



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

**PLANNING COMMISSION DATE:** October 11, 2022

**PROJECT NAME:** Beaumont Self Storage Expansion

**PROJECT NOS.:** PP2022-0475 and V2022-0110

**DESCRIPTION:** A request for the Construction and Operation of a 75,250 Square Foot expansion to an Existing Storage Facility Consisting of Three (3) One (1) Story Buildings and Two (2) Story Buildings on 1.98-Acres, and a Variance to Encroach 10 Feet into the 1st Street Landscape Setback Located on the Northeast Corner of California Avenue and 1st Street in the Manufacturing Zone.

**APPLICANT:** Jordan Architects, Inc.

**LOCATION:** Northeast corner of California Avenue and 1<sup>st</sup> Street

**APN:** 418-280-019, -021 and -023

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 Variance consists of all Conditions of Approval herein. All Conditions of Approval for PP2022-0475 and V2022-0110 and other related approvals are still in effect.
2. The use hereby permitted is for the expansion of a storage facility located on northeast of California Avenue and 1<sup>st</sup> Street (APN 418-280-019, -021 and -023).
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 PP2022-0475 and Variance V2022-0110. 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. 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.

15. The landscape plans shall include 24" box trees on placed 40' on center along the California Avenue and 1st Street frontages.
16. The project shall comply the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
17. 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.
18. 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.
19. The hours of operation for the storage facility shall be a from 6am to 7:45pm, Monday through Saturday.
20. Prior to the issuance of a building permit, the applicant shall provide documentation that lot lines have been adjusted or merged to demonstrate that no structures occur over property lines.
21. Outdoor merchandise displays not associated with outdoor storage are not permitted as part of this project.
22. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
23. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
24. All stored items, not including trucks, trailers or recreational vehicles within truck parking areas and courts, shall be completely screened from public view, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
25. Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.

26. All stored items, not including trucks, trailers or recreational vehicles within truck parking areas, shall not exceed the height of the permanent structures or screen walls depending on location of stored items. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is unable to provide complete screening.
27. Solid walls surrounding storage uses that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
28. A combination of fencing and mature landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.
29. Access gates and doors may be constructed of open wrought iron.
30. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.
31. A property maintenance plan shall be required prior to the issuance of a Certificate of Occupancy. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program
32. Storage uses are subject to all applicable fire, health, safety, and building regulations.
33. Storage is permitted in required side and rear yards. Storage is not permitted in required front or street side yards.
34. Caretaking units shall be permitted, provided parking is accommodated on-site.
35. Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks, trailers or recreational vehicles associated with the facility.

36. Facilities shall not be used for temporary or permanent residential purposes. No person may sleep or reside within any structure or vehicle on-site overnight or for any other extended duration of time.
37. Operators shall address any parking, traffic, noise, or safety issues within 48 hours of being notified by the city that an issue exists.
38. Prior to the issuance of a certificate of occupancy or business license, any new tenant or operator of a storage facility shall: a) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility.

### **BUILDING DEPARTMENT CONDITIONS**

39. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.
40. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.
41. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".
42. 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.
43. The proposed self-storage facility expansion requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
44. Access, sanitary facilities, and parking shall comply with Title 24 Accessibility Requirements with the currently adopted California Building Code for Common Use Areas.
45. 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.

46. Electronic plan submittals are required and shall be submitted to [Permits@beaumontca.gov](mailto:Permits@beaumontca.gov)
47. Sites subject to parcel line adjustments shall reflect the existing parcel lines and the proposed parcel lines and the distances to the structure accordingly. No permits will be issued by the Building Division until the recordation of such adjustments is received by the City of Beaumont.
48. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
49. 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.
50. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
51. The proposed new development may be subject to the payment of Transportation Uniform Mitigation Fee (TUMF).
52. 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:

53. 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 1,825 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.

54. 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 75,000 lbs. over three 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
55. 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
56. 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:

57. 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.
58. 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
59. 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
60. 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**

61. 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.
62. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
63. Remove litter daily from the premises, adjacent sidewalks and parking lots under site's control and sweep/clean these areas weekly.
64. Remove graffiti from premises and parking lot.
65. 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

66. 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 (privately maintained)
    - iv. Precise Grading Plan
    - v. Erosion Control Plan
    - vi. Composite Onsite Utility Plan
    - vii. 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. WQMP Covenant and Agreement
- iii. City Grading Permit
- iv. City Encroachment Permit
- v. Performance Bond
- vi. Labor & Material Bond
- vii. Maintenance Bond

D. Survey Documents

- i. Right-of-way Dedications
- ii. Easement Dedications
- iii. Voluntary Parcel Merger
- iv. Perfecting Deed
- v. Possible Corner Record
- vi. Possible 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

67. 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.
68. 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.
69. 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.
70. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
71. 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.
72. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
73. 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

74. 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.
75. PRIOR TO THE START OF CONSTRUCTION: The applicant shall protect, reference, and reset any existing survey monuments pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
76. PRIOR TO ACCEPTANCE OF ANY PUBLIC STREET OR SEWER IMPROVEMENT AND PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All right-of-way dedications shall be monumented. A Corner Record or Record of Survey shall be filed with the County of Riverside.
77. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall dedicate all right-of-way necessary for the construction of all streets.
- a. California Avenue is designated as a Secondary Highway (88' ROW). 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 44-foot half-width ROW per the General Plan.
  - b. First Street is designated as a Major Highway (100' ROW). 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 ROW per the General Plan. The applicant shall dedicate right-of-way along the proposed and existing portions of the project, creating a consistent 50-foot width right-of-way for the entire Beaumont Self Storage project.
  - c. The Applicant shall dedicate right-of-way at the northeast corner of the intersection of California Avenue and First Street to accommodate a corner cutback per RCTD std. 805.

### Street Improvements

78. 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).

79. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for California 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. 94 (32-feet east of 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 (8.5 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/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.
- d. Mill 2" minimum and overlay from street centerline to edge of existing pavement, coincident with the project boundary.

80. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for First 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 (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/12" 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 2" minimum 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.

81. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall design all tapes to MUTCD standards.

82. 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.

83. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb and gutter, drive approach, AC pavement or other improvement that does not meet current City standards, is in disrepair, or is damaged during construction.

84. 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.

85. 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, the applicant shall relocate the poles sufficient to construct the improvements required as part of the development. No pole shall be relocated to reside within the public sidewalk.

#### Grading and Drainage Improvements

86. 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.

87. 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.

88. 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
89. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
90. 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.
91. 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.
92. 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.
93. 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.
94. 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.
95. 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.

96. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder on City approve form.

97. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure that all WQMP BMP's are fully operational and a maintenance mechanism is place.

98. 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.

99. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.

100. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

#### Sewer Improvements

101. 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.

102. 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

103. 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.
  
104. 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