



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

PLANNING COMISSION DATE: October 11, 2022

PROJECT NAME: 84 Lumber Company

PROJECT NOS.: PP2022-0458

DESCRIPTION: A request for Construction and Operation of an Outdoor Storage Yard with a 400 Square Foot Office Trailer and Three (3) Storage Sheds with One (1) at 2,400 Square Feet and Two (2) at 3,000 Square Feet on a 3.40-Acre Parcel Located on the Southeast Corner of Euclid Avenue and Third Street in the Community Commercial (CC) Zone.

APPLICANT: 84 Lumber Company

LOCATION: Southeast corner of Euclid Avenue and Third Street

APN: 418-210-019

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 consists of all Conditions of Approval herein. All Conditions of Approval for PP2022-0458 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a lumber and wood products storage yard located on southeast of Third Street and Euclid Avenue (APN 418-210-019).
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 PP2022-0458. 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 are subject to timing specified in Sections (I) Plot Plan Time Limits, and(J) Plot Plan Lapse in Time.
6. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
7. 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.
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. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
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, Health 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. An anti-graffiti coating shall be provided on all block walls including the trash enclosure, and written verification from the developer shall be provided to the City of Beaumont Planning Department.

15. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a 6' high decorative concrete masonry block or decorative tilt-up wall on the eastern and northern boundary of the project, consistent with Beaumont Municipal Code, Chapter 17.11.160.D.2.
16. 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.
17. The landscape plans shall include 24" box trees on placed 40' on center along the Euclid Avenue and Third Street frontages.
18. The project shall comply the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
19. Outdoor lighting systems in the Commercial/Industrial zone shall be turned off or reduced in lighting by at least 50 percent beginning at 10:00 pm. or close of business, whichever is later, until dawn or the start of business, whichever is sooner. When possible, the lighting system shall be turned off rather than reduced in lighting level. Lighting shall be equipped with controls for photocell on and time off.
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. The hours of operation for the lumber and wood product storage yard shall be a from 6am to 6pm, Monday through Friday.
22. Outdoor merchandise displays not associated with outdoor storage are not permitted as part of this project.
23. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
24. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.

BUILDING DEPARTMENT CONDITIONS

25. A legal address assigned by the Building Division will be required prior to submittal of any plan check documents to the Building Division. Please coordinate directly with Building for required application, fees, and documentation required. This address must be posted on the site at all times.
26. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.
27. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
28. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".
29. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code, Title 24, California Code of Regulations (CBC, CRC, CEC, CMC, CPC and Green Building Standards) and City of Beaumont Ordinances including requirements for allowable area, occupancy separations, fire suppression systems, etc.
30. The proposed storage requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
31. Access, sanitary facilities, and parking shall comply with Title 24 Accessibility Requirements with the currently adopted California Building Code for Common Use Areas.
32. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible parking loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. If more than 1 route is provided, all routes must be accessible.
33. Electronic plan submittals are required and shall be submitted to Permits@beaumontca.gov
34. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
35. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district(s) to obtain building permits from the City.

36. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
37. The proposed new development may be subject to the payment of Transportation Uniform Mitigation Fee (TUMF).
38. The proposed new development may be subject to the payment of Multiple Species Habitat Conservation Plan (MSHCP).

FIRE DEPARTMENT CONDITIONS

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

Prior to Building Permit Issuance:

39. Fire Hydrants and Fire Flow: Prior to approval, please provide a current fire flow report from the local water purveyor, show the location of the nearest fire hydrant capable of supplying 1,500 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.
40. Fire Department Access: Prior to approval, provide a site plan showing the fire lanes and proposed storage arrangement/heights through the site. Access roads shall be provided to within 150 feet to all portions of the site and shall have an unobstructed width of not less than 24 feet. Access in excess of 150 feet shall require an approved turn-around. 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
41. 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.

Prior to Final Approval:

42. Outside Storage: Outside storage of combustible materials shall not be located within 10 feet of any lot line. Storage shall not exceed 20 feet in height or the City Planning Departments requirements (whichever is most restrictive). Ref. CFC 315.4
43. Addressing: 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
44. 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

POLICE DEPARTMENT

45. All exterior lighting on the site shall remain functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the storefront during all hours of darkness. Any proposed outside lighting shall be in compliance with the City's Lighting Ordinance, Chapter 8.50, of the City of Beaumont Municipal Code.
46. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
47. Remove litter daily from the premises, adjacent sidewalks and parking lots under site's control and sweep/clean these areas weekly.
48. Remove graffiti from premises and parking lot.
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:

- i. Street Improvement Plan
- ii. Street Lighting Plan
- iii. Landscape Plan offsite
- iv. Precise Grading Plan
- v. Erosion Control Plan
- vi. Storm drain improvement plan
- vii. Composite Onsite Utility Plan
- viii. Traffic Control Plan

B. Reports & Studies:

- i. Soils Investigation Report
- ii. Stormwater Pollution Prevention Plan (SWPPP)
- iii. Final Water Quality Management Plan (F-WQMP)
- iv. Offsite Improvement Engineer's Cost Estimate (ECE)
- v. Grading & Pad Certification
- vi. Compaction Report

C. Permits and agreements:

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

D. Survey Documents

- i. Right-of-way Dedications
- ii. Easement Dedications
- iii. Corner Record

iv. Record of Survey

E. E. Fees: Prior to obtaining a building permit the applicant shall pay all applicable development fees as indicated on the fee schedule, current at the time of permit, available from the City, including, but not limited to the following:

- i. Fire Protection Impact
- ii. Police Facilities Impact
- iii. Public Facility
- iv. Streets and Bridges Impact
- v. Traffic Signal Impact
- vi. Railroad X'ing Impact
- vii. General Plan
- viii. Emergency Preparedness
- ix. Recycled Water Facility
- x. Sewer Application
- xi. Sewer Disposal Facility Fee (Connection)
- xii. Sewer service areas Fee
- xiii. MSHCP
- xiv. TUMF

51. The design of public infrastructure elements shall conform to the requirements of the City General Plan, 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, the City of Beaumont standards and practices, Approved Water Quality Management Plan, approved hydrology report, approved traffic impact analysis, and geotechnical recommendations.

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 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.
57. 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.

Surveying & Mapping

58. 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).
59. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT: The applicant shall verify and/or set all missing property corners, r/w corners, and centerline monuments. Subsequently, the applicant shall cause the surveyor to file the appropriate documents and records to the County of Riverside.
60. PRIOR TO THE START OF CONSTRUCTION: The applicant shall have the property corners identify and clearly flagged. Any missing or obliterated corners shall be reestablished and set in accordance with the Land Surveyors Act and Professional Land Surveying Practices. All right-of-way dedications shall be monumented. As necessary, a Corner Record or Record of Survey shall be filed with the County of Riverside.
61. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall dedicate all right-of-way necessary for the construction of all streets.

- a. Euclid Avenue is designated as a Local Street (60' ROW). 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 ROW per the General Plan.
- b. Third Street is designated as a Local Street (60' ROW). 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 ROW per the General Plan.
- c. Third Street shall terminate along the easterly terminus of the project. Additional right-of-way shall be dedicated to accommodate a cul-de-sac per the County of Riverside Std. 800.
- d. The Applicant shall dedicate right-of-way at the southeast corner of the intersection of Euclid Avenue and Third Street to accommodate a corner cutback per RCTD std. 805.

Street Improvements

- 62.12. 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 construct half-width improvements for Euclid Avenue, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:
- a. 6" Curb and Gutter per RCTD std. 200; alignment per RCTD std. 105 (20-feet east of centerline).
 - b. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise
 - c. directed by the Planning Department; 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.

- d. Mill (0.17' Min.) and overlay from street centerline to edge of pavement, coincident with the project boundary.

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

- a. 6" Curb and Gutter per RCTD std. 200; alignment per RCTD std. 105 (20-feet south of centerline expect cul-de-sac).
- 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.
- d. Mill (0.17' Min.) and overlay from street centerline to edge of pavement, coincident with the project boundary.
- e. Construct cross gutter per RCTD std. 209 across the east half of Euclid Avenue and any necessary transition to existing.

65. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The Applicant shall install public streetlights along the project frontage of perimeter streets in accordance with the City of Beaumont Approved Street Lighting Specifications.

66. PRIOR TO ISSUANCE OF 1ST 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.

67. PRIOR TO ISSUANCE OF 1ST 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.

Grading and Drainage Improvements

- 68.18. 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.
69. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design stormwater generated within the development to be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the WQMP. The drainage facilities shall be designed to accommodate a 100-year storm flow event.
70. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design and include 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
71. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
72. 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.
73. 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.
74. 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.
75. 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.

76. 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.
77. 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.
78. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder on City approve form.
79. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall ensure that all WQMP BMP's are fully operational and a maintenance mechanism is place.
80. 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.
81. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.
82. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

83. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All sewer manhole rims shall be set flush with the finished surface Per the City of Beaumont's paving and manhole cover detail.

84. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall repair the sewer trench and restore existing pavement associated with sewer installation per the City of Beaumont's Paving and Trench Repair detail.

Water Improvements

85. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.

86. 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.

End of Conditions