



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

PLANNING COMMISSION DATE: October 13, 2020

PROJECT NAME: CIC (Contained in Christ) Church

PROJECT NO.: PP2017-0017

DESCRIPTION: Construction and operation of a church in two (2) phases and the conversion of an existing single-family residence into administration offices.

APPLICANT: Toro Sy

LOCATION: 1406 E. 6th Street

APN: 419-213-039

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 and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for the operation and construction of a church located at 1406 E. 6th Street.
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. 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 PP2017-0017. 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.

5. 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) Plot Plan Time Limits and (J) Plot Plan Lapse in Time.
6. 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.
7. Administrative Plot Plan application review and approval is required prior to occupancy of the building.
8. 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.
9. 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.
10. 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.
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, Public Works 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. Any modifications not considered in substantial conformance with PP2017-0017 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
15. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Plot Plan PP2017-0017, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
16. On-site activities authorized by this Plot Plan are limited to religious uses incidental to a neighborhood or local church, including the conduct of religious services, religious education and youth programs, and other religiously related activity, including, but not limited to, pastoral counseling by ordained clergy, prayer meetings, and receptions associated with religious services.
17. On-site uses not authorized by this Plot Plan and that are hereby deemed prohibited as follows: (1) operating a commercial pre-school; (2) operating a private school for children in K-1 to 12, or any grade or grades; (3) providing regular rehabilitation services, to the needy public, excepting congregational fellowship meals; or (4) providing housing, shelter, or overnight stay services for adults and families in transition or crisis, excepting such temporary shelter services that are requested by the mayor or public officials of the City of Beaumont during a government declared disaster or emergency.
 - a. Applicant shall not be in violation of its permit when hosting or providing non-commercial child day care or infant nursery that enables a parent or parents to attend any religious service or on-site education program or class.
 - b. Applicant shall not be in violation of its permit when providing a religious and seasonal day camp youth program.
 - c. Applicant shall not be in violation of its permit when provide community children with an after-school tutoring service or a homework assistance program.
18. The hours of operation for the approved use shall be between 8:00 am to 11:00 pm.
19. Outdoor facilities for storage of any kind are not permitted.
20. All facility doors shall be kept closed during activities that have increased sound levels.

21. Noise from the property shall be minimized to a level of no more than 65 dba at the property line in compliance with the Beaumont General Plan Table 5-1 Noise and Land Use Compatibility Standards, which requires activity to comply with the maximum noise level standards at the property line of adjacent uses. No permanent outdoor public address or paging systems shall be permitted at any time.
22. The choir and music related activities that occur in the building should be conducted so that activities comply with noise levels established by the General Plan to minimize noise impacts to adjacent residential, not to exceed 65 dba at the property line.
23. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
24. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Community Development Director, to this Plot Plan (PP2017-0017), shall require submittal and approval of an application to modify the Plot Plan.
25. Signage is not approved as part of this project. Signage, in accordance with the Zoning Ordinance, may be approved at a later time under a separate permit.
26. As part of Phase 1, all Phase 2 areas that are non-paved shall be landscaped and maintained to control dust per Section 17.06.040.B.1 of the Beaumont Municipal Code.
27. Standard parking spaces require a minimum depth of 19 feet per Beaumont Municipal Code Table 17.05-2.
28. Per Beaumont Municipal Code, Section 17.06.050.A. parking lot dividers, islands, planters, and planting areas shall be a minimum of five (5) feet wide and ten (10) feet long except that all new or retrofitted tree planters shall be a minimum of nine (9) feet by seven (7) feet, measured to the inside perimeter of the planter, and shall have no less than 48 square feet of permeable soil planting area.
29. Per Beaumont Municipal Code, Section 17.06.040.E.1:
 - a. A minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges,

flowers, bark, chips decorating cinders, gravel and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.

- b. All planter beds and tree planters shall be bordered by a concrete curb not less than 6 inches in height adjacent to the parking surface.
- c. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.

30. Per Beaumont Municipal Code, Section 17.06.040.F:

- a. The intent of this code is to improve and maximize the landscaping within the off-street open parking areas to provide 30 percent or more of shade coverage in ten years. In order to achieve this coverage, the applicant shall plant single trunk, low branching trees in windy areas, and design, where possible, north/south oriented parking areas to provide maximum shade. Landscaping shall be provided and maintained to the extent that at least one medium or large-scale tree is planted for every six (6) parking stalls. A diversity of tree species is required.

BUILDING DEPARTMENT CONDITIONS

31. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property, as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

PUBLIC WORKS DEPARTMENT CONDITIONS

General

32. The following is a non-inclusive list of items that may be required by the Public Works Department:

a. Plans:

- i. street Improvement Plan
- ii. Street Light Plan
- iii. Landscape Plan offsite (Privately Maintained)
- iv. Precise Grading Plan
- v. Erosion Control Plan
- vi. Retaining wall Plan (for line and grade only)
- vii. Sewer Improvement Plan
- viii. BCVWD Water Improvement Plan
- ix. Traffic Control Plan

b. Reports & Studies:

- i. Geotechnical Report & Infiltration study & Analysis (On File)
- ii. Stormwater Pollution Prevention Plan (SWPPP)
- iii. Final Hydrology and Hydraulics Report
- iv. Final Water Quality Management Plan (F-WQMP)
- v. Offsite Improvement Engineer's Cost Estimate (ECE)
- vi. Grading & Pad Certification
- vii. Compaction Report

c. Permits and agreements:

- i. Permission to Grade and Construction agreements
- ii. WQMP Covenant and Agreement
- iii. City Grading Permit
- iv. City Dirt Haul Permit
- v. City Encroachment Permit
- vi. Performance Bond
- vii. Labor & Material Bond
- viii. Maintenance Bond

33. The design of public infrastructure elements shall conform to the City's General Plan, City's Municipal Code, Riverside County Transportation Department (RCTD)

Road Improvement Standards & Specification, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition.

34. 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 (CBC), City's Municipal Code, City's Standards and practices, and Geotechnical report.
35. 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.
36. 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.
37. The Applicant shall obtain an Encroachment Permit for any work within the public right-of-way.
38. 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).
39. 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.
40. The Applicant shall provide all agreements for permission to construction and grade for all applicable offsite areas that currently do not have a recorded easement.

Street Improvements

41. **PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:** The applicant shall dedicate all right-of-way necessary for the construction of all streets, per separate instrument.
 - a. American Avenue is classified as a local street. The Applicant shall verify that the appropriate right-of-way exist, and the Applicant shall dedicate all

additional right-of-way necessary to achieve the (minimum) required 30-foot half-width right-of-way per Riverside County standard no. 105.

- b. Sixth Street is classified as a major highway. The Applicant shall verify that the appropriate right-of-way exist, and the Applicant shall dedicate all additional right-of-way necessary to achieve the required 50-foot half-width right-of-way per the City of Beaumont Circulation Element. The 50-foot measurement shall be taken from the survey centerline to the proposed right-of-way, at right angles.
 - c. The right-of-way corner cutback shall be established per RCTD std. 805 as follows: Along a straight line projected from the intersection of the radial line passing through the beginning of the curb return, and the corresponding right-of-way line to the intersection of the radial line, passing through the end of the curb return at the corresponding right-of-way line.
42. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: 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).
43. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall prepare the Street Improvement plan, Signing and Striping plan, and Street Light Plan in accordance with the City of Beaumont Municipal Code, General Plan, standards; Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification (Ordinance 461); and California M.U.T.C.D.
44. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall submit a Construction Traffic Management Plan per the California M.U.T.C.D., for review and approval by the City Engineer.
45. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant, at its soles expense, shall cause the relocation of all public utilities affected by the development.
46. 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.

47. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): 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.
48. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall underground any existing overhead utility lines providing service to the property.
49. PRIOR TO ISSUANCE OF 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.
50. PRIOR TO ISSUANCE OF 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.

Sixth Street (Modified Major Highway 100' R/W)

51. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements, coincident with the project boundary and as necessary to transition to the existing improvements. The improvements shall include:
 - a. 8" Curb and Gutter per RCTD std. 201 at a distance of 44-feet north of the existing median curb alignment;
 - 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 (9.0 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. All required improvements shall occur for the entire length of the project frontage, coincident with the project boundary. All transitions shall occur beyond the project boundary so that no portion of the required improvements is shortened.

52. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:

- a. Perform a crack fill and slurry coat from north median curb face to edge of pavement
- b. Grind (0.17' Min.) and overlay from north median curb face to edge of pavement
- c. Full-section removal and replacement from north median curb face to edge of pavement

American Avenue (Local Street 60' R/W)

53. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements, coincident with the project boundary and as necessary to transition to the existing improvements. The improvements shall include:

- a. 6" Curb and Gutter per RCTD std. 200 at a distance of 20-feet east of survey centerline;
- 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 (9.0 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. All required improvements shall occur for the entire length of the project frontage, coincident with the project boundary. All transitions shall occur beyond the project boundary so that no portion of the required improvements is shortened.
54. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:
- a. Perform a crack fill and slurry coat from centerline to edge of pavement
 - b. Grind (0.17' Min.) and overlay from centerline to edge of pavement
 - c. Full-section removal and replacement from centerline to edge of pavement

Grading and Drainage

55. PRIOR TO GRADING PERMIT: 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 basin.
56. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall prepare the grading plans in accordance with the City of Beaumont Municipal Code, General Plan, Specific Plan, and standards; California Building Code (current edition); and recommendations of a soil engineer.
- a. Pad heights shall be elevated a minimum of one foot higher than the base flood plain elevation.
57. 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.
58. 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.

59. 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.

60. PRIOR TO ISSUANCE OF GRADING PERMIT: As part of the Grading Plan Submittal Application, the Applicant shall submit for review and approval, a Final Drainage Report. The Final Drainage Report be in substantial conformance with the Riverside County Flood Control (RCFC) guidelines and hydrology manual. The project shall:

- a. Design all conveyances to handle the peak flow from a 100-year event.
- b. Examine the 10-year and 100-year storm events utilizing the RCFC&WCD rational method. The 10-year storm flow shall not exceed the top of curb depth. 100-year storm flow shall not exceed the right-of-way line. If the 10-year storm flow exceeds the top of curb depth, underground storm drain facilities will be required;
- c. Examine the 2, 5, 10-year storm frequencies in combination with the 1,3,6 and 24-hour storm durations utilizing the RCFC&WCD synthetic unit hydrograph method;
- d. Mitigate for increased runoff by directing drainage to a downstream facility that has sufficient capacity or mitigate the increased runoff onsite and/or as otherwise required by the City Engineer.

61. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (COO): The Applicant shall provide adequate provisions 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.

62. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall design the infiltration basin per the Riverside Flood Control District, LID manual and include the following:

- a. Drain within 72 hours or otherwise comply with relevant standards for vector control. If the 72-hour limit cannot be reached, the applicant shall implement

other features to meet the requirement. This may include dry-wells, underdrain, larger surface area, etc as approved by the City Engineer;

- b. A concrete forebay system.
63. 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 of Beaumont and to any governing Federal agency for review and approval, all necessary calculations.
 64. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
 65. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, an Erosion Control Plan that addresses Site Construction BMPs.
 66. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a Final WQMP (F-WQMP). The F-WQMP shall be in substantial conformance with the approved preliminary Project-Specific WQMP and the document "Water Quality Management Plan – A Guidance Document for the Santa Ana Region of Riverside County," dated October 2012 (Guidance Document)
 67. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.
 68. 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.
 69. CONCURRENT WITH GRADING OPERATIONS: The Applicant shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.

70. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.
71. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

Storm Drain Improvements

72. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall design the storm drain system and facilities in accordance with Beaumont Municipal Code, General Plan, Specific Plan, and Standards; the Riverside County Flood Control District standards; hydrology manual; and Low Impact Development (LID) BMP Design Handbook.
73. PRIOR TO ISSUANCE OF GRADING PERMIT: All storm drains, catch basins, and storm water structures shall be provided with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
74. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the project so that the stormwater generated within the development shall be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the approved P-WQMP.
75. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct all storm drain facilities to accommodate the Hydrologic, WQMP and Hydraulic Conditions of Concerns (HCOC) requirements.

Sewer Improvements

76. PRIOR TO IMPROVEMENT PLAN APPROVAL: The applicant shall ensure that the downstream sewer facilities have sufficient capacity.
77. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The 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, Beaumont Municipal Code, Eastern Municipal Water District (EMWD), and Health Department requirements.

78. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall design and construct the sewer network necessary for the complete operation of the sewer system.
79. PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM: The applicant shall pay all applicable sewer connection fees including the "Sewage Disposal Facility Fee".

Water Improvements

80. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall be responsible for obtaining potable water for the development.
81. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall comply with the requirements of the Beaumont-Cherry Valley Water District.
82. 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.
83. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure that water line locations 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.

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:

84. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the

arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

85. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
86. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
87. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
88. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Beaumont.
89. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
90. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
91. 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

POLICE DEPARTMENT

92. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

End of Conditions