### LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

### EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 05/17/2022 BY NORTH AMERICAN TITLE COMPANY.

### UTILITIES:

ELECTRIC:  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
267 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788

TELEPHONE:  
VERIZON  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 748-6640

WATER:  
BEAUMONT-CHERRY VALLEY  
WATER DISTRICT  
560 MAGNOLIA AVENUE  
BEAUMONT, CA 92223  
(951) 845-9581

GAS:  
SOUTHERN CALIFORNIA  
GAS COMPANY  
1981 WEST LUGONIA AVENUE  
REDLANDS, CA 92373  
(909) 335-7836

CABLE:  
CHARTER COMMUNICATIONS  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 634-3224

SEWER:  
CITY OF BEAUMONT  
550 E. 6TH STREET  
BEAUMONT, CA 92223  
(951) 769-8518

### SOURCE OF SURVEY

TOPOGRAPHIC SURVEY  
DATED NOVEMBER 2017  
AS CONDUCTED BY  
**INLAND AERIAL SURVEYS, INC.**

7117 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503

PHONE: (951) 687-4252

FAX: (949) 988-5815

**SOIL ENGINEER**

REPORT DATED APRIL 7, 2020  
PROJECT NO. 13627-1

AS CONDUCTED BY  
**LOH GEOTECHNICAL GROUP, INC.**

6121 QUAIL VALLEY COURT  
RIVERSIDE, CA 92507

PHONE: (951) 653-1760

FAX: (951) 653-1741

### SOURCE OF FLOOD LIMITS

REPORT DATED JANUARY 7, 2020  
PROJECT NO. R311806.01

AS CONDUCTED BY  
**HUITT-ZOLLARS, INC.**

2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614

PHONE: (949) 988-5815

FAX: (949) 988-5820

**SOURCE OF NO BUILD ZONE**

REPORT DATED NOVEMBER 23, 2016  
FILE NO. 00547-01, DOC. NO. 16-11-710

AS CONDUCTED BY  
**EARTH SYSTEMS SOUTHWEST**

1680 ILLINOIS AVE., SUITE 20  
PERRIS, CA 92571

PHONE: (951) 928-9799

FAX: (951) 928-9948

### PROJECT NOTES

1. ASSESSOR'S PARCEL NUMBER: 404-190-001 & 003
2. EXISTING GROSS AREA: 539,773 SF = 12.39 AC
3. EXISTING NET AREA: 452,398 SF = 10.38 AC
4. PROPOSED DEDICATION: 2,820 SF = 0.06 AC
5. PROPOSED NET AREA: 449,578 SF = 10.32 AC
6. EXISTING / PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
7. EXISTING LAND USE: VACANT
8. PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
9. PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)

### KEY NOTES

1. PROPOSED 6" CURB
2. PROPOSED 6" CURB & GUTTER
3. PROPOSED RIBBON GUTTER
4. PROPOSED SIDEWALK/PCC
5. PROPOSED 8" CURB & GUTTER
6. PROPOSED STORM DRAIN PIPE
7. PROPOSED STORMTECH SYSTEM
8. PROPOSED DROP INLET WITH 'NO DUMPING' SIGNAGE
9. PROPOSED TRASH ENCLOSURE
10. PROPOSED RETAINING WALL
11. PROPOSED ADA RAMP
12. EXISTING AC BERM TO BE REMOVED
13. PROPOSED AIRVAC MACHINE
14. PROPOSED CLEAN AIR SEPARATOR
15. PROPOSED FIRE HYDRANT
16. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
17. EXISTING PULL BOX TO BE RELOCATED
18. EXISTING WATER METER TO BE REMOVED
19. PROPOSED PARKWAY DRAIN
20. EXISTING AC WALKWAY TO BE REMOVED
21. PROPOSED RAISED CENTER MEDIAN
22. PROPOSED TRANSFORMER
23. PROPOSED CURB OPENING
24. PROPOSED MONUMENT SIGN
25. PROPOSED DRIVEWAY
26. PROPOSED RETENTION BASIN
27. PROPOSED DEPRESSED LANDSCAPE
28. PROPOSED PRE-TREATMENT DEVICE

### LEGEND

AC ASPHALT CONCRETE  
AV EXISTING AIR VALVE  
BR PROPOSED BIKE RACK  
CFC CURB FACE  
DDC EXISTING DOUBLE DETECTOR CHECK  
EDP EDGE OF PAVEMENT  
ER EXISTING ELECTRIC RISER  
FH EXISTING FIRE HYDRANT  
FP PROPOSED FLAG POLE  
FS FINISHED SURFACE  
GB GRADE BREAK  
GV EXISTING GAS VALVE  
ICV EXISTING IRRIGATION CONTROL VALVE  
LT EXISTING LIGHT  
PFB EXISTING PULL BOX  
PCC PORTLAND CEMENT CONCRETE  
P.L. PROPERTY LINE  
R/W RIGHT-OF-WAY  
S EXISTING SIGN  
SDMH EXISTING STORM DRAIN MANHOLE  
SMH EXISTING SEWER MANHOLE  
STL EXISTING STREET LIGHT  
TG TOP OF GRATE  
TS EXISTING TRAFFIC SIGNAL

### HATCH LEGEND

PROPOSED AC / PCC DRIVE  
AISLE / PARKING LOT  
EXISTING AC  
PAVING TO REMAIN  
EXISTING PCC PAVING  
PROPOSED PCC SIDEWALK

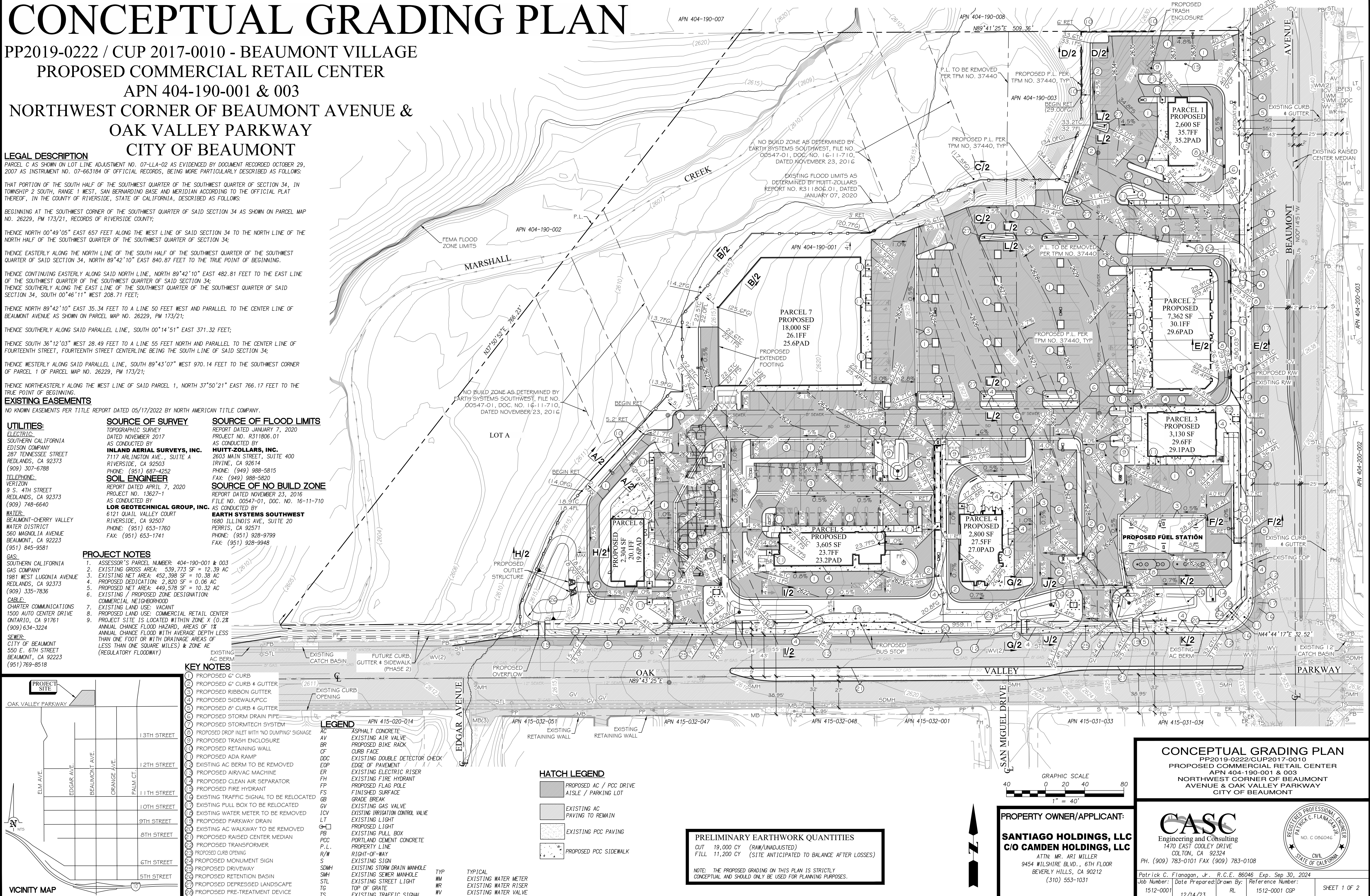
### PRELIMINARY EARTHWORK QUANTITIES

CUT 19,000 CY (RAW/UNADJUSTED)  
FILL 11,200 CY (SITE ANTICIPATED TO BALANCE AFTER LOSSES)

NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.



VICINITY MAP



### PROPERTY OWNER/APPLICANT:

**SANTIAGO HOLDINGS, LLC  
C/O CAMDEN HOLDINGS, LLC**  
ATTN: MR. ARI MILLER  
9454 WILSHIRE BLVD., 6TH FLOOR  
BEVERLY HILLS, CA 90212  
(310) 553-1031

### CONCEPTUAL GRADING PLAN

PP2019-0222/CUP2017-0010  
PROPOSED COMMERCIAL RETAIL CENTER  
APN 404-190-001 & 003  
NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

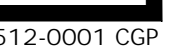
**CASC**  
Engineering and Consulting  
1470 EAST COOLEY DRIVE  
COLTON, CA 92324

PH. (909) 783-0101 FAX (909) 783-0108  
Patrick C. Flanagan, Jr. R.C.E. 86046 Exp. Sep. 30, 2024

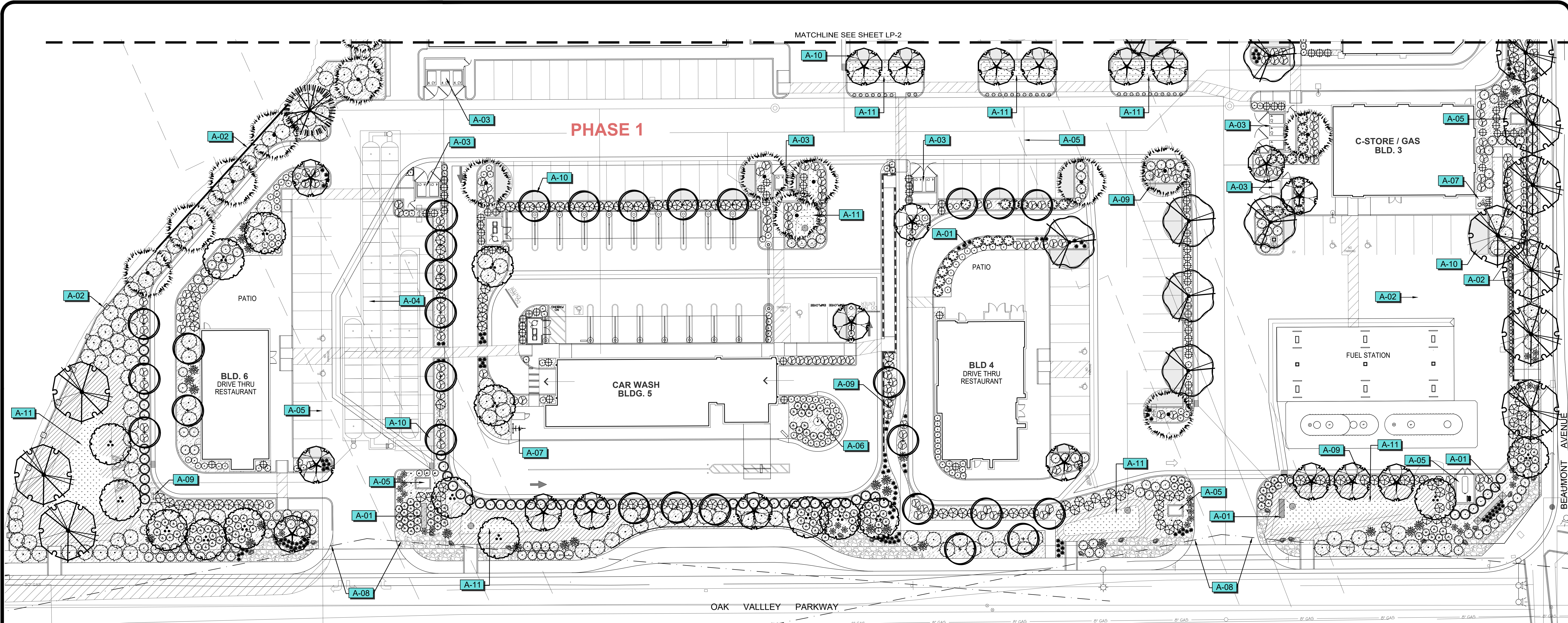
Job Number: 1512-0001 Date Prepared/Drawn By: RL Reference Number: 1512-0001 CGP









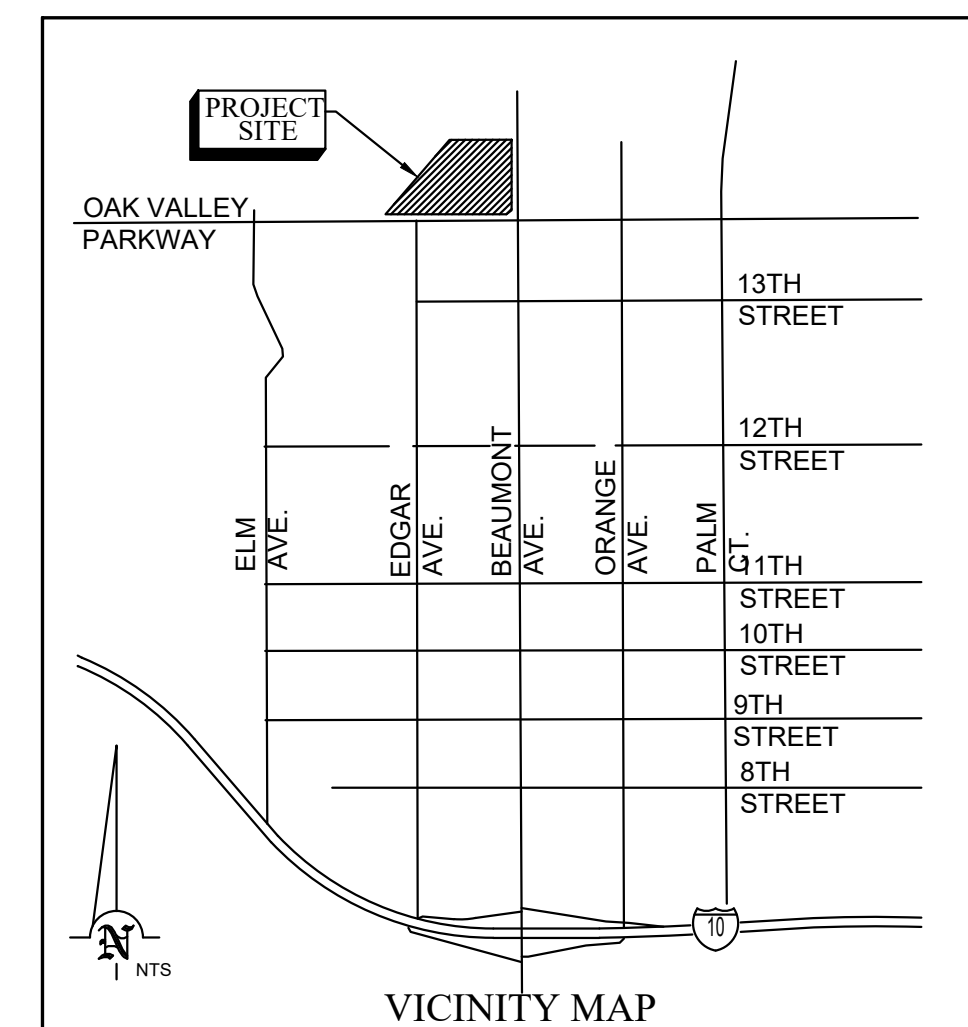


**WATER CONSERVATION STATEMENT:**

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

MAWA AND ETWU CALCULATIONS						
California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ETo)	Plant Factor	Irrigation Method	ETAF	Project Type	Non-Residential	0.45
Hydrozone # / Planting Description	(PF)	Efficiency (IE)	(PFIE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (GPD)
<b>Regular Landscape Areas</b>						
TREES	0.4 Drip	0.81	0.49	2,512	1,240	42,762
SHRUBS	0.3 Drip	0.81	0.37	50,735	18,781	647,754
BASINS	0.4 Overhead	0.75	0.53	9,630	5,130	177,155
BASINS	0.4 Drip	0.75	0.53	0	0	0
COBBLE	Drip	0.81	0.60	23,28	0	0
Totals				65,309	25,170	887,675
<b>Special Landscape Areas</b>						
			1	0	0	0
Totals			0	0	0	0
				ETWU Total	887,675	
Maximum Allowed Water Allowance (MAWA)						101,1548

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	25170
Total Area	85209
Average ETAF	0.39
All Landscape Areas	
Total ETAF x Area	25170
Total Area	65209
Average ETAF	0.39



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	9	CEDRUS DEODARA LOW BRANCHED	DEODAR CEDAR	36" BOX	MODERATE
	28	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MODERATE
	20	CHITALPA T.S. 'PINK DAWN' NATURAL MULTI-STEM	PINK DAWN CHITALPA	24" BOX	LOW
	37	GINKGO BILOBA 'FAIRMOUNT' LOW BRANCHED	FAIRMOUNT GINKGO	24" BOX	MODERATE
	24	PINUS ELIDARICA LOW BRANCHED	AFGHAN PINE	24" BOX	MODERATE
	16	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	32	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	24" BOX	MODERATE

**REFERENCE NOTES SCHEDULE**

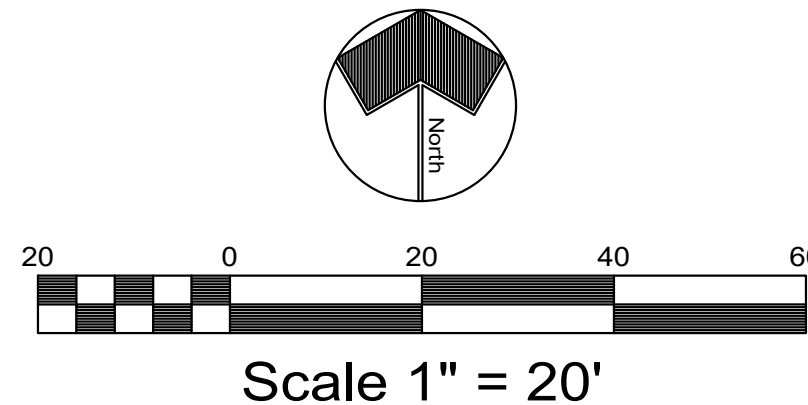
CONSTRUCTION NOTES	
SYMBOL	DESCRIPTION
	A-01 SIGNAGE BY BY OTHERS
	A-02 WALLS AND FENCING PER CIVIL/ARCHITECT'S PLANS-TYPICAL
	A-03 TRASH ENCLOSURE PER CIVIL PLANS-TYPICAL
	A-04 UNDERGROUND INFILTRATION CHAMBER PER CIVIL PLANS-TYPICAL
	A-05 PROPOSED UTILITY PER CIVIL PLANS-TYPICAL
	A-06 FLAGPOLE BY OTHERS
	A-07 BIKE RACK PER ARCHITECT'S PLANS
	A-08 LINE-OF-SIGHT-TYPICAL
	A-09 LIGHT STANDARD PER ENGINEER-TYPICAL
	A-10 HATCHING UNDER TREE CANOPIES INDICATED 30% SHADING REQ.-TYPICAL 248 PARKING STALLS= 12,723 S.F. SHADING REQUIRED 12,789 S.F. PROVIDED
	A-11 WQMP BASIN PER CIVIL
CONSTRUCTION NOTES	
SYMBOL	DESCRIPTION
	LOCALLY SOURCED BOULDER-40% 3'X3', 60% 2.5'X2.5'
	STONE COBBLES-FULL LAYER-LOCALLY SOURCED-40% 4"-8" & 60% 2"-4" SIZED
	REDWOOD GORILLA HAIR MULCH-3" THICK IN ALL SHRUB BEDS

**PLANT SCHEDULE**

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	4,533 SF	CAREX TEXENSIS PLANT @ 18" O.C.	TEXAS SEDGE	4"	MOD
	5,103 SF	LONICERA JAPONICA 'HALLIANA' PLANT @ 24" O.C.	HALLS HONEYSUCKLE FLOWERING VINE	FLAT	LOW

**PLANT SCHEDULE**

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	259	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
	81	JUNIPERUS S. 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	LOW
	69	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
	108	NANDINA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL.	LOW
	167	SENNA NEMOPHILA	SENNA	5 GAL.	LOW
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	223	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	250	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	1 GAL.	LOW
	205	JUNIPERUS H. 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL.	LOW
	170	ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	LOW
	67	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	35	AGAVE M. P. ALBA	DWF. VARIEGATED AGAVE	5 GAL.	LOW
	212	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW



PRELIMINARY-NOT FOR CONSTRUCTION



**CONCEPTUAL LANDSCAPE PLAN**

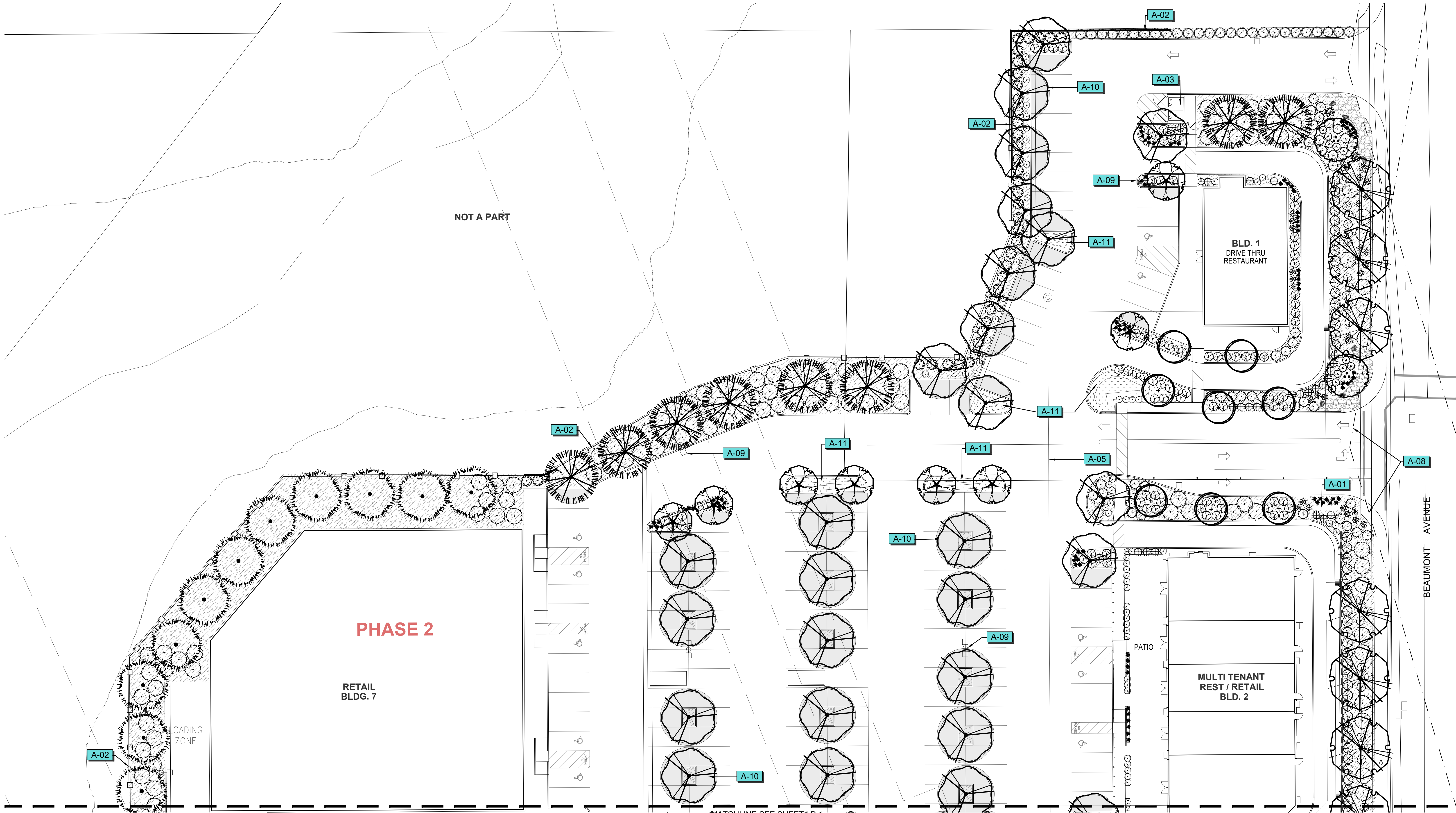
**BEAUMONT VILLAGE**  
PP2019-0222 / CUP2017-0010  
COMMERCIAL RETAIL CENTER  
BEAUMONT, CALIFORNIA  
SANTIAGO HOLDINGS, LLC

REVISIONS	

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	9/20/23
JOB NO.	19-09
SCALE	1"=20'
SHEET	

**LP-1**  
OF 2 SHEETS





PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	9	CEDRUS DEODARA LOW BRANCHED	DEODAR CEDAR	36" BOX	MODERATE
	28	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MODERATE
	20	CHITALPA T.S. 'PINK DAWN' NATURAL MULTI-STEM	PINK DAWN CHITALPA	24" BOX	LOW
	37	GINKGO BILOBA 'FAIRMOUNT' LOW BRANCHED	FAIRMOUNT GINKGO	24" BOX	MODERATE
	24	PINUS ELDARICA LOW BRANCHED	AFGHAN PINE	24" BOX	MODERATE
	16	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	32	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	24" BOX	MODERATE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	4,533 SF	CAREX TEXENSIS PLANT @ 18" O.C.	TEXAS SEDGE	4"	MOD
	5,103 SF	LONICERA JAPONICA 'HALLIANA' PLANT @ 24" O.C.	HALLS HONEYSUCKLE FLOWERING VINE	FLAT	LOW

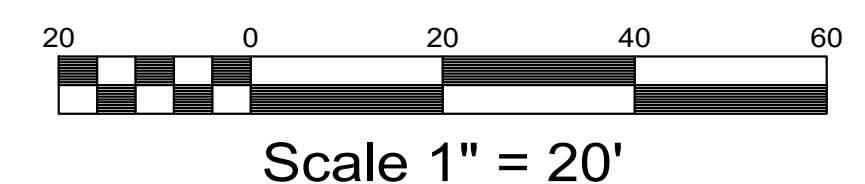
PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	259	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
	81	JUNIPERUS S. 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	LOW
	69	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
	108	NANDINA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL.	LOW
	167	SENNA NEMOPHILA	SENNA	5 GAL.	LOW
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	223	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	250	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	1 GAL.	LOW
	205	JUNIPERUS H. 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL.	LOW
	170	ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	LOW
	67	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	35	AGAVE M. P. ALBA	DWF. VARIEGATED AGAVE	5 GAL.	LOW
	212	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW
	60	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW

REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	SIGNAGE BY BY OTHERS
	WALLS AND FENCING PER CIVIL/ARCHITECT'S PLANS-TYPICAL
	TRASH ENCLOSURE PER CIVIL PLANS-TYPICAL
	UNDERGROUND INFILTRATION CHAMBER PER CIVIL PLANS-TYPICAL
	PROPOSED UTILITY PER CIVIL PLANS-TYPICAL
	FLAGPOLE BY OTHERS
	BIKE RACK PER ARCHITECT'S PLANS
	LINE-OF-SIGHT-TYPICAL
	LIGHT STANDARD PER ENGINEER-TYPICAL
	HATCHING UNDER TREE CANOPIES INDICATED 30% SHADING REQ.-TYPICAL 248 PARKING STALLS= 12,723 S.F. SHADING REQUIRED 12,789 S.F. PROVIDED
	WQMP BASIN PER CIVIL
SYMBOL	DESCRIPTION
	LOCALLY SOURCED BOULDER-40% 3'X3', 60% 2.5'X2.5'
SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	STONE COBBLES-FULL LAYER-LOCALLY SOURCED-40% 4"-8" & 60% 2"-4" SIZED
	REDWOOD GORILLA HAIR MULCH-3" THICK IN ALL SHRUB BEDS

PRELIMINARY-NOT FOR CONSTRUCTION



CONCEPTUAL  
LANDSCAPE PLAN

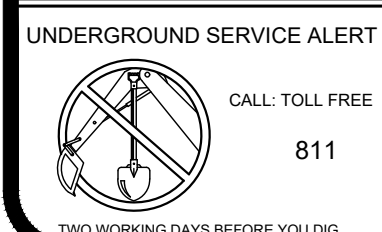
BEAUMONT VILLAGE  
PP2019-0222 / CUP2017-0010  
COMMERCIAL RETAIL CENTER  
BEAUMONT, CALIFORNIA  
SANTIAGO HOLDINGS, LLC

REVISIONS

DRAWN BY CAD
DESIGNED BY STB
CHECKED BY CR
DATE 9/20/23
JOB NO. 19-09
SCALE 1"=20'
SHEET

LP-2

OF 2 SHEETS





# TENTATIVE PARCEL MAP NO. 37440

BEING A SUBDIVISION OF PORTION OF THE SOUTH HALF OF THE SOUTHWEST QURTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2022

## LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;  
THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

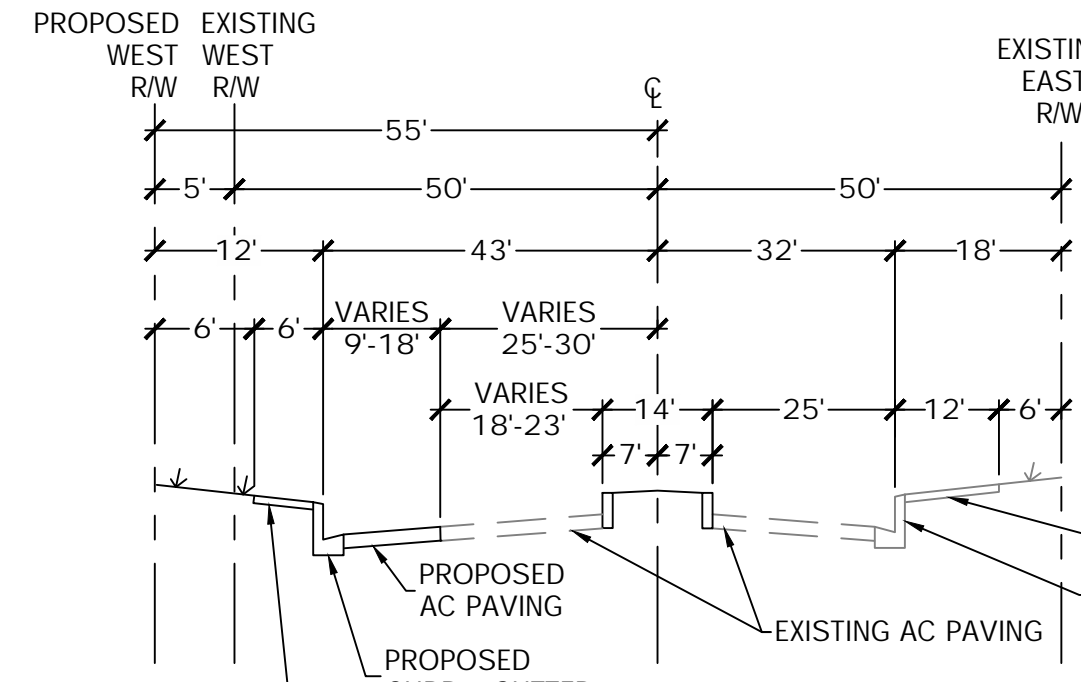
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

## EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 08/29/2019 BY NORTH AMERICAN TITLE COMPANY.

## LOT SUMMARY

LOT #	NET AREA	GROSS AREA
PARCEL 1	34,426 SF	44,997 SF
PARCEL 2	45,083 SF	55,582 SF
PARCEL 3	30,801 SF	54,268 SF
PARCEL 4	34,230 SF	42,892 SF
PARCEL 5	47,994 SF	60,140 SF
PARCEL 6	34,631 SF	42,529 SF
PARCEL 7	64,745 SF	64,745 SF
REMAINDER	157,668 SF	174,620 SF
TOTAL NET AREA:	449,578 SF	
TOTAL GROSS AREA:		539,773 SF



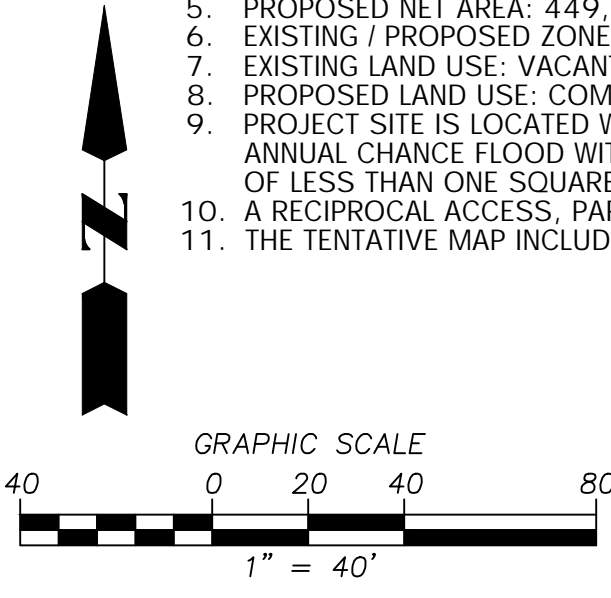
**TYPICAL SECTION**  
ARTERIAL (MODIFIED)  
BEAUMONT AVE. - FACING NORTH  
NTS

## LEGEND

AC	ASPHALT CONCRETE
CC	COMMERCIAL COMMUNITY
PCC	PORTLAND CEMENT CONCRETE
P.L.	PROPERTY LINE
RMF	RESIDENTIAL MULTI-FAMILY
RSF	RESIDENTIAL SINGLE-FAMILY
R/W	RIGHT-OF-WAY
SFR	SINGLE FAMILY RESIDENCE
TYP	TYPICAL

## SOIL ENGINEER

REPORT DATED APRIL 7, 2020  
PROJECT NO. 13627-1  
AS CONDUCTED BY  
LOR GEOTECHNICAL GROUP, INC.  
6121 QUAIL VALLEY COURT  
RIVERSIDE, CA 92507  
PHONE: (951) 653-1760  
FAX: (951) 653-1741



## PROJECT NOTES

1. ASSESSOR'S PARCEL NUMBER: 404-190-001 & 003
2. EXISTING GROSS AREA: 539,773 SF ± 12.39 AC
3. EXISTING NET AREA: 452,398 SF ± 10.38 AC
4. PROPOSED DEDICATION: 2,820 SF ± 0.06 AC
5. PROPOSED NET AREA: 449,578 SF ± 10.32 AC
6. EXISTING / PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
7. EXISTING LAND USE: VACANT
8. PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
9. PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)
10. A RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT IS PROPOSED ACROSS PARCELS 1-6
11. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

## SOURCE OF FLOOD LIMITS

REPORT DATED JANUARY 7, 2020  
PROJECT NO. R311806.01  
AS CONDUCTED BY  
HUITT-ZOLLARS, INC.  
2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614  
PHONE: (949) 988-5815  
FAX: (949) 988-5820

## SOURCE OF NO BUILD ZONE

REPORT DATED NOVEMBER 23, 2016  
FILE NO. 00547-01, DOC. NO. 16-11-710  
AS CONDUCTED BY  
EARTH SYSTEMS SOUTHWEST  
1680 ILLINOIS AVE, SUITE 20  
PERRIS, CA 92571  
PHONE: (951) 928-9799  
FAX: (951) 928-9948

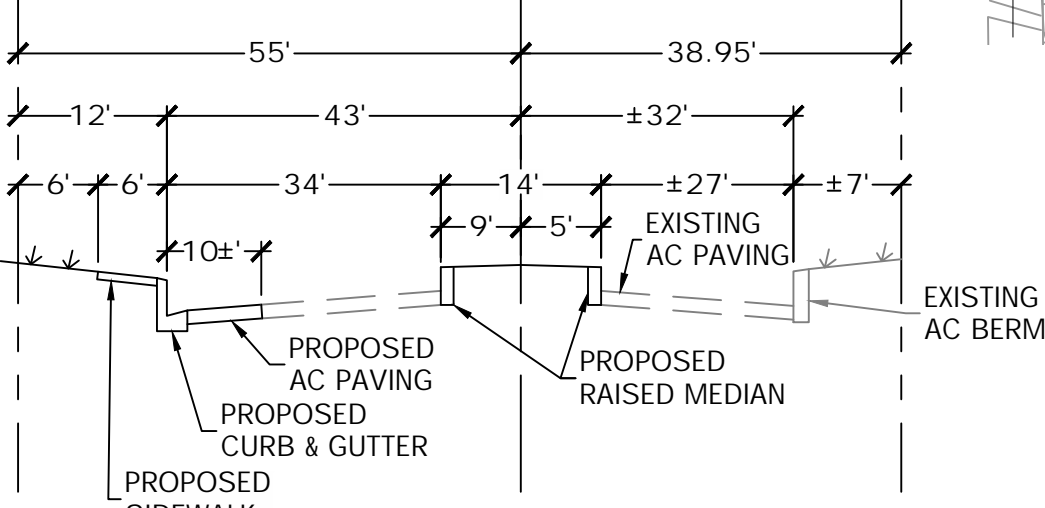
## SOURCE OF SURVEY

TOPOGRAPHIC SURVEY  
DATED NOVEMBER 2017  
AS CONDUCTED BY  
INLAND AERIAL SURVEYS, INC.  
7117 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503  
PHONE: (951) 687-4252

## UTILITIES:

ELECTRIC:  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788  
TELEPHONE:  
VERIZON  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 748-6640  
WATER:  
BEAUMONT-CHERRY VALLEY  
WATER DISTRICT  
560 MAGNOLIA AVENUE  
BEAUMONT, CA 92223  
(951) 845-9581

GAS:  
SOUTHERN CALIFORNIA  
GAS COMPANY  
1981 WEST LUGONIA AVENUE  
REDLANDS, CA 92373  
(909) 335-7836  
CABLE:  
CHARTER COMMUNICATIONS  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 634-3224  
SEWER:  
CITY OF BEAUMONT  
550 E. 6TH STREET  
BEAUMONT, CA 92223  
(951) 769-8518



**TYPICAL SECTION**  
ARTERIAL (MODIFIED)  
OAK VALLEY PARKWAY - FACING EAST  
NTS

## PROPERTY OWNER/APPLICANT:

SANTIAGO HOLDINGS, LLC  
C/O CAMDEN HOLDINGS, LLC

ATTN: MR. ARI MILLER  
9454 WILSHIRE BLVD., 6TH FLOOR  
BEVERLY HILLS, CA 90212  
(310) 553-1031

## TENTATIVE PARCEL MAP NO. 37440

BEAUMONT VILLAGE - PROPOSED  
COMMERCIAL RETAIL CENTER  
APN 404-190-001 & 003  
NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

**CASC**  
Engineering and Consulting  
1470 EAST COOLEY DRIVE  
COLTON, CA 92324

PH. (909) 783-0101 FAX (909) 783-0108

Patrick C. Flanagan, Jr. R.C.E. 06046 Exp. Sep 30, 2024

Job Number: 1512-0001 Date Prepared: 8/31/23 Drawn By: RL Reference Number: 1512-0001 TPM





# THE VILLAGE

Beaumont, CA.

## Sign Program

Amended 12/12/2023

PREPARED BY:



**800-791-1187**

[www.encoreimage.com](http://www.encoreimage.com)

STATE LICENSE #947727

Beaumont Village - PP 2019-0222  
CUP 2017-0010, CUP 2019-0037,  
CUP 2019-0038,  
PM 2019-0006, PM 37440,  
APN's 404-190-001 & 404-190-003

**PROJECT DIRECTORY**

**OWNER:** SANTIAGO HOLDINGS LLC  
9454 WILSHIRE BLVD.  
SUITE 650  
BEVERLY HILLS, CA 90212

**ARCHITECT:** PERUZZI ARCHITECTS  
8800 VENICE BLVD.  
SUITE 317  
LOS ANGELES, CA 90034

**SIGN CONSULTANT:** ENCORE IMAGE INC.  
303 WEST MAIN STREET  
P.O. BOX 9297  
CLAUDE ELLENA  
ONTARIO, CA. 91762  
TEL: (909) 230-5586  
FAX: (909) 230-6488

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6..... SHOP BUILDING ELEVATIONS

7..... SHOP TENANT

8..... PAD TENANT

9..... CENTER I.D MONUMENT SIGN

10..... TENANT MONUMENT SIGNS

11..... GAS PRICING MONUMENT SIGN

12..... SITE PLAN

# The Village

## SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

### A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
7. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
8. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
9. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
10. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

**SIGN DESIGN GUIDELINES FOR ALL SIGNS**

- 1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
- 2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont. Corporate colors and logos shall be allowed with Landlord and City approval.
- 3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
- 4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
- 5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
- 6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area.
- 7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
- 8. Freestanding signs shall be placed a minimum of 300' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.

**OTHER SIGNAGE:**

**FREE STANDING SIGNS:**  
A total of two (2) multi-tenant monument signs, (1) center I.D. monument & two (2) gas price monument signs will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet. See elevation drawings for dimensions.

**DIRECTIONAL SIGNS:**  
Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

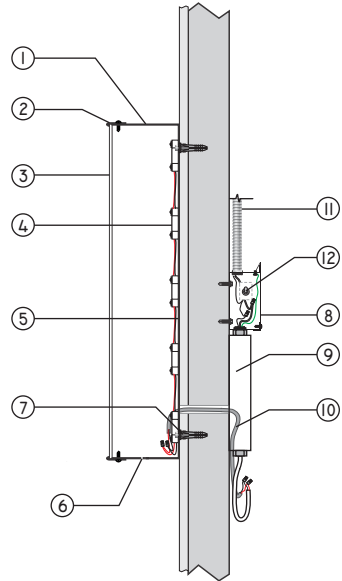
**MENU BOARD SIGNS:**  
Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and seven 7 feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

**AWNING SIGNS:**  
No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

**PROHIBITED SIGNS**

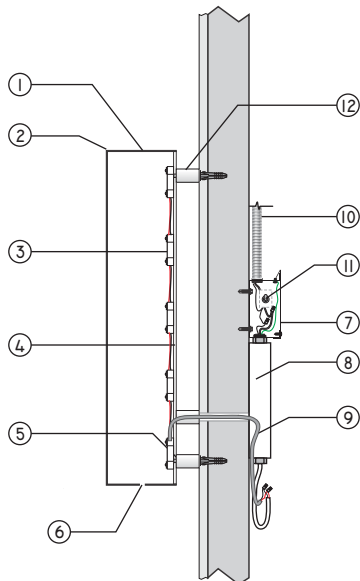
Signs painted directly on the wall.  
Window painted signs.  
Roof or ground inflated balloons / figures.  
A-frame signs.  
Advertising flag poles.  
Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.  
Signs deemed to be immoral, obscene, or unlawful.  
Signs on raceways.

# L.E.D. DIRECT AND INDIRECT LIGHTING OPTIONS



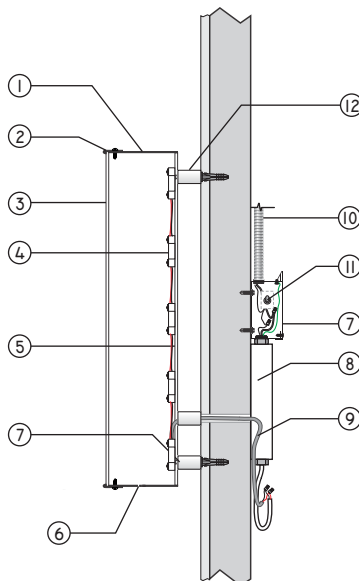
LEGEND	
1	5" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	.050 ALUMINUM LETTER BACKS
6	1/4"Ø DRAIN HOLES (MIN. 2 PER LTR)
7	#10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
8	POWER SUPPLY JUNCTION BOX
9	12 VOLT LED POWER SUPPLY
10	18AWG 2 CONDUCTOR INSULATED WIRE
11	PRIMARY ELECTRICAL SOURCE
12	DISCONNECT SWITCH

TYPICAL CHANNEL LETTER



LEGEND	
1	3" DEEP ALUMINUM LETTER RETURN
2	ALUMINUM FACE
3	WHITE LED MODULES
4	CLEAR POLYCARBONATE BACKS
5	#10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
6	1/4"Ø DRAIN HOLES (MIN. 2 PER LTR)
7	POWER SUPPLY JUNCTION BOX
8	12 VOLT LED POWER SUPPLY
9	18AWG 2 CONDUCTOR INSULATED WIRE
10	PRIMARY ELECTRICAL SOURCE
11	DISCONNECT SWITCH
12	1 1/2" SPACERS

TYPICAL HALO LIT CHANNEL LETTER



LEGEND	
1	3" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	CLEAR POLYCARBONATE BACKS
6	1/4"Ø DRAIN HOLES (MIN. 2 PER LTR)
7	POWER SUPPLY JUNCTION BOX
8	12 VOLT LED POWER SUPPLY
9	18AWG 2 CONDUCTOR INSULATED WIRE
10	PRIMARY ELECTRICAL SOURCE
11	DISCONNECT SWITCH
12	1 1/2" SPACERS

TYPICAL FACE-LIT / HALO LIT CHANNEL LETTER



TYPICAL SHOP BUILDING ELEVATION

SCALE: N.T.S



## SHOP TENANT

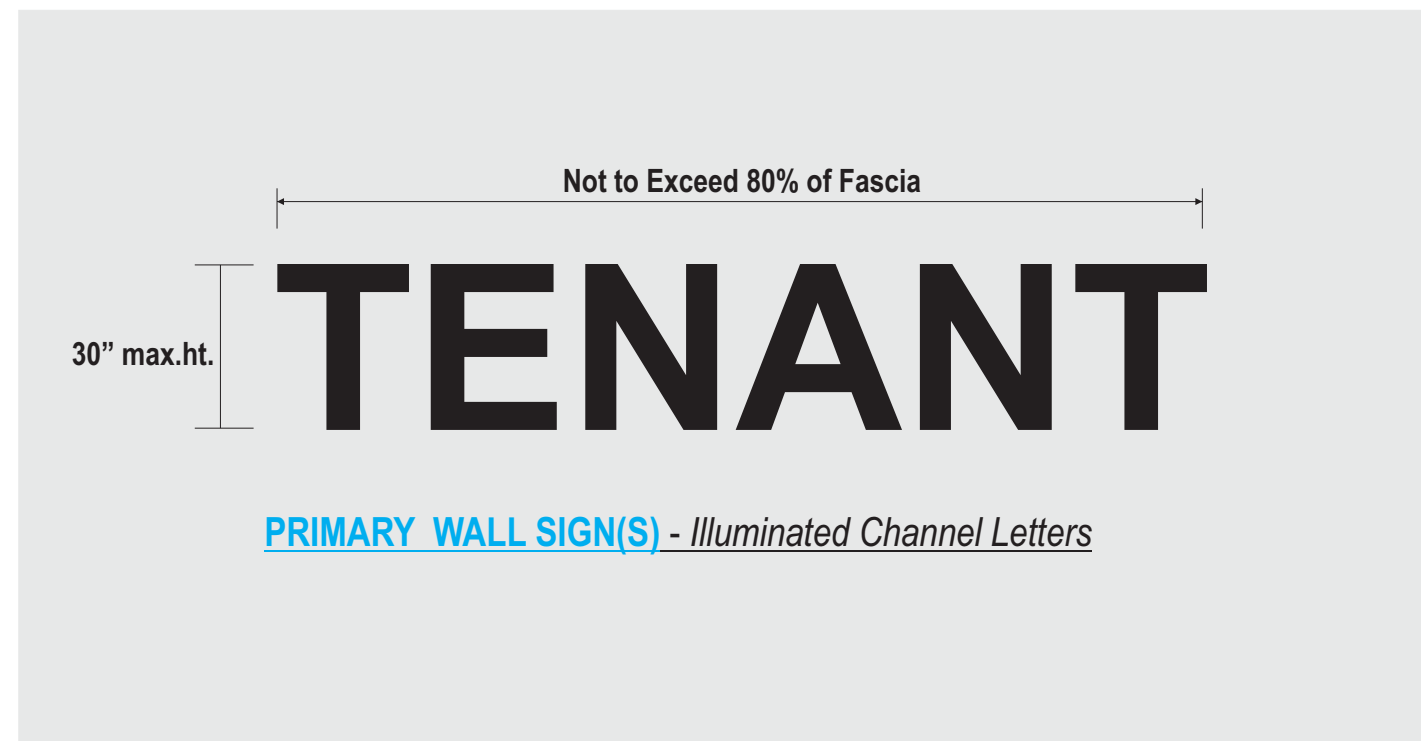
### WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of three (3) wall signs total per end tenant.

#### Sign Copy:

Letter size shall be proportional to the background and overall sign size.  
30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.



## PAD TENANT

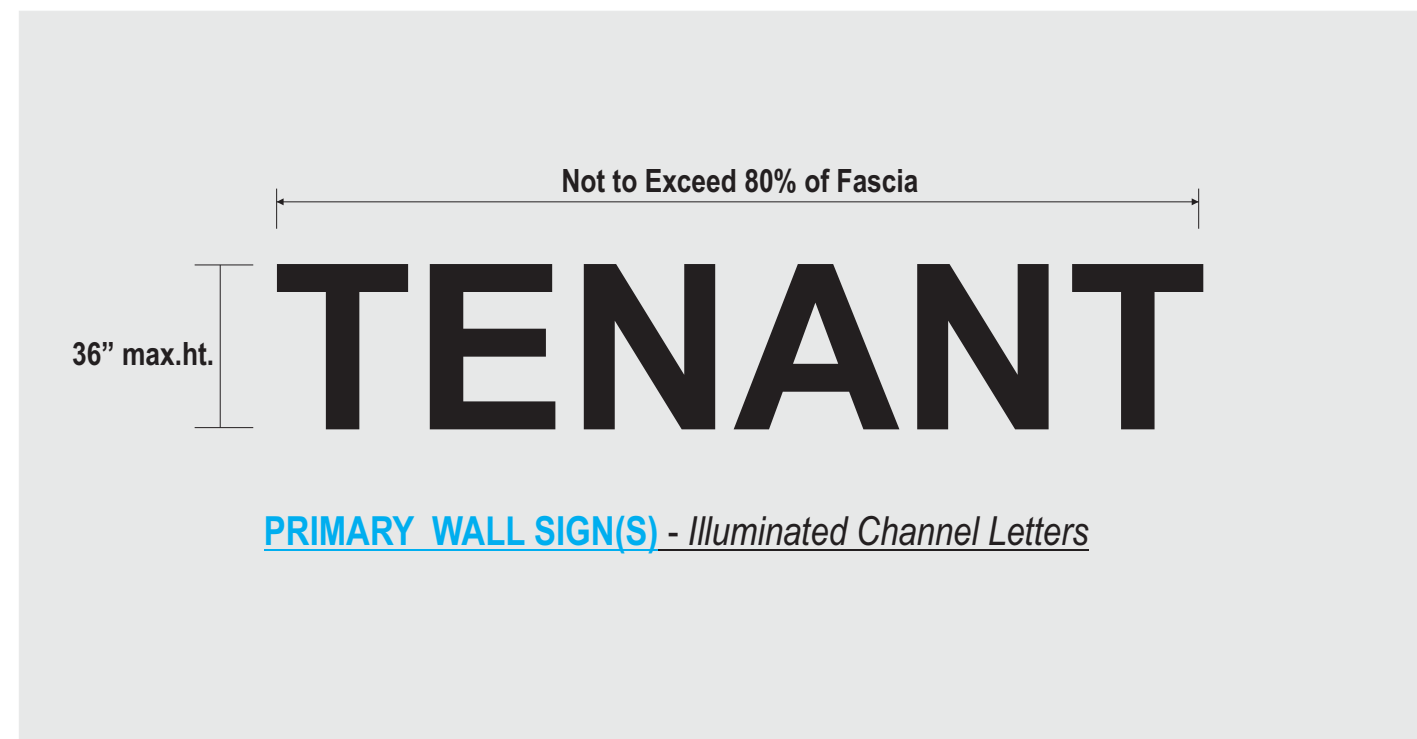
### WALL SIGNS

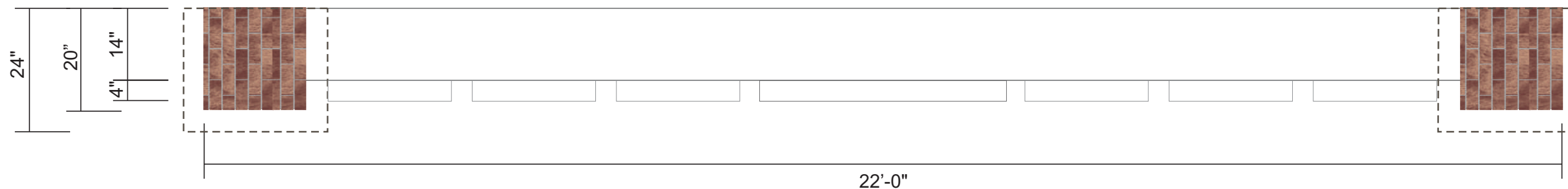
Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of four (4) wall signs for pad tenants.

#### Sign Copy:

Letter size shall be proportional to the background and overall sign size. 36" Maximum letter height for a single-line copy and a maximum overall height of 48" feet for a double-line copy.

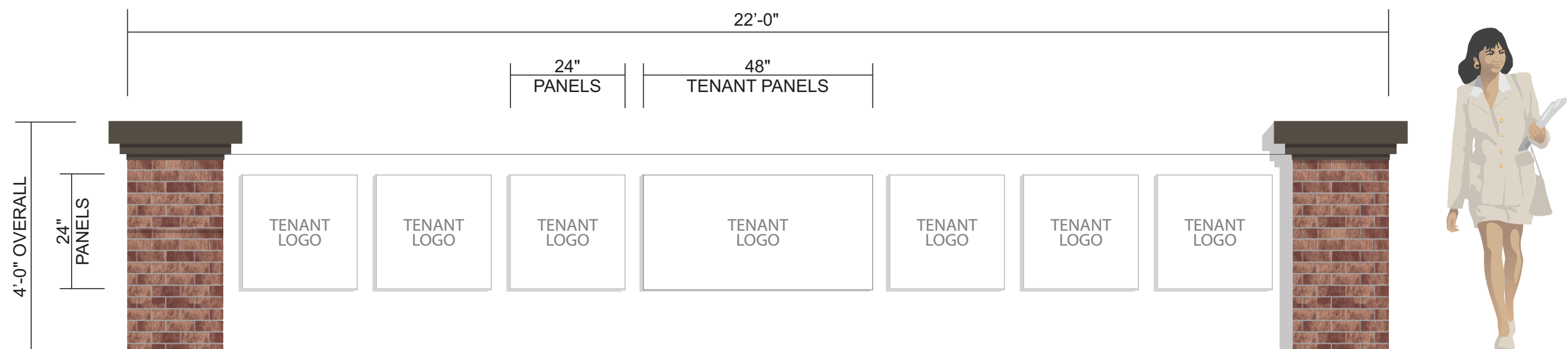
Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.





TOP VIEW

SCALE: 1/2" = 1'-0"



FRONT VIEW

SCALE: 1/2" = 1'-0"

#### MATERIAL/PAINT SPECIFICATIONS



ALUMINUM CORNICE PAINTED  
DUNN EDWARDS DEC 756 WEATHERED BROWN  
(LIGHT TEXTURE FINISH)



ALUMINUM BACKGROUND AND PANELS PAINTED WHITE  
(TEXTURED BACKGROUND, SATIN PANELS)



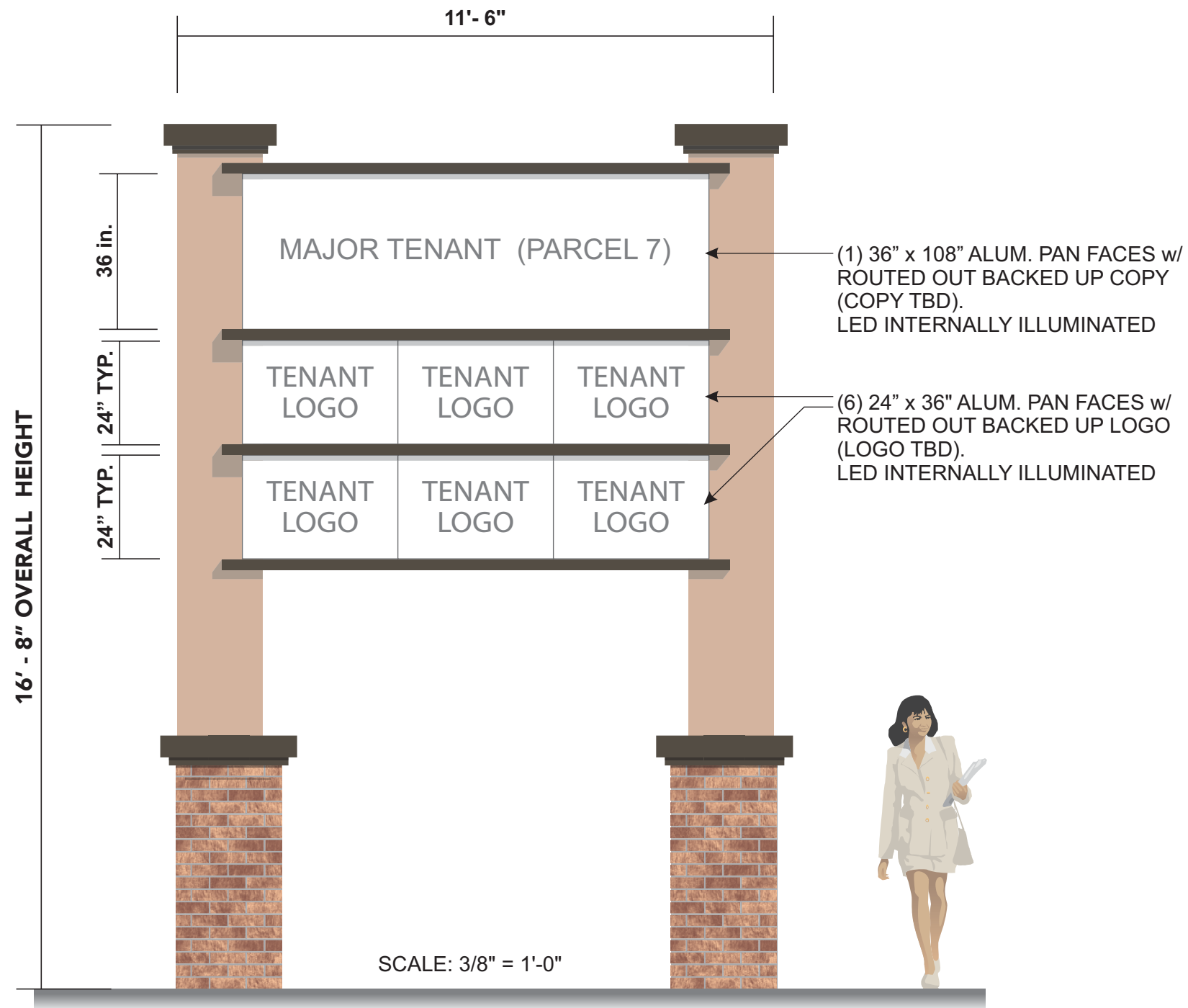
2½" X 8" CORONADO SPECIAL USED BRICK  
"RED USED" WITH CUSTOM BUILDING  
PRODUCTS #101 QUARTZ GROUT

- A** **ONE (1) SINGLE FACED ILLUMINATED CENTER I.D MONUMENT SIGN w/**  
(1) 24" x 48" x 4" DEEP LED ILLUMINATED ALUM. ANCHOR TENANT LOGO PANEL  
(6) 24" x 24" x 4" DEEP LED ILLUMINATED ALUMINUM TENANT LOGO PANELS





# THE VILLAGE



9

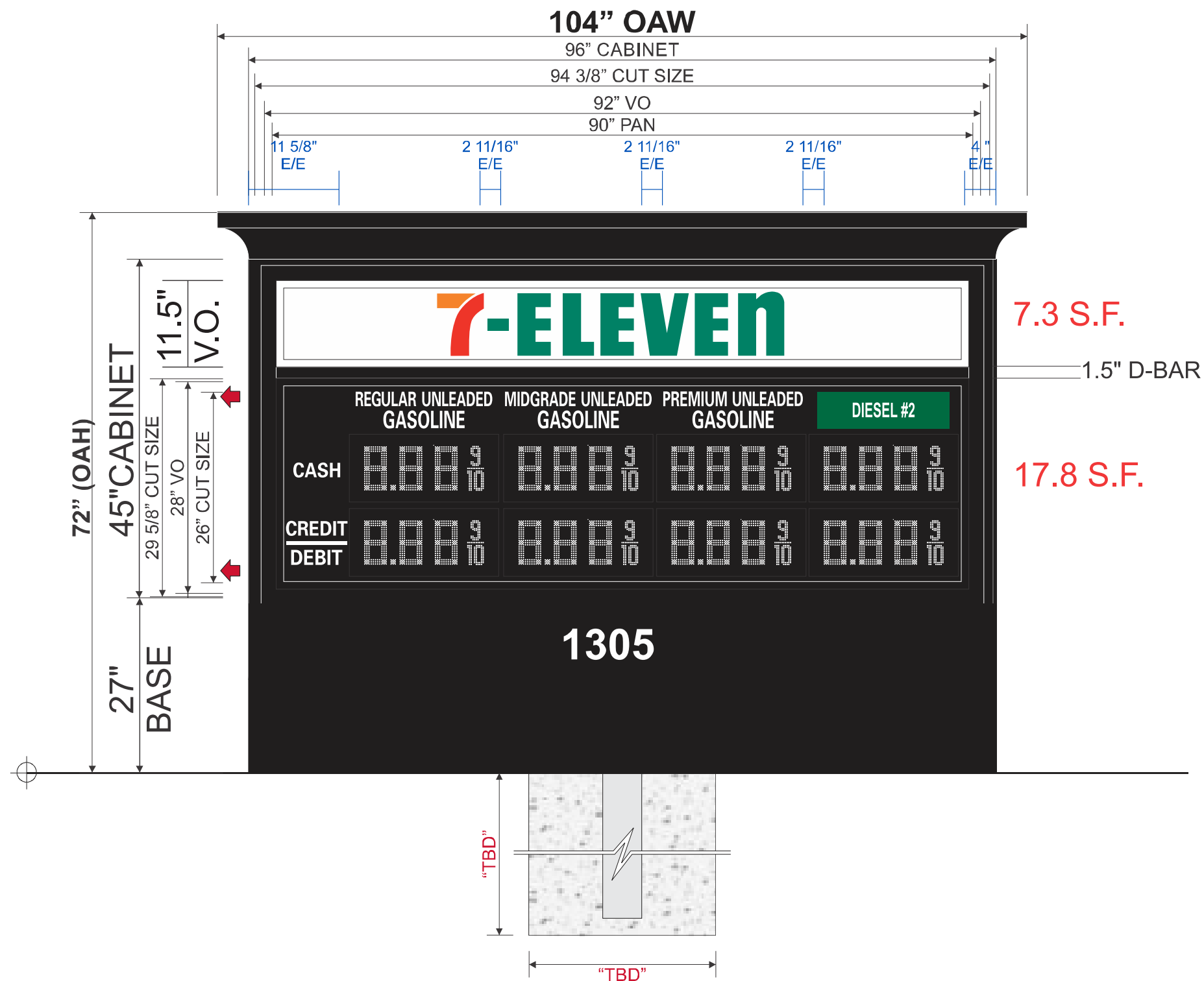


#### **MATERIAL/PAINT SPECIFICATIONS**

	ALUMINUM CORNICE AND HALO LETTERS PAINTED DUNN EDWARDS DEC 756 WEATHERED BROWN (LIGHT TEXTURE FINISH)
	ALUMINUM BACKGROUND AND PANELS PAINTED WHITE (TEXTURED BACKGROUND, SATIN PANELS)
	ALUMINUM PAN FACES PAINTED DUNN EDWARDS DE5262 FIELD OF WHEAT (TEXTURED FINISH)
	2½" X 8" CORONADO SPECIAL USED BRICK "RED USED" WITH CUSTOM BUILDING PRODUCTS #101 QUARTZ GROUT

- B C** **TWO (2) LED ILLUMINATED DOUBLE FACED TENANT PYLON SIGNS**  
.125 ALUMINUM PAN FACES WITH ROUTED OUT AND  
BACKED UP COPY. (TENANT NAMES AND LOGOS TBD)

# THE VILLAGE



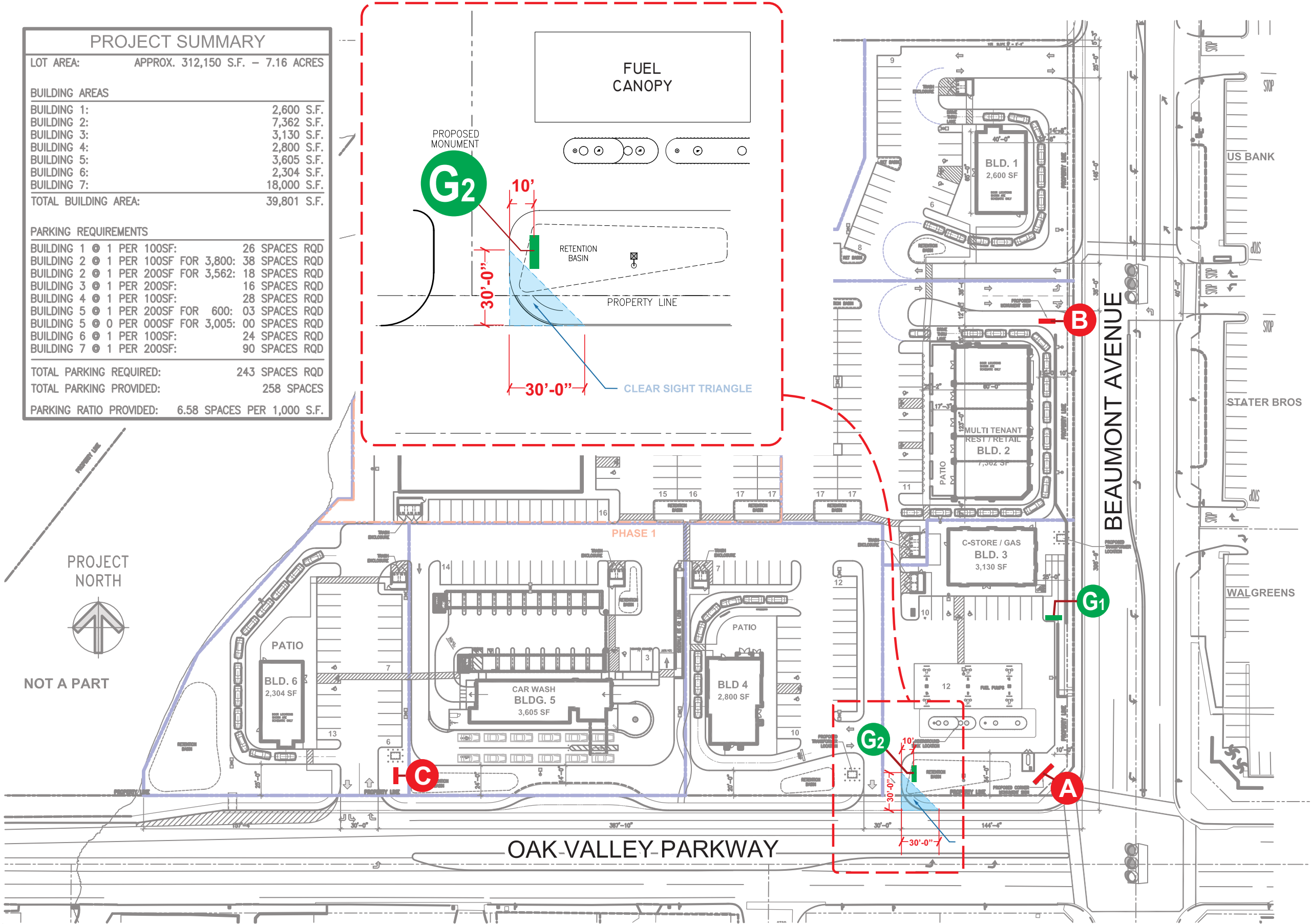
Code Information:	
Formula: Monument signs allowed up to 32 sf in area	
Allowed:	30.0 sqft
Proposed:	30.0sqft
Setback Information:	
As approved. Within property lines and out of ROW.	
Height Information:	
Allowed:	6'- 0"
Proposed:	6'- 0"

Max Sqft: 45 sqft.  
Side Setback: 25'-0"  
Sight Triangle: 15'-0"  
Max Width: 16'-0"

125 SF OF LANDSCAPING IS REQUIRED BY CITY - PROVIDED BY OTHERS

- G1 G2 TWO (2) ILLUMINATED DOUBLE-FACED MONUMENT GAS PRICING SIGNS.**  
ALUMINUM CABINET - PAINT TRICORN BLACK - L.E.D. ILLUMINATED  
LOGO PANEL: .177" WHITE POLYCARBONATE w/ FIRST SURFACE FILM LOGO DECORATION.  
FUEL PRICE FACES: PAN FORMED CLEAR POLYCARBONATE BACK SPRAYED BLACK w/ WHITE COPY  
ADDRESS: 1/8" THICK ALUMINUM F.C.O. NUMERALS

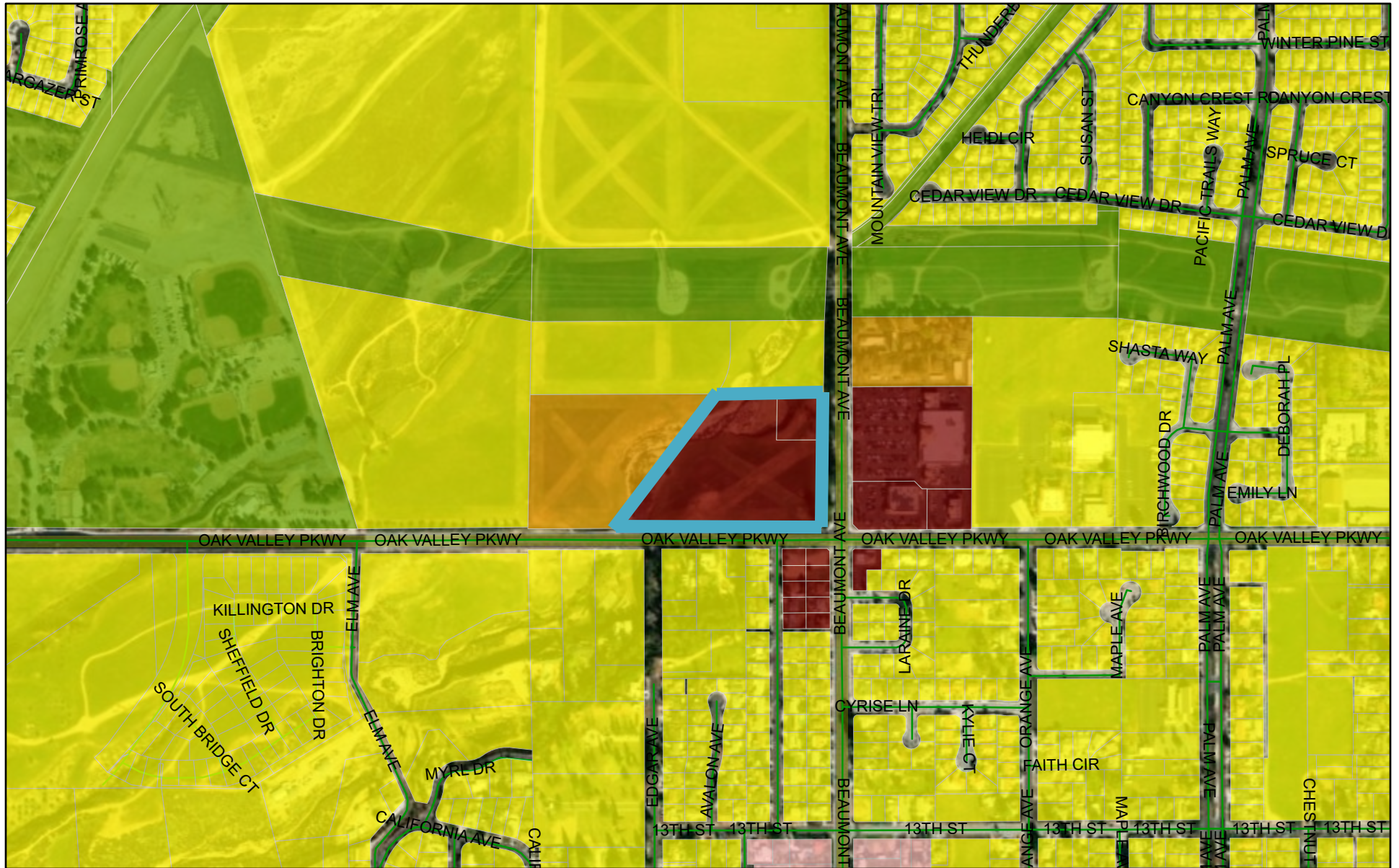
PROJECT SUMMARY		
LOT AREA:	APPROX. 312,150 S.F. – 7.16 ACRES	
BUILDING AREAS		
BUILDING 1:		2,600 S.F.
BUILDING 2:		7,362 S.F.
BUILDING 3:		3,130 S.F.
BUILDING 4:		2,800 S.F.
BUILDING 5:		3,605 S.F.
BUILDING 6:		2,304 S.F.
BUILDING 7:		18,000 S.F.
TOTAL BUILDING AREA:		39,801 S.F.
PARKING REQUIREMENTS		
BUILDING 1 @ 1 PER 100SF:	26 SPACES RQD	
BUILDING 2 @ 1 PER 100SF FOR 3,800:	38 SPACES RQD	
BUILDING 2 @ 1 PER 200SF FOR 3,562:	18 SPACES RQD	
BUILDING 3 @ 1 PER 200SF:	16 SPACES RQD	
BUILDING 4 @ 1 PER 100SF:	28 SPACES RQD	
BUILDING 5 @ 1 PER 200SF FOR 600:	03 SPACES RQD	
BUILDING 5 @ 0 PER 000SF FOR 3,005:	00 SPACES RQD	
BUILDING 6 @ 1 PER 100SF:	24 SPACES RQD	
BUILDING 7 @ 1 PER 200SF:	90 SPACES RQD	
TOTAL PARKING REQUIRED:	243 SPACES RQD	
TOTAL PARKING PROVIDED:	258 SPACES	
PARKING RATIO PROVIDED:	6.58 SPACES PER 1,000 S.F.	



THE VILLAGE



# Beaumont Village General Plan Land Use Designation Map



4/2/2024, 4:35:51 PM

General Plan

Open Space

High Density Residential

Single Family Residential

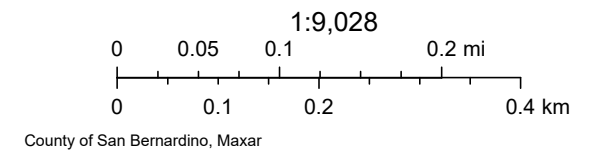
Downtown Mixed Use

Neighborhood Commercial

Street Labels

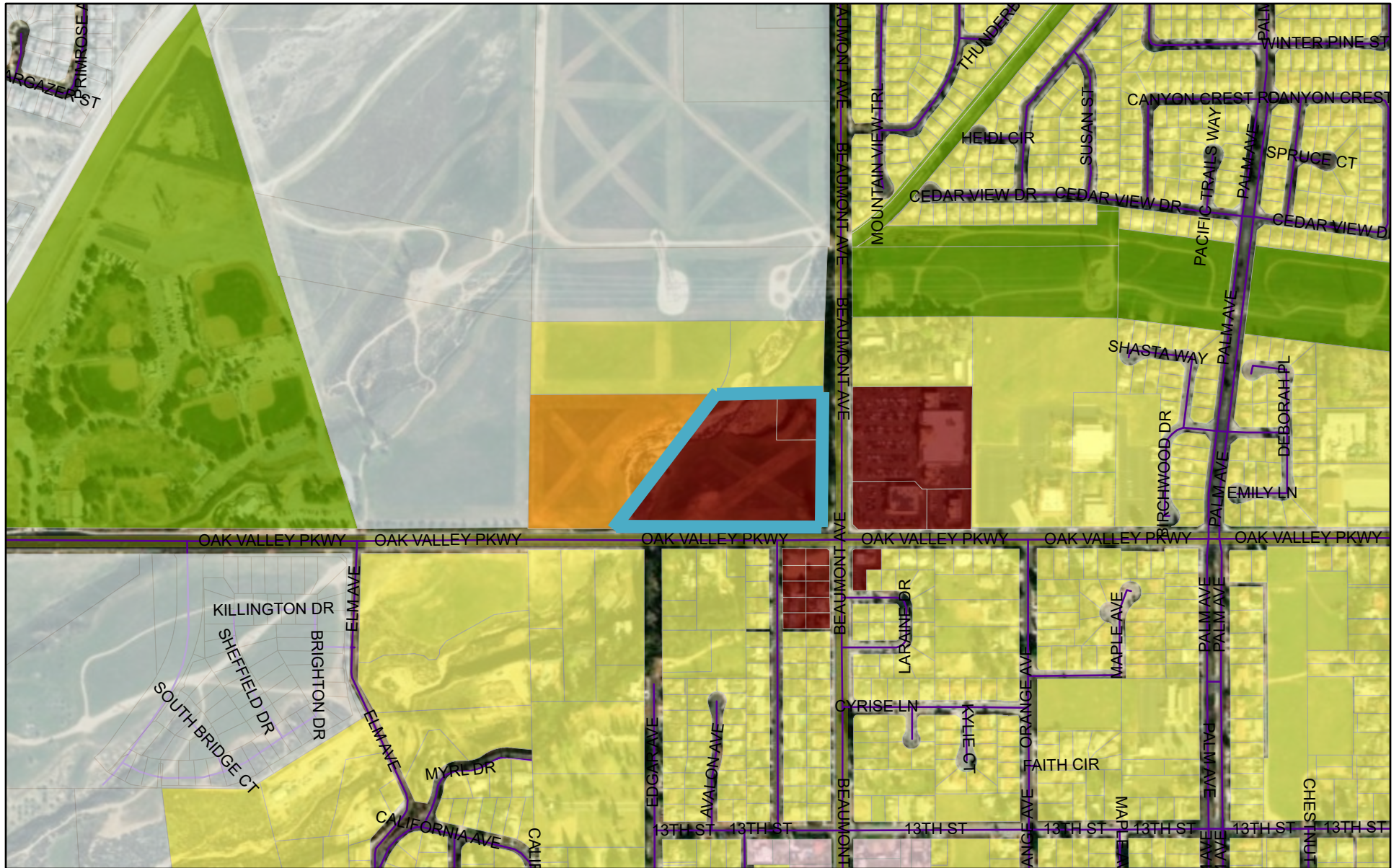
Highways/Major Streets

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# Beaumont Village Zoning Map



4/2/2024, 4:33:16 PM

Zoning

Specific Plan

Residential Single Family



Residential Multiple Family



Beaumont Mixed Use



Commercial Neighborhood



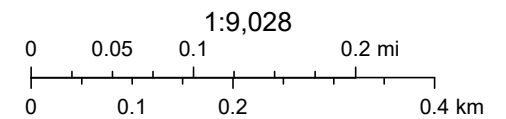
Recreation/Conservation



Street Labels



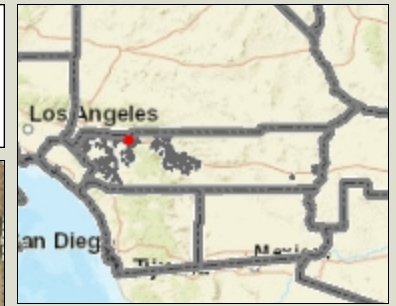
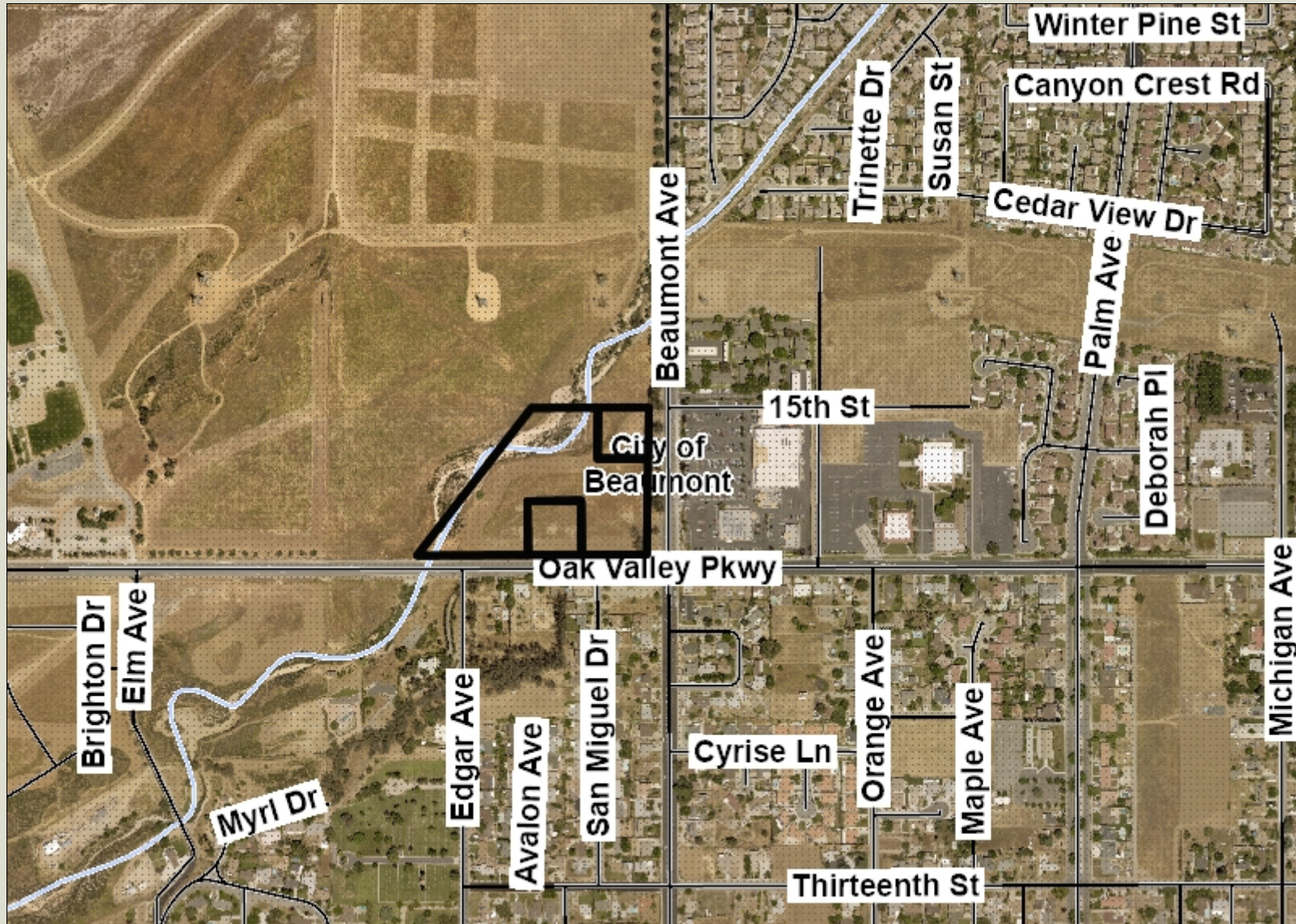
Highways/Major Streets



County of San Bernardino, Maxar



# Beaumont Village Aerial Photograph



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 770 1,539 Feet

REPORT PRINTED ON... 5/1/2024 3:44:58 PM

© Riverside County GIS

## Notes



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

254560

January 22, 2024

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

Attention: Carole Kendrick

Re: PP 2019-0222, CUP 2017-0010, CUP 2019-0037,  
CUP 2019-0038, PM 2019-0006 (PM 37440),  
PLAN 2022-0791, APNs 404-190-009,  
404-190-010, 404-190-003

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received January 12, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- ☐ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- ☒ This project involves District proposed Master Drainage Plan facilities, namely Marshall Creek Channel and Beaumont Master Drainage Plan Line 4. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- ☐ This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There



Re: PP 2019-0222, CUP 2017-0010, CUP 2019-0037,  
CUP 2019-0038, PM 2019-0006 (PM 37440),  
PLAN 2022-0791, APNs 404-190-009,  
404-190-010, 404-190-003

254560

shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- ☐ This project is located within the limits of the District's Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, \_\_\_\_\_. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- ☒ The District's previous comments dated June 16, 2022 are still valid.

#### **GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager

Attachment

EM:blm

**From:** [Deneen Pelton](#)  
**To:** [Carole Kendrick](#)  
**Cc:** [Cheryl Madrigal](#); [Shuuluk Linton](#)  
**Subject:** Beaumont Village Shopping Center Project  
**Date:** Friday, April 26, 2024 1:52:09 PM

---

Greetings,

This email is written on behalf of Rincon Band of Luiseño Indians, ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government.

The Band has received the notification for the above referenced project. The location identified within project documents is not within the Band's specific Area of Historic Interest (AHI).

At this time, we have no additional information to provide. We recommend that you directly contact a Tribe that is closer to the project and may have pertinent information.

Thank you for submitting this project for Tribal review. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749-1092 or via electronic mail at [crd@rincon-nsn.gov](mailto:crd@rincon-nsn.gov).

Thank you for the opportunity to protect and preserve our cultural assets.

**Deneen Pelton**

Cultural Resources Department Coordinator

Cultural Resources Department

**Rincon Band of Luiseño Indians**

1 West Tribal Road | Valley Center, CA 92082

Office: (760) 749 1092 ext. 323|Cell: 760-705-7304

Fax: 760-888-2016

Email: [dpelton@rincon-nsn.gov](mailto:dpelton@rincon-nsn.gov)



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**From:** [Mauricio Alvarez](#)  
**To:** [Carole Kendrick](#)  
**Subject:** Beaumont Village Shopping Center Project  
**Date:** Thursday, March 28, 2024 11:56:20 AM

---

Hello Carole,

Thank you for including Riverside Transit Agency in the development review of the Beaumont Village Shopping Center Project. After reviewing the plans, there are no comments to submit for this particular project at this time.

Thank you,

**Mauricio Alvarez, MBA**

Planning Analyst

Riverside Transit Agency

p: 951.565.5260 | e: [malvarez@riversidetransit.com](mailto:malvarez@riversidetransit.com)

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

1825 Third Street, Riverside, CA 92507

**From:** [Eunice Ambriz](#)  
**To:** [Carole Kendrick](#)  
**Subject:** Beaumont Village Shopping Center Project [CIT-BEAU-2024-1]  
**Date:** Monday, March 11, 2024 12:32:00 PM

---

Dear Carole,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above-referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on March 8, 2024. The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates.

Regards,  
Eunice

**Eunice Ambriz**

Cultural Resources Technician

[Eunice.Ambriz@sanmanuel-nsn.gov](mailto:Eunice.Ambriz@sanmanuel-nsn.gov)

O:(909) 864-8933 x 50-2033

M:(909) 649-4867

26569 Community Center Dr Highland, California 92346



Yizhi Zhang 37269 Wildwood View Dr. Yucaipa, CA 92399

April 21, 2024

Carole Kendrick, Senior Planner

City of Beaumont

Planning Department

550 E. 6<sup>th</sup> Street

Beaumont, CA 92223

Dear Mr. Carole Kendrick,

My property, located at 1378 San Miguel Dr, Beaumont, CA 92223, is just across from Oak Valley Pkwy, about 200 feet from the Beaumont Village Shopping Center Project (the Project). I strongly object to the Project because of the following reasons:

**Habitat Destruction:** Clearing land for construction can destroy natural habitats for wildlife and plants. One of the reasons we chose to live in Beaumont is the view of the natural habitats nearby.

**Air and Noise Pollution:** Construction activities and increased traffic from the shopping center will contribute to air and noise pollution in the area.

**Waste Generation:** Construction projects generate large amounts of waste, including debris and packaging materials, which will impact our living surroundings.

**Traffic Congestion:** Increased traffic from the shopping center can lead to congestion, causing more traffic time from work. It is also a life hazard to kids in our community.

The existing shopping centers are sufficient for us; there is no need to construct another one.

Thank you for your attention.

A handwritten signature in black ink, appearing to read 'YIZHI ZHANG', with a stylized flourish at the end.

Yizhi Zhang



Phone (800) 718-4853

Prepared For:  
ARI MILLER  
CAMDEN HOLDINGS, LLC  
9454 WILSHIRE BL., #650  
BEVERLY HILLS, CA 90212

## 300' Radius Map

Property Address: **BEAUMONT AVE**

Title Representative: **TONY BEHRENS**



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OLD REPUBLIC TITLE COMPANY**

[www.ortc.com](http://www.ortc.com)

This title information has been furnished without charge by OLD REPUBLIC TITLE COMPANY in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

*Our Experience - Your Advantage™*

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01/26/2024 17:47:58 PM

Customer Service Rep: Tom De

404-19

Index	Call Number	Year Number
12/25/2007	06	07-08
12/27/2007	01	08-10

Page 307 of 325



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S TOLERANCE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

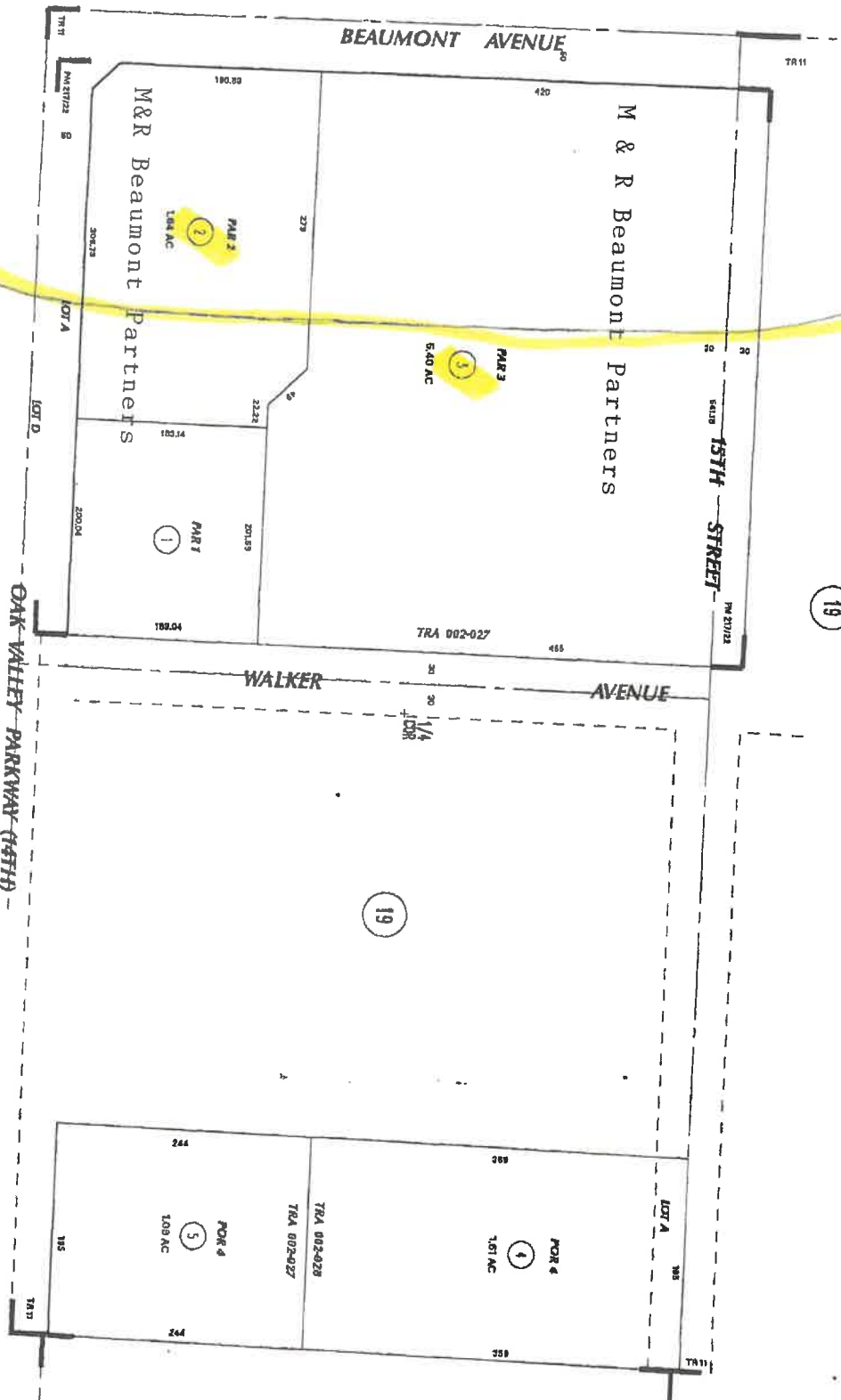
SEP 14 2007

POR, SW 34 T.2S., R. 1W  
CITY OF BEAUMONT

T.R.A. 002-027  
002-028

404-20  
408-15

1" = 100'  
ANGLE = 0



ASSESSOR'S MAP BK104 PG.20  
Riverside County, Calif.

DATE: 00 JANUARY 00-8

237

415  
04

**"IMPORTANT: THIS PLAT IS NOT A SURVEY. IT IS MERELY FURNISHED AS A CONVENIENCE TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO GUARANTEE ANY DIMENSIONS, DISTANCE, BEARINGS OR ACREAGE."**

MB 9/71 TRACT 11 WALKERS SUBDIVISION  
PM 217/22-23 PARCEL MAP NO. 31060

Aug 2007

415  
05

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE LOCATION OF THE DATA SHOWN. THE ASSessor'S OFFICE MAY NOT CORRECT WITH LOCAL LOT-SPREAD OR SURVEYING SITE CONDITIONS.

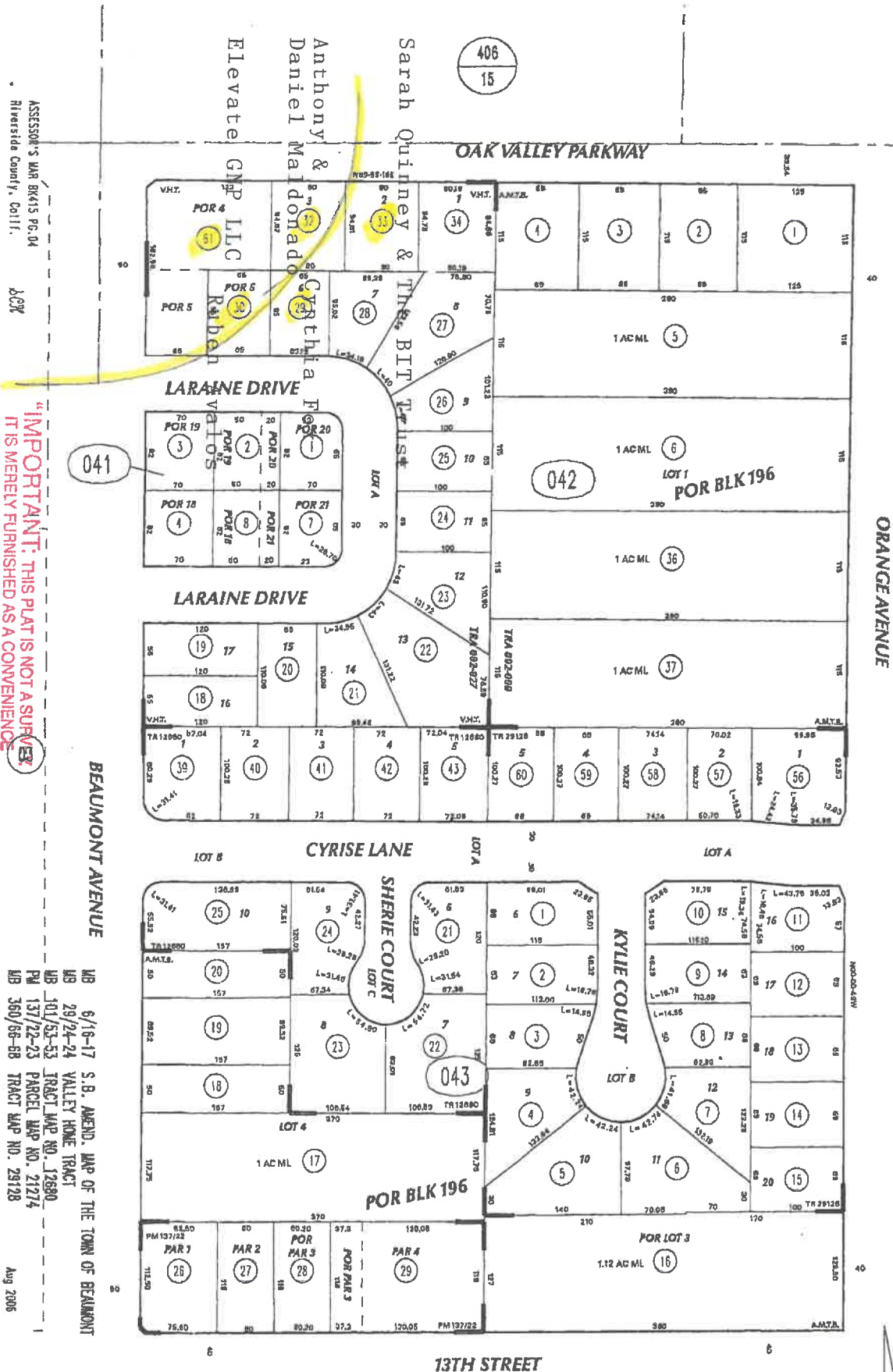
AUG 1 7 2006

POR. SEC 3 T. 35. R. 1W  
CITY OF BEAUMONT

T. R. A. 002-000  
002-027

415-04  
1-15-23-3

ANGLE = 100°



DATE	OLD MMS#	REV NUMBER
1/1/5	04-7	5
1/1/9	04-7	28-27
1/1/29	12-16-18	29
1/1/39	—28-48	—28-48
1/1/41	04-7-16	49-52
DATE	OLD MMS#	REV NUMBER
1/1/6	04-7-51	53
9/9/6	01-52	34
1/1/32	01-51	55-51
9/1/1	01-5	54-56-60
9/1/1	01-5	64-5-15
9/1/1	04-5-11	50-5-16-17
9/1/1	04-7-11-55	05-5-18-20
10/6/1	04-7-41-55	05-5-21-27
9/6/6	04-7-35-54	01-5-28-29
9/6-35-55		51

415-03  
15-23-3

TRA 002-027

BEAUMONT

FOR N1/2 NW 1/4, SEC. 3 T. 35, R. 1W.

AVENUE

Oak Valley Angelo Amato

Oak Valley

Oak Valley

Oak Valley

Audrey & Dale Sterling

BK 406

Marlon Duran  
Jovanna Martinez  
Oak Valley Land Trust

DATE	NO.	REMARKS
1/17	111	111-71 57.25
4/29	112	112-71 57.25
6/23	113	113-71 57.25
8/7	114	114-71 57.25
9/28	115	115-71 57.25
11/1	116	116-71 57.25
12/1	117	117-71 57.25
1/1	118	118-71 57.25
2/1	119	119-71 57.25
3/1	120	120-71 57.25
4/1	121	121-71 57.25
5/1	122	122-71 57.25
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8/1	197	197-71 57.25
9/1	198	198-71 57.25
10/1	199	199-71 57.25
11/1	200	200-71 57.25

Oak Valley Land Trust No 2

James McNeely

Berman & Elvira G

MB 42/65 BEAUMONT VISTAS  
MB 30/60 SAN MIGUEL TRACT  
MB 6/16-TS.B. AMENDED MAP OF THE TOWN OF BEAUMONT  
MARCH 1970

IMPORTANT: THIS PLAT IS NOT A SURVEY  
IT IS MERELY FURNISHED AS A CONVENIENCE  
TO LOCATE THE LAND IN RELATION TO  
ADJOINING STREETS AND OTHER LANDS  
AND NOT TO GUARANTEE ANY DIMENSIONS,  
DISTANCE, BEARINGS OR ACREAGE.

1 PM 148/30-91 Parcel Map 21848

ASSESSOR'S MAP BK 415 PG. 03  
RIVERSIDE COUNTY, CALIF.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

03

44-38861-25

BEHUNGH:  
VISTAS  
2/28 2005

44

DATA  
MB 30/60

BK.  
414

ASSESSOR'S MAP BK. 415 PG. 02  
RIVERSIDE COUNTY, CALIF.  
DB

15



CITY OF BEAUMONT  
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI)  
TO ADOPT  
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
Beaumont Village Shopping Center Project

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Beaumont Village Shopping Center Project.

**Project Title:** Beaumont Village Shopping Center Project

**Project No.:** TPM 37440, PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, and PM2019-0006

**Project Location:** 11867 Beaumont Avenue, on the northwest corner of Beaumont Avenue and Oak Valley Parkway

**Project Description:** Santiago Holdings, LLC ("Project Applicant") is proposing the subdivision of 2 assessor's parcels, totaling approximately 10 acres, into eight parcels. Of the eight parcels, seven parcels totaling approximately 7.16 acres, are intended for various commercial uses ("Project Site"); the eighth parcel, which will be known as Remainder Parcel, is to remain undeveloped. No change to the Remainder Parcel is proposed. Development of the seven parcels would be known as the Beaumont Village Shopping Center ("Proposed Project"). The Proposed Project is located entirely outside of the boundaries of Marshall Creek and Remainder Parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project. The Proposed Project includes three freestanding fast-food restaurants with drive-thru, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fueling station with convenience store. The fueling station would include two, 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a heavy enhanced vapor recovery system. The Project Application is for the approval of Commercial Tentative Parcel Map (TPM) 37440 and a Conditional Use Permit (CUP) to allow four of the parcels to operate drive-thrus. Additionally, the future operator of the proposed fueling station at the southeastern corner will be requesting a separate CUP for the fueling station, including the sale of alcohol and tobacco.

**Environmental Review and Public Comment:** The circulation of the Draft IS/MND is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**City of Beaumont  
Planning Department  
550 E. 6th Street  
Beaumont, CA 92223**

You may obtain the document in electronic format at <https://www.beaumontca.gov/1125/Planning-Projects> or by emailing the Planner at [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov). To request a PDF version of the document from the Planning Department database, please reference the project numbers above.

The comment period on the IS/MND closes on **April 4, 2024, at 5:00 PM**. Please submit comments to [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov) or to:

Carole Kendrick, Planner Manager  
City of Beaumont  
Planning Department  
550 E. 6th Street  
Beaumont, CA 92223

**Intent to Consider Adoption of MND:** On April 10th, 2024, at 6:00 pm, the Planning Department of the City of Beaumont will conduct a public hearing to consider of a recommendation to the City Council adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of a Conditional Use Permit, Tentative Parcel Map, and Plot Plan. The hearing will be held in 550 E. 6th Street, Beaumont, California 92223.

**The Press-Enterprise  
Published: 3/5/24**

License Number	Status	License Type	Orig. Iss. Date	Expir. Date
416389	ACTIVE	41	10/22/2004	9/30/2024
418249	ACTIVE	21	11/1/2004	9/30/2024
508402	ACTIVE	20	4/1/2011	6/30/2024
527834	ACTIVE	41	1/28/2013	12/31/2024
537192	ACTIVE	41	12/19/2013	11/30/2024
639312	ACTIVE	21	1/23/2023	12/31/2024



Business Name

EL CHARRO AUTHENTIC MEXICAN FOOD

STATER BROS 173

WALGREENS 07714

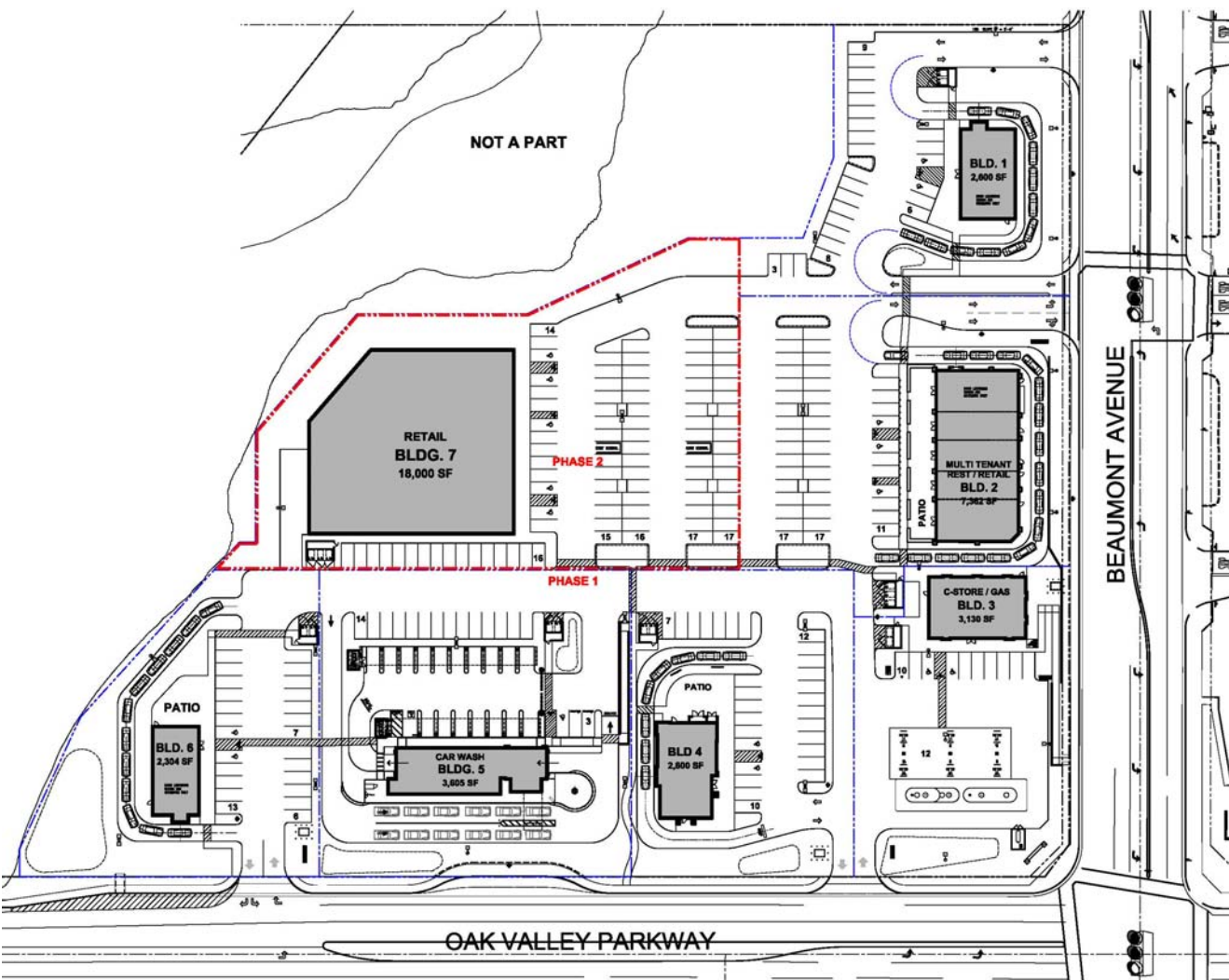
CITY SUSHI & GRILL

ANTONYS PIZZA +

CHERRY VALLEY LIQUOR

# Design Guidelines for the Beaumont Village Shopping Center

## Exterior Finishes



# Design Guidelines for the Beaumont Village Shopping Center

## Exterior Finishes

### SAMPLE ELEVATION COLOR AND MATERIALS





# Design Guidelines for the Beaumont Village Shopping Center

## Exterior Finishes

### MASONRY VENEER



**A** Coronado – Special Used Brick “Red Used”

### MASONRY GROUT



Custom Building Products – #101 Quartz

# Design Guidelines for the Beaumont Village Shopping Center

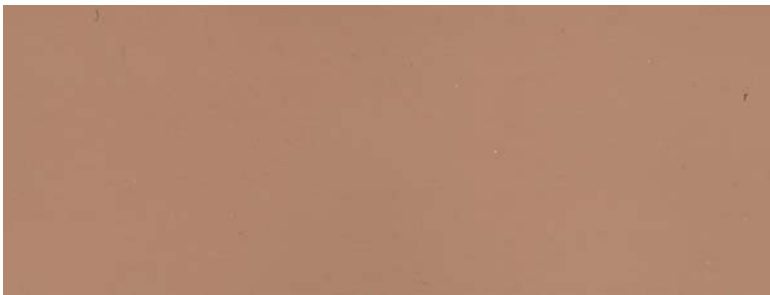
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## Exterior Finishes

### PLASTER & DETAIL COLORS [obtain paint samples for actual color]



**B** Dunn Edwards DE5262 Field of Wheat



**C** Dunn Edwards DEC707 Foxtail



**D** Dunn Edwards DEC706 Rosewood



**E** Dunn Edwards DEC756 Weathered Brown

# Design Guidelines for the Beaumont Village Shopping Center

---

## Exterior Finishes

### PLASTER & DETAIL COLORS [obtain paint samples for actual color]



**F** Dunn Edwards DEW380 White



**G** Dunn Edwards DEC777 Meadowood

**NOTE:** For exterior cement plaster finishes, use steel troweled texture

### STEEL AWNING COLOR



**H** Match Arcadia Dark Bronze Aluminum Storefront



# Design Guidelines for the Beaumont Village Shopping Center

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## Exterior Finishes

### LIGHTING



**J** Baselite Harbor Gooseneck – Building Sconces

# Design Guidelines for the Beaumont Village Shopping Center

---

## Exterior Finishes

### LIGHTING



**K** Baselite Harbor Pole Light - Sidewalks

# Design Guidelines for the Beaumont Village Shopping Center

---

## Exterior Finishes

### LIGHTING



#### L String Lights



#### Outdoor Dining Lighting Example

# Design Guidelines for the Beaumont Village Shopping Center

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## Exterior Finishes

### STOREFRONT

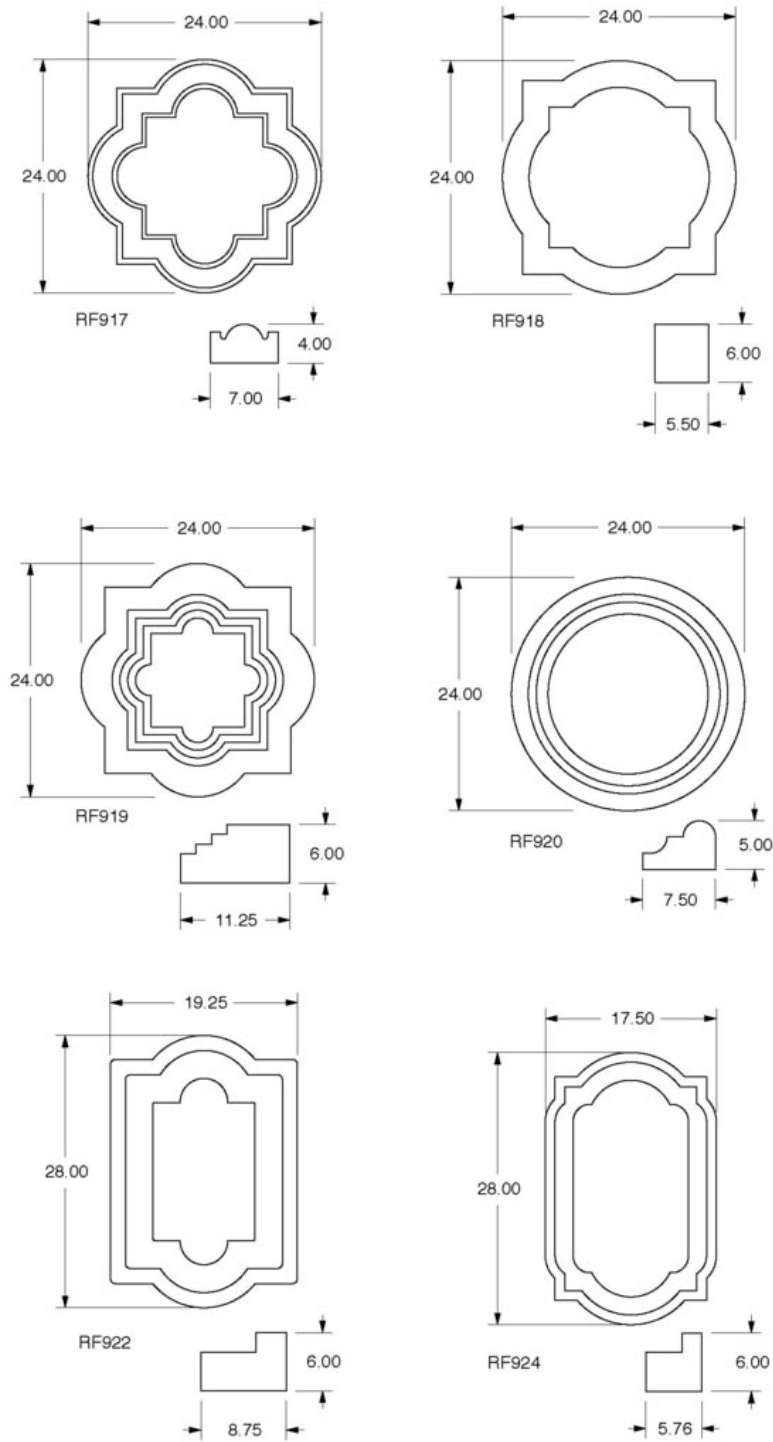


**N**      Arcadia Dark Bronze

# Design Guidelines for the Beaumont Village Shopping Center

## Exterior Finishes

### QUATREFOILS



# Design Guidelines for the Beaumont Village Shopping Center

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## Exterior Finishes

### PATIO OR ARCHITECTURAL FENCING



**P** Manufacturer TBD