



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

PLANNING COMMISSION DATE: October 26, 2021

PROJECT NAME: Beaumont Energy Storage Project

PROJECT NO.: PP2021-0335

DESCRIPTION: Operation of a battery energy storage facility.

APPLICANT: Beaumont ESS, LLC

LOCATION: 248 Veile Avenue

APN: 417-110-012, 417-130-012 & 417-130-005

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 of a battery energy storage facility located on Assessor Parcel Numbers 417-100-012, 417-130-012 and 417-130-005.
3. The Community Development Director may approve minor modifications to Plot Plan PP2021-0335 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. Any modifications not considered in substantial conformance with PP2021-0335 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
5. 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 PP2021-0335. 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.

6. 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.
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 will be issued.
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 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 the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
15. Outdoor storage of motor vehicles is prohibited.
16. No vehicles may be parked on sidewalks, parkways, driveways, or alleys. Temporary parking is permitted within drive aisles 30 feet or greater in width as long as vehicles does not encroach into the required fire lane.
17. Battery racks and enclosures are prohibited from straddling any property lines, unless a parcel merger or lot line adjustment is submitted, approved and recorded.
18. 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.
19. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. Transfer of the permit may be sought pursuant to Chapter 17.02.070 and 17.11.160 of the City of Beaumont Municipal Code.
20. Except for safety signage required by other provisions of law, signage is not approved as part of this project. Signage, in accordance with Beaumont Municipal Code, may be approved at a later date under a separate permit.
21. 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.
22. 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.
23. Prior to the issuance of a Certificate of Occupancy, all landscaping shall be installed, and irrigation shall be operational.
24. The landscape plans shall include 24" box trees on placed 40' on center along the Minnesota Avenue/Veile Avenue westerly frontage and along the entire easterly boundary of the project site.

25. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct an 8' high decorative concrete masonry block or decorative concrete tilt-up wall on the northern, western, and southern boundary of the project as shown in Plot Plan PP2021-0335 and consistent with Beaumont Municipal Code, Chapter 17.11.160.D.2, and subject to a separate building permit.
26. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a 9' high decorative concrete masonry block or decorative tilt-up wall on the eastern boundary of the project as shown in Plot Plan PP2021-0335 and consistent with Beaumont Municipal Code, Chapter 17.11.160.D.2, and subject to approval of Minor Variance V2021-0092 and a separate building permit. The 9' high wall will include an 8' high wall and 1' high berm.
27. 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.
28. 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.
29. Per Beaumont Municipal Code, Section 17.11.160.D.3, all structures, appurtenances, parking, and drive aisles shall be paved with asphalt or concrete.
30. 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.
31. Prior to the issuance of Building Permits for the project, a decommissioning plan, prepared to the satisfaction of the City of Beaumont, will be prepared for the project. The decommissioning plan will outline the scope, process, and timing of site decommissioning activities at the termination of project use, including the handling of any potentially hazardous materials in compliance with applicable regulations. The decommissioning plan shall be prepared in accordance with City of Beaumont Municipal Code Section 17.11.160, paragraph E Decommissioning.
32. Prior to demolition activities, a demolition permit must be obtained from the City of Beaumont. The demolition contractor will comply with City permitting requirements, which include compliance with South Coast Air Quality Management District (SCAQMD) Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities), which requires surveying of structures for asbestos containing materials and formal notification of SCAQMD prior to demolition activities. Rule 1403 also provides detailed remediation, handling, and disposal instructions. Disposal of asbestos containing materials must occur at a landfill that is permitted to receive

such materials.

33. During demolition activities, the demolition contractor will comply with the California Division of Occupational Safety and Health (Cal/OSHA) Lead in Construction Standard, located in Title 8, California Code of Regulations Section 1532.1. This standard requires construction crews to evaluate lead hazards prior to the initiation of demolition activities, and incorporate appropriate control and evaluation measures, including employee training, air monitoring, dust control, and record keeping. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria specific to the type of waste.
34. Contractors on the project site will be required to comply with the following construction standards to reduce noise:
 - A. The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 - B. Construction equipment will be muffed per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.
 - C. All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.
35. Nesting bird surveys shall be conducted by a qualified Biologist prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) will be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training. However, if all work cannot be conducted outside of the nesting season, a project-specific Nesting Bird Management Plan will be prepared to determine suitable buffers.
36. 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.

37. The project will comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust. The project developer will require construction contractors and subcontractors to employ the following enhanced dust control measures during construction to minimize particular matter (PM-10 and PM-2.5) emissions:

- a. Suspend the use of all construction equipment during first stage smog alerts.
- b. Apply soil stabilizers such as hay bales or aggregate cover to inactive areas.
- c. Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- d. Stabilize previously disturbed areas if subsequent construction is delayed.
- e. Water exposed surfaces and haul roads 3 times/day.
- f. Cover all stockpiles with tarps.
- g. Replace ground cover in disturbed areas quickly.
- h. Reduce speeds on unpaved roads to less than 15 mph.
- i. Trenches shall be left exposed for as short a time as possible.
- j. Identify proper compaction for backfilled soils in construction specifications.
- k. Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard.
- l. Sweep streets daily if visible soil material is carried out from the construction site.

38. The project will comply with the performance measures and standard conditions of approval for energy storage facilities included in City of Beaumont Municipal Code Section 17.11.160, paragraph F Performance Measures and Standard Conditions of Approval, including:

- a. Facilities shall not store any products, goods, materials, or containers outside of any building on-site.

- b. Facilities shall comply with Chapter 9.02 Noise Control of the Beaumont Municipal Code.
- c. Operators shall address any nuisance, safety issues or violations of conditions of approval within forty-eight hours of being notified by the city that an issue exists.
- d. Prior to the issuance of a Certificate of Occupancy or Business License, any operator of an energy storage facility shall sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility and the decommissioning plan shall be recorded against title to the to the property as a covenant running with the land.

BUILDING DEPARTMENT CONDITIONS

39. 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.

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:

40. Fire Hydrants and Fire Flow: Prior to building permit issuance, offsite water improvements shall be required. 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 of 1500 GPM at 20 PSI residual pressure for a 2-hour duration. 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.
41. 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 75,000 lbs. GVW 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

42. Construction plans shall be submitted to the Office of the Fire Marshal for review and approval. Final fire and life safety conditions, including operational use permitting, 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 and standards, which are in effect at the time of building plan submittal. All applicable requirements of 2019 California Fire Code Section 1206 shall be complied with. Ref. CFC 105.4.1 and 105.4.1.1
43. Upon building plan review the fire code official may require technical assistance to determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, an opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. Ref. CFC 104.7.2
44. Prior to occupancy, 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
45. Prior to occupancy, all commercial projects 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
46. Prior to occupancy, Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
47. Prior to commissioning the site, the owner/operator shall provide a site orientation and training to Riverside County Fire Personnel based on the battery storage technology installed at the site.

POLICE DEPARTMENT

48. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
49. 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).

PUBLIC WORKS

GENERAL

50. 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. Street Light Plan
- c. Landscape Plan offsite/onsite
- d. Precise Grading Plan
- e. Erosion Control Plan
- f. Retaining wall Plan (for line and grade only)
- g. Sewer Improvement Plan
- h. BCVWD Water Improvement Plan
- i. Storm Drain Improvement Plan
- j. Traffic Control Plan

B. Reports and Studies:

- a. Geotechnical Report
- b. Stormwater Pollution Prevention Plan (SWPPP)
- c. Final Water Quality Management Plan (F-WQMP)
- d. Offsite Improvement Engineer's Cost Estimate (ECE)
- e. Grading Certification
- f. Compaction Report

C. Permits and Agreements:

- a. Permission to Grade and Construction agreements
- b. Non-interference letters
- c. WQMP Covenant and Agreement
- d. City Grading Permit
- e. City Dirt Haul Permit
- f. City Encroachment Permit
- g. Performance Bond
- h. Labor & Material Bond
- i. Maintenance Bond

D. Survey Documents:

- a. Right-of-way Dedications
 - b. Easement Dedications
 - c. Corner Record
 - d. Record of Survey
51. 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, 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.
52. 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.
53. 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.
54. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
55. 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.
56. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.

SURVEYING AND MAPPING

57. 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).
58. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT: The applicant shall cause a surveyor to verify and/or set all property corners, r/w corners, and centerline monuments. The applicant shall cause a surveyor to file the appropriate documents and records to the County of Riverside.
59. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall provide an easement over, across and which provides ingress and egress to all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress,

gress and right to inspect unless otherwise directed by the City Engineer.

60. 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. Veile Avenue is designated as a 2-lane Arterial. 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 40-foot half-width right-of-way per General Plan.

B. Elm Avenue is designated as a local street. 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 30-foot half-width right-of-way.

C. Elm Avenue shall terminate along the project frontage. Additional right-of-way shall be dedicated to accommodate an offset cul-de-sac per the County of Riverside Std. 800/800A.

61. 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, including public improvements; off-site grading & construction; offsite street requirements; offsite sewer requirements; storm drain improvements; or any other requirement or condition.

STREET IMPROVEMENTS

62. PRIOR TO ISSUANCE OF 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).

63. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall underground existing utility poles along the project frontage, and as necessary for transitions, in accordance with the City of Beaumont. Should the utility poles be exempt from undergrounding, as identified in the Municipal Code i.e., 17.04.100 – Utilities and 12.16.060 – Types of Facilities Exempt, the applicant shall relocate the poles sufficient to construct the improvements required as part of the development.

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

- A. 6" Curb and Gutter per RCTD std. 200 @ 28-feet east of centerline per RCTD std. 111. 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 (8.0 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 5" AC/10" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a minimum 2" thick final course of C2- PG 64-10-R0.

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

- A. 6" Curb and Gutter per RCTD std. 200 @ 20-feet west of centerline per RCTD std. 105. 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 (5.5 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 4" AC/8" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a minimum 2" thick final course of C2- PG 64-10-R0.

66. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct an offset cul-de-sac at the terminus of Elm Avenue, along the project frontage, per RCTD std. 800(A). Drive approaches shall be provided for existing residential driveways connecting to cul-de-sac.

67. 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.

68. 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.

69. 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 street centerline to edge of gutter
- B. Grind (0.17' Min.) and overlay from street centerline to edge of gutter
- C. Full-section removal and replacement as necessary

70. 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.

GRADING AND DRAINAGE IMPROVEMENTS

71. PRIOR TO ISSUANCE OF A GRADING PERMIT: The stormwater generated within the development shall be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the WQMP, if applicable. The drainage facilities shall be designed to accommodate a 100-year storm flow event.

72. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design all storm drains, catch basins, and storm water structures with trash capture devices that conform with the approved trash capture list issued by the State Water Board.

73. 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.

74. 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.

75. 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.
76. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall provide written evidence to the City Engineer that the appropriate California Department of Fish and Wildlife notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse.
77. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall provide written evidence to the City Engineer that the alteration of any watercourse or wetland complies with the US Army Corps of Engineers (Corps) Nationwide Permit Conditions or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetlands where the Corps has jurisdiction.
78. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall provide written evidence to the City Engineer that a permit was obtained under Section 401 of the Clean Water Act should any activities result in a discharge of fill material into waters of the United States.
79. 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.
80. 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.
81. 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.
82. PRIOR TO ISSUANCE OF A GRADING PERMIT: the applicant shall record a "Covenant and Agreement" with the County Recorder establishing the requirement

to implement and maintain the BMPs described in the approved project specific WQMP.

83. **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.
84. **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.
85. **PRIOR TO FOUNDATION TRENCHING:** The applicant shall submit a soil compaction report to the City for review and approval.
86. **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, may 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 Capacity
 - L. Sewer Area Benefit Fees
 - M. MSHCP
 - N. TUMF

SEWER IMPROVEMENTS

87. **PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO):** If the Project requires sanitary sewer services, 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.

88. PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM: The applicant shall pay all applicable sewer connection fees.

89. PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM: The applicant shall ensure that the downstream sewer facilities have sufficient capacity.

WATER IMPROVEMENTS

90. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall be responsible for obtaining potable water and reclaimed water for the development.

91. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall comply with the requirements of the Beaumont Cherry Valley Water District.

92. PRIOR TO ISSUANCE OF 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.

93. PRIOR TO ISSUANCE OF 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.

94. The Plot Plan approval shall take effect November 18, 2021.

End of Conditions