

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

PLOT PLAN PP2018-0165

**PLANNING COMMISSION
APPROVAL DATE:**

2-12-2019

**PLOT PLAN FOR A 18,716 SF MEDICAL
OFFICE BUILDING LOCATED AT 1542 E.
6TH STREET IN THE COMMERCIAL
GENERAL (CG) ZONE.**

PLANNING CONDITIONS

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for the demolition of an existing residence and construction of an 18,716 square foot, two-story medical office building with a covered pick-up and drop-off area and related improvements on a 1.3 acre lot located at 1542 E. 6th Street.
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 **Plot Plan PP2018-0165**. 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 and is subject to timing specified in Sections (I) and (J).
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 plot plan approval.
6. 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.
7. 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.

8. 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.
9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.
17. A parcel merger or lot consolidation will be required prior to construction. No structures shall be built across lot lines.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

18. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

FIRE DEPARTMENT CONDITIONS

19. New and existing buildings shall be provided with approved 12 inch address numbers on front of the building. CFC-section-505
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1
21. Provide 'NO SMOKING' signs throughout the site. CFC section-310
22. Provide an occupant load sign posted on the wall near the front entrance of the building.
23. AUTOMATIC SPRINKLER SYSTEMS. 1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following: 903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.19 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence. Riverside Co. Ordinance 787

24. Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following: 1. Detached Group U occupancies used for agricultural or livestock purposes, less than 5,500 square feet, and having setback distances of 50 feet or more from the property line and other buildings. 2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses. 3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking. 4. Detached Group U occupancy greenhouses less than 5,500 square feet. 5. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.
25. Fire Apparatus Access roads shall be provided for every facility building, with an unobstructed width of not less than 24 feet. The surface shall be designed and maintained to support the imposed loads of a fire apparatus, and all weather driving capabilities. CFC section-503.1 & 503.2.1& 503.2.3.
26. Fire department access shall be required for any building deeper than 150 feet from the road way. Provide an hammerhead or turn around radius at the end of the property.
27. Fire Alarm system/Notification devices/Sprinkler monitoring shall be required upon sprinkler water flow activation. Plans shall be submitted to the Office of the Fire Marshal.CFC section-907
28. On site fire hydrant(s)-Where a portion of the facility or building constructed more than 400 feet from a fire hydrant on a apparatus access road, on-site fire hydrant(s) shall be provided. CFC section-507.5.1.
29. **Medical Gas Systems shall comply with CFC section 5306 General Patient Care.**
30. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
31. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (**12**) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (**6**) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of **24** inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.
32. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a

durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.

33. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
34. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
35. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
36. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
37. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1
38. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

PUBLIC WORKS DEPARTMENT

Section 1 – General

38. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. 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. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
39. The developer shall pay all applicable fees relating to the development of the medical building. Applicable Fees shall consist of but not be limited to improvement plan review

fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.

40. Improvement plans shall show existing utilities located in streets adjacent to the medical building. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
41. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
42. Property corner survey stakes shall be implemented by developer.
43. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
44. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.
45. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
46. Property line adjustments will require to owner complete a lot line adjustment with the City of Beaumont.
47. All existing overhead utilities fronting 6th Street shall be undergrounded by the owner.
48. All new utilities that will service the development shall be underground.
49. Owner shall coordinate onsite utility relocations with the appropriate utility purveyor.
50. When working within the City right-of-way, owner shall obtain an encroachment permit from Public Works Department.

Section 2 – Street Improvements

51. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).
52. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
53. Owner shall submit a Traffic Impact Analysis (TIA) report prepared by a traffic engineer. Owner shall implement all mitigation measures that are identified from the TIA report.
54. Construct 6' sidewalk and curb & gutter along the property frontage on 6th Street.
55. Remove and replace existing asphalt along the property frontage on 6th Street. Asphalt rehabilitation shall consist of a 2" grind and overlay. The limits of asphalt rehabilitation shall be from the edge of the concrete median to the edge of pavement fronting the property.
56. After constructing asphalt rehabilitation improvements, construct signing and striping improvements on 6th Street.
57. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the

City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.

58. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.
59. Prior to constructing any asphalt improvements, all utilities shall be underground.
60. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
61. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
62. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.
63. Remove the existing whistle top storm drain structures in front of the property on 6th Street and place storm drain catch basins. Catch basins shall include full capture devices.

Section 3– Sewer Improvements

64. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City’s Wastewater Treatment Plant in accordance with the Master Sewer Plan.
65. Sewer line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
66. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
67. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
68. Owner shall pay all applicable sewer connection fees.

Section 4 – Water Improvements

69. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
70. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
71. All fire hydrants, air vacs and other above ground water facilities shall be 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.
72. Water line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
73. Potable water supply and reclaimed water supply to the development shall be approved by the Water District.

Section 5 – Onsite Storm Drain Improvements

74. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
75. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
76. Onsite drainage facilities shall be maintained by the developer.

Section 6 – NPDES and Water Quality Improvements

77. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
78. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
79. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
80. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. 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.

Section 7 – Traffic Safety

81. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

Section 8 – Onsite Improvements and Grading

82. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
83. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California

licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.

84. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
85. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
86. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
87. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
88. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.
89. Building pads for the development shall be raised high enough to provide protection against a 100 year storm water event.

BEAUMONT CHERRY VALLEY WATER DISTRICT

90. See attached letter