



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

PLANNING COMMISSION DATE: January 11, 2022

PROJECT NAME: McClure Industrial

PROJECT NO.: PP2020-0317

DESCRIPTION: A request to construct and operate a 16,823 square industrial building with three (3) suites on a 1.02-acre property located on the north side of First Street between Veile Avenue and Grace Avenue

APPLICANT: John and Larissa McClure

LOCATION: North side of First Street between Veile Avenue and Grace Avenue

APN: 417-150-015

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 a multi-tenant industrial building located on Assessor Parcel Number 417-150-015.
3. The Community Development Director may approve minor modifications to Plot Plan PP2020-0317 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 PP2020-0317 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 PP2020-0317. 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. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. Prior to the issuance of a Certificate of Occupancy, all landscaping shall be installed, and irrigation shall be operational.
23. The landscape plans shall include 24" box trees on placed 40' on center along the 1st Street southerly frontage of the project site.
24. Barbed wire, concertina and razor are strictly prohibited.
25. 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.
26. Per Beaumont Municipal Code, Section 17.11.160.D.3, all structures, appurtenances, parking, and drive aisles shall be paved with asphalt or concrete.

27. 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.

BUILDING DEPARTMENT CONDITIONS

28. 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:

29. 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.
30. 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
31. 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

32. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
33. 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.
34. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
35. 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.
36. 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
37. 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
38. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

POLICE DEPARTMENT

39. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
40. 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

41. 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. Precise Grading Plan
- d. Erosion Control Plan
- e. Retaining wall Plan (for line and grade only)
- f. Sewer Improvement Plan
- g. BCVWD Water Improvement Plan
- h. Traffic Control Plan

B. Reports and Studies:

- a. Stormwater Pollution Prevention Plan (SWPPP)
- b. Preliminary Water Quality Management Plan (P-WQMP)
- 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. WQMP Covenant and Agreement
- c. City Grading Permit
- d. City Encroachment Permit
- e. Performance Bond
- f. Labor & Material Bond
- g. Maintenance Bond

D. Survey Documents:

- a. Right-of-way Dedications
- b. Easement Dedications
- c. Corner Record
- d. Record of Survey

42. 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.

43. 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.
44. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
45. 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.
46. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
47. 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:
 - A. Fire Protection Impact
 - B. Police Facilities Impact
 - C. Public Facility
 - D. Streets and Bridges Impact
 - E. Traffic Signal Impact
 - F. Railroad Crossing Impact
 - G. General Plan
 - H. Emergency Preparedness
 - I. Recycled Water Facility
 - J. Sewer Application
 - K. Sewer Capacity (due prior to connecting to public system)
 - L. Sewer Area Benefit Fees
 - M. MSHCP
 - N. TUMF

SURVEYING AND MAPPING

48. 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).
49. 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.

50. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall dedication all right-of-way necessary for the construction of all streets, per separate instrument.

A. First Street is designated as Major Highway. 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 50-foot half-width right-of-way per General Plan.

51. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall provide an access easement to the property north of, and coincident with, this project.

52. 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

53. 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).

54. 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.

55. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for First Street per RCTD std. 93, coincident with the project boundary and as necessary to safety transition to the existing improvements. The improvements shall include:

- A. 8" Curb and Gutter per RCTD std. 201 @ 32' n/o centerline.
- B. 12' wide raised median per RCTD std. 113 @ 6' each side of centerline.
- C. 6' wide sidewalk per RCTD std. 401.

- D. Minimum 6" AC over 12" Class II Aggregate Base. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a nominal 2" thick final course of C2- PG 64-10-R0. No Rap is permitted.
56. 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.
57. PRIOR TO ISSUANCE OF ANY 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.
58. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall perform a minimum 0.20' mill and overlay, from street centerline to edge of pavement coincident with the project frontage and any transitions or tapers.

GRADING AND DRAINAGE IMPROVEMENTS

59. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall provide the Public Works department evidence of permits, approvals, and agreements from all jurisdictional agencies having interests or resources affected by this project.
60. 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.
61. 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.
62. 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.
63. PRIOR TO ISSUANCE OF A GRADING PERMIT: a final project-specific Water Quality Management Plan (F-WQMP) shall be submitted to Public Works Department.

64. PRIOR TO APPROVAL OF F-WQMP: a WQMP Covenant and Agreement shall be fully executed and recorded.
65. PRIOR TO START OF CONSTRUCTION: The applicant shall install temporary drainage facilities and erosion control measures to minimize erosion and silt deposition during the grading operation.
66. 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.
67. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.

SEWER IMPROVEMENTS

68. PRIOR TO ISSUANCE OF ENCROACHMENT PERMIT: The applicant shall provide securities guaranteeing the payment of the cost for all public sewer improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE).
69. PRIOR TO ISSUANCE OF ENCROACHMENT PERMIT: The applicant shall design all public conveyance system(s) to Eastern Municipal Water District (EMWD) standards and specifications and all applicable City ordinances.
70. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall install a single sewer lateral from the existing main to the project boundary per EMWD std. SB-177 and install a sewer cleanout at the project boundary per EMWD std. SB-52.

WATER IMPROVEMENTS

71. 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.
72. 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.

MITIGATION MEASURES

73. BIO-1: Applicant shall designate an avian biologist (qualified biologist) experienced in: identifying local and migratory bird species; conducting bird surveys using appropriate survey protocol, nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, identifying nesting stages and success; establishing avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

A qualified biologist shall conduct a breeding bird surveys at the appropriate time of day/night during the appropriate weather conditions, no more than three days prior to the start of construction to determine if nesting is occurring. This survey can be conducted as part of the burrowing owl surveys. Preconstruction surveys shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The duration of the survey shall be dependent upon the size of the project site, density, and complexity of the habitat; and shall be sufficient to ensure complete and accurate data is collected.

If active nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that the juveniles from the occupied nests are capable of independent survival and will not be impacted by the removal of the nest. If the biologist is not able to verify the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the U.S. Fish and Wildlife Service. The size and location of buffer zones shall be based on nesting bird species, species behavior, nesting stage, species sensitivity to disturbance, and the intensity and duration of the disturbance activity.

74. BIO-2: The Proposed Project shall not create additional flow offsite. Measures should be taken to assure that project stormwater discharge is no greater in volume and velocity than the current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards.
75. BIO-3: In concert with drainage requirements, the Proposed Project is subject to Riverside Water Quality Management Plan (WQMP) for Urban Runoff, Santa Ana Region, adopted September 17, 2004, and the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge Associated with Construction Activity (General Permit). Implementation of both the

WQMP and the general permit would reduce potential impacts of toxics to the MSHCP conservation area to a level of less than significant.

76. BIO-4: Night lighting shall be directed in such a way as to protect wildlife species from direct night lighting.
77. BIO-5: The project area is already subject to relatively high ambient noise levels due to street traffic and noise from adjacent residential developments. The completed project would not impact any MSHCP Conservation Areas with noise levels above the existing ambient noise level. The construction site is far enough away from any MSHCP Conservation Areas that temporary construction-related noise impacts would not negatively impact biological resources within a Conservation Area.
78. BIO-6: No invasive species listed in the MSHCP shall be included in any landscaping for the Proposed Project.
79. BIO-7: If needed, the Proposed Project would include the incorporation of rocks/boulders fencing, walls, signage and/or other appropriate measures to minimize unauthorized public access, domestic animal predation and illegal trespass and dumping into the MSHCP Conservation Area. Any barriers shall be outside of the MSHCP Conservation Area.
80. CR-1: Pending consultation with the Native American Tribal representatives which may lead to the development of additional Tribal Resources Mitigation Measures, McKenna et al. recommends at a minimum that a qualified archaeologist be on call to address any archaeological resources that are uncovered and, subsequently, conduct archaeological monitoring until the archaeological consultant concludes the program is no longer warranted. To assure protection of archaeological resources, McKenna et al. recommends the archaeological monitor (with an accompanying Native American representative) oversee excavations into the younger alluvial deposits (Holocene) during the first two days of ground disturbance. If the archaeologist determines it necessary, a full-time archaeological monitoring program will be recommended and implemented. The monitoring program shall be conducted in accordance with current professional guidelines and protocols. The program should be designed to be flexible and account for changes in findings through the management of the resources in a professional manner and via evaluation in accordance with the current CEQA criteria. A Native American Tribal representative should be included in any monitoring program.
81. CR-2: 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.

82. GEO-1: Should older Quaternary Alluvial deposits be encountered during site preparation activities, a qualified paleontologist shall oversee the excavations to ensure that any paleontological specimens are identified, recovered, analyzed, reported, and curated in accordance with CEQA and the County of Riverside policies and guidelines. This program should be conducted while these older deposits are impacted and while the paleontological consultant deems the program necessary.

83. WQ-1: The Project Proponent shall implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City.

End of Conditions