

**STAFF REPORT**

- COOP Services  
    Plus check
- Bring Back  
    Striping Plan,
- Add Bike  
    lane

TO: Planning Commissioners

FROM: Ernest Egger, AICP, REA, Director of Planning *EE*  
 David W. Dillon, Economic Development Director

AGENDA DATE: November 19, 1996

SUBJECT: **Weaver Mortuary, Conditional Use Permit No. 96-CUP-2 and Negative Declaration No. 96-ND-7, Southwest corner of Beaumont Avenue and 12th Street. Applicant: Lew F. Weaver.**

\*\*\*\*\*

**BACKGROUND:**

*Thompson*

Mr. Lew Weaver is proposing to develop a new 24,338 square foot full service mortuary at the southwest corner of Beaumont Avenue and 12th Street. The proposed facility would utilize a 1.66 acre site which is comprised of several parcels and portions of four lots which front on Euclid Avenue to the west, for which lot line adjustments will be processed. The site currently contains three residential structures which will be removed. The current Weaver Mortuary will be relocated to this new site. Plans for the current facility are unknown at this time.

*- 15' Encroachment*

The subject site consists of a total area of 1.6 acres. Current street improvements are limited principally to fully widened roadways with curb and gutter on Beaumont Avenue. Surrounding land uses include single-family residential to the south and west, and commercial uses to the north and east.

The subject site is currently designated Neighborhood Commercial 2.1 in the General Plan, and is zoned for C-N (Neighborhood Commercial). The subject use is permitted in this zoning classification with the approval of a conditional use permit by the Planning Commission.

**ANALYSIS:**

The proposed 24,338 square foot facility will be primarily a two-story structure, tapered to a lower profile single story character around the perimeters of the building. Exterior finishes will consist of concrete tile "multi-colored blend" roof of a reddish hue, and cement plaster walls with earth-toned colors. The general character of the architecture is in keeping with what staff would consider to be appropriate for the northerly Beaumont Avenue corridor, being more in keeping with a office/professional and institutional character, rather than retail. The building elevations will be

**Staff Report**  
**Weaver Mortuary**  
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presented by staff at the Commission meeting on November 19.

The nature of the site design and layout is indicative of the specific use - a full service funeral home. While a minimum 24-foot driveway is provided around the perimeter of the site and conventional employee and vendor parking areas are provided on the south of the building, the remaining site areas are configured for parking and circulation by funeral processions. Driveway access is provided via two driveways from Beaumont Avenue and a single driveway from 12th Street. The proposed conditions of approval will require that the Beaumont Avenue driveway closest to 12th Street will be limited to right-turn in and out movements only.

The quantity and nature of parking provided, to the degree addressed for this type of use by the Municipal Code, is adequate. Requirements for the funeral procession parking areas are not addressed in the Code, however what is provided appears appropriate and adequate. Minor conditions are recommended for the parking areas and for the driveway which parallels Beaumont Avenue, providing for parallel parking. This driveway will need to be marked for one-way circulation.

Landscaped areas are shown for the street frontages, parking areas and interior property lines to the degree that such interior areas will be visible from the adjoining streets. The materials proposed in the conceptual plan are acceptable to staff. Final landscape and irrigation plans will need to be submitted for staff approval.

From a site grading perspective, the site will be raised along the southwesterly portions to facilitate drainage to the adjoining streets. A retaining wall is proposed along portions of the southerly and westerly property lines, with a height of 5-6 feet, with a guardrail to be mounted on top of the wall. The conditions of approval will require that the applicant obtain the necessary lot line adjustment from affected parcels, and written verification that the adjacent owners agree to the grade differential being created by this proposal.

The interior elements of the project include a chapel with a seating capacity of 144, various offices, meeting rooms, work rooms, "slumber rooms" and a crematorium. The crematorium will be subject to the issuance of permits from the South Coast Air Quality Management District. The proposal also provides for a residential unit inside the building, a customary feature for a mortuary.

From an overall perspective, the proposed use is appropriate for this corner, and the project will be beneficial by putting a underutilized and nonconforming site into productive use, with an attractive and economically positive project, consistent with the goals of the City's Redevelopment Plan.

From the standpoint of the California Environmental Quality Act, staff has performed an Initial Study which finds that the project will not have a significant impact on the environment, thus warranting

*and retaining driveway*

**Staff Report**  
**Weaver Mortuary**  
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adoption of a Negative Declaration. The site is highly disturbed, and traffic generation is limited to an average of 30-40 cars per day, or 100-200 on days on which funerals are held.

strips

**FINDINGS:**

- 1) The proposed use is consistent with the General Plan and Redevelopment Plan.
- 2) The proposed project is consistent with the provisions of Title 17 of the Beaumont Municipal Code.
- 3) The proposed project will not result in adverse effects on the environment, and adoption of a Negative Declaration pursuant to the California Environmental Quality Act is warranted.
- 4) The proposed project is consistent and compatible with adjoining and surrounding land uses and, with the proposed conditions of approval, will be accommodated by the existing vehicular circulation system in the vicinity.
- 5) The proposed use will not be detrimental to the health, safety or general welfare of the community.

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Negative Declaration No. 96-ND-7 and approve Conditional Use Permit No. 96-CUP-2, subject to the attached conditions of approval.

The applicant has requested a change to the COA's 3.19 - delete the last sentence return parking spaces and Delete 5.7.2 performance bond for landscaping

# *Agenda*

## *Beaumont Planning Commission*

### *Special Meeting of*

*November 19, 1996*

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Meeting called to Order at 6:00 p.m.

Roll Call: Commissioner DePalatis\_\_\_\_, Moreno\_\_\_\_, Salinas\_\_\_\_, Frisch\_\_\_\_, and  
Commissioner De Forge\_\_\_\_.

Affidavit of Posting.

Pledge of Allegiance to the Flag.

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1. Approval of Minutes for the Planning Commission Meeting of October 1, 1996.
2. Oral Communication.

Anyone wishing to address the Commission on any matter not on the agenda of this meeting may do so now. Anyone wishing to speak on an item on this agenda may do so at the time the Commission considers that item. **All persons wishing to speak should fill out a "Request to Speak Form" and give it to the Secretary at the beginning of the meeting.** The forms are available on the railing at the front of the Council Chambers.

3. Director's Report.

#### ***Public Hearings:***

4. **Conditional Use Permit No. 96-CUP-3 and Negative Declaration No. 96-ND-7,** consideration of a request to establish and operate a mortuary on a 1.66 acre site located at the southwest corner of Beaumont Avenue and 12th Street. The subject site currently contains a total of three residential structures, which will be removed as part of the project. The proposal envisions development of a 24,338 square foot, two story building with ancillary parking and driveway areas. The adoption of a Negative Declaration pursuant to the California Environmental Quality Act will also be considered. **Applicant: Lew Weaver.**

Motion            Seconded            Ayes            Noes            Abs.

Meeting Adjourned at \_\_\_\_\_ p.m.



**MINUTES OF  
BEAUMONT PLANNING COMMISSION  
FOR OCTOBER 1, 1996**

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The meeting was called to Order at 6:05 p.m.

Those present were: Chairman DePalatis, Commissioners DeForge, Frisch, Moreno and Salinas.

Affidavit of Posting was read and the Pledge of Allegiance to the Flag was observed.

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1. **Approval of Minutes for the Planning Commission Meeting of August 6, 1996.**

A motion was offered by Commissioner Moreno, seconded by Commissioner Frisch, to approve the Minutes for August 6, 1996. All in favor, motion carried 5-0.

2. **Oral Communications: None.**

3. **Director's Report. Planning Director Ernie Egger reported to the Commission that Burger King is well under construction. Also, Dura Plastic is doing an expansion which involves the abandonment of a portion of Magnolia and a piece of 3rd Street. This expansion would probably entail adding about 150 employees and is going hand in hand with the railspur that is being developed under a federal grant.**

**Public Hearings:**

4. **Considered at this time was Public Use Permit No. 96-PUP-2, to establish and operate a church from an existing facility at 419 Olive Avenue. Planning Director Ernie Egger presented the staff report, a copy of which is on file in the Planning Department.**

Chairman DePalatis opened the public hearing at 6:12 p.m., asking for proponents/opponents from the audience wishing to speak.

Mr. Romo speaking from the audience stated the congregation is around 40 people.

Chairman DePalatis closed the public hearing at 6:14 p.m., turning the matter back to the Commission for discussion.

A motion was offered by Commissioner Salinas, seconded by Commissioner Frisch, for approval, based on the findings and subject to the conditions of approval with the following roll call vote:

**AYES:** Chairman DePalatis, Commissioners DeForge, Frisch, Moreno and Salinas.  
**NOES:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

5. Considered at this time was Sign Permit No. 96-SNP-8 and Minor Variance No. 96-MV-4, to erect an 80-foot high, 144 square foot, pole sign for Burger King restaurant at 1695 Sixth Street. Planning Director Ernie Egger presented the staff report, a copy of which is on file in the Planning Department. Mr. Egger also commented that the location of this sign would have a Highland Springs Avenue frontage.

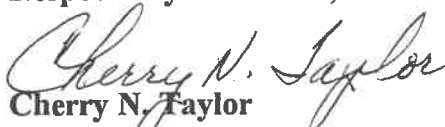
Chairman DePalatis opened the public hearing at 6:25 p.m., asking for proponents/opponents from the audience wishing to speak. There being none, he closed the public hearing at 6:25 p.m., turning the matter back to the Commission for discussin.

A motion was offered by Commissioner Moreno, seconded by Commissioner DeForge, for approval of Sign Permit No. 96-SNP-8 and Minor Variance No. 96-MV-4, with staff exploring the possibility of moving the sign to the rear of the property. Motion carried with the following roll call vote:

**AYES:** Chairman DePalatis, Commissioners DeForge, Frisch, Moreno and Salinas.  
**NOES:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

There being no further items on the agenda for discussion, Chairman DePalatis adjourned the meeting at 6:30 p.m.

Respectfully submitted,

  
Cherry N. Taylor  
City Clerk



# City of Beaumont

*Cup  
Weaver*

550 East Sixth Street  
Beaumont, CA 92223  
(909) 769-8520  
FAX (909) 769-8525  
FAX (909) 769-8526

## **Transmittal**

**TO:** Lew Weaver  
Weaver Mortuary  
690 Euclid Avenue  
Beaumont, CA 92223

**DATE:** February 4, 1997

**FROM:** Deepak Moorjani, P.E.

### **THE FOLLOWING ITEM(S) ARE BEING SENT TO YOU:**

Copy of transmittal sent to A.J. Frick.

#### **VIA:**

Federal Express:	<input type="checkbox"/>	Facsimile:	<input type="checkbox"/>
United Parcel Service:	<input type="checkbox"/>	U.S. Mail:	<input checked="" type="checkbox"/>

#### **FOR:**

Per your request:	<input type="checkbox"/>	For your information:	<input checked="" type="checkbox"/>
For your review:	<input type="checkbox"/>	For your records:	<input type="checkbox"/>
For your action:	<input type="checkbox"/>	For your approval:	<input type="checkbox"/>
For your signature:	<input type="checkbox"/>	Other:	<input type="checkbox"/>



# City of Beaumont

*Cup  
weaver*

550 East Sixth Street  
Beaumont, CA 92223  
(909) 769-8520  
FAX (909) 769-8525  
FAX (909) 769-8526

## Transmittal

**TO:** A.J. Frick  
774 Washington Avenue  
San Jacinto, CA 92583

**DATE:** February 4, 1997

**FROM:** Deepak Moorjani, P.E.

### THE FOLLOWING ITEM(S) ARE BEING SENT TO YOU:

1. General notes for your use on the Weaver project.

### VIA:

Federal Express:	<input type="checkbox"/>	Facsimile:	<input type="checkbox"/>
United Parcel Service:	<input type="checkbox"/>	U.S. Mail:	<input checked="" type="checkbox"/>

### FOR:

Per your request:	<input checked="" type="checkbox"/>	For your information:	<input type="checkbox"/>
For your review:	<input type="checkbox"/>	For your records:	<input type="checkbox"/>
For your action:	<input type="checkbox"/>	For your approval:	<input type="checkbox"/>
For your signature:	<input type="checkbox"/>	Other:	<input type="checkbox"/>



**GENERAL NOTES:**

1. All work shall be done in accordance with the detail drawings of Riverside County Road Improvement Standards (1990 Ed.) and those portions of the accompanying specifications applying directly to said detail drawings, the Standard Specifications for Public Works Construction (1994 Ed.) published by the American Public Works Association.
2. All sewer manholes shall be constructed as per Riverside County Standard Drawings 604, 605, 606 and 607, unless otherwise noted.
3. A construction permit shall be obtained from the City of Beaumont prior to beginning work. Copies of all surveyor's cut sheets shall be provided to City.
4. No existing street shall be closed to traffic without prior permission from the City Engineer.
5. The contractor shall protect, preserve, and repair any damage to all roadway and utility facilities.
6. Prior to construction of sewer, contractor shall expose existing sewer and verify its existing elevation and location.
7. Contractor has the option to install PVC or VCP sewers, except where specifically designated on plans. PVC sewers shall be high strengths (type C900 or approved equal).
8. All sewer pipe elevations refer to the flowline invert elevation.
9. Sewer mains may be laid through the manholes and used as a form for the invert.
10. All stations shown are centerline stations.
11. All pipezone bedding and trench backfill are to be per Eastern Municipal Water District Standard Drawing 157, 158, & 159.
12. Required separation of water and sewer mains and laterals shall be strictly adhered to. Installation shall comply with California Department of Health Regulations.
13. The locations of underground utility lines are shown on these plans. The contractor is to notify all utility and irrigation companies prior to work or excavation to determine exact locations.
14. All manhole, water valve, and similar covers shall be adjusted to final grade after completion of asphalt pavement.
15. After all underground utilities are in place, after all compaction work is complete, and

after all initial flushing of sewer pipes, a low pressure air test shall be conducted by the contractor.

16. Final flushing and cleaning of sewers shall be done after adjusting manholes and clean out covers to final grade.
17. In no case shall the existing sewer system be entered until all testing, cleaning and final inspection is completed. No flushing water or debris shall be allowed to enter the existing system.
18. All trench backfill shall be compacted in accordance with the Standard Specifications for Public Works Construction Sec. 306-1.3.4. All compaction testing shall be performed by a soils engineer approved by the City. A report of all compaction testing shall be provided to the City Engineer upon completion of all work or upon request during the work.
19. The street subgrade shall be compacted in accordance with the Standard Specifications for Public Works Construction Sec. 301-1.3. The base and subgrade shall be compacted to 95% relative compaction and subject to inspection prior to A.C. paving.
20. It shall be the responsibility of the contractor to install and maintain all construction, regulatory, guide and warning signs within the project limits and its surroundings and to provide safe passage for the traveling public and workers until the final completion and acceptance of the project by the City.
21. Traffic diversion, lane closure and signing shall be in conformance with applicable drawings of the Standard Plans of the State of California, Department of Transportation, July, 1995 Edition. Watch Manual and current Cal-OSHA requirements.
22. Excavation trenches earthwork shall comply with Title 8 California Code of Regulations per Cal-OSHA.
23. Shoring for excavations greater than 20 feet shall be designed by a registered professional engineer-State of California.
24. Contractor shall pothole to determine field locations of existing sewer laterals prior to abandonment & connection into new sewer. Provide information to the engineer.
25. Existing sewer lines shall remain operational until proposed sewer is completed and accepted by the engineer.
26. Thereafter the sewer line shall be plugged, crushed in place, or cement slurried as approved by City Engineer.

**NOTES TO CONTRACTOR:**

1. The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of available records, to the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines and any other lines not of record or not shown on these plans.
2. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the City harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the engineer.

**NOTIFICATION**

The contractor shall notify Underground Service Alert (U.S.A.) at 1-800-422-4133 at least two working days prior to starting work, and contact the following utilities:

1. City of Beaumont (909) 769-8520
2. Beaumont-Cherry Valley Water District (909) 845-9581
3. Southern California Gas Company (U.S.A.) (800) 422-4133
4. Southern California Edison Company (U.S.A.) (800) 422-4133
5. General Telephone (U.S.A.) (800) 422-4133
6. Inland Valley Cable (909) 787-2031
7. Southern Pacific Telecom (800) 283-4237

**Initial Study and Negative Declaration**

**Title of Proposal:** Conditional Use Permit No. 96-CUP-3, Weaver Mortuary, Southwest  
Corner of Beaumont Avenue and 12th Street

Date Initial  
Study Submitted: October 25, 1996

**Agency Requiring  
Initial Study:** City of Beaumont

Agency Address: 550 East Sixth Street

City/State/Zip: Beaumont, CA 92223

Agency Contact: Ernest A. Egger, AICP, REA Phone: (909)769-8520

**DETERMINATION**

**On the basis of this initial evaluation:**

a) I find that the proposed project *could not* have a significant effect on the environment, and

A NEGATIVE DECLARATION will be prepared .....

b) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project.

A NEGATIVE DECLARATION will be prepared .....

c) I find the proposed project *may* have a significant effect on the environment, and

An ENVIRONMENTAL IMPACT REPORT is required .....



Ernest A. Egger, AICP, REA

Signature

Print Name

City of Beaumont

October 25, 1996

For

Date

**INITIAL STUDY / NEGATIVE DECLARATION  
VESTING TENTATIVE TRACT NO. 28348**

The proposed project involves development of a 1.66 acre site for a mortuary facility, on a site located at the southwest corner of Beaumont Avenue and 12th Street in Beaumont.

This document is an Initial Study pursuant to the provisions of the California Environmental Quality Act (CEQA), and is organized as follows:

- Title Sheet/Determination
- I. Project Description
- II. Environmental Significance Checklist
- III. Discussion of Environmental Evaluation
- IV. Proposed Negative Declaration

The finding of this Initial Study is that the project will not have a significant impact on the environment.

This Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State Guidelines for the implementation of CEQA. The purpose of this analysis is to determine whether or not the proposed project may have a significant effect on the environment.

If, based upon the information presented in this study, it is determined by the Beaumont Planning Commission that the project will not have any significant impacts or that such impacts can be mitigated, a Negative Declaration will be issued. If it is determined that the proposed project may have a significant environmental impact that cannot be adequately mitigated, the lead agency will require the preparation of an Environmental Impact Report (EIR).

## **I. PROJECT DESCRIPTION**

The project entails the development of a mortuary on a 1.66 acre site, located on the southwest corner of Beaumont Avenue and 12th Street.

The current General Plan designation for the site is Neighborhood Commercial, while the existing Zoning Designation as Neighborhood Commercial (C-N).

The project involves development of a full-service mortuary facility, on a site located in the Beaumont Avenue Commercial Corridor. Existing land uses in the area include single-family residential to the south and west, and commercial uses to the north and east.

The proposed facility would be 24,338 square foot structure with two-story elements. The floor plan for the structure indicates a chapel with a seating capacity of 144, various offices, meeting rooms, work rooms, "slumber rooms" and crematorium. The proposal also calls for living quarters as part of the project. Access to the site would be from two driveway accesses along Beaumont Avenue and a single access drive from 12th Street. On-site circulation provides for a full 24-foot driveway around the perimeter of the site, employee and visitor parking along the south side of the building, and parallel parking rows for funeral processions on the north side of the building.

The site is highly disturbed, and vegetation is limited to introduced weeds and grasses. No native vegetation or significant stands of trees exist on the site. Three residential structures, which are to be removed, exist on the property.



## II. ENVIRONMENTAL SIGNIFICANCE CHECKLIST

This checklist was used to identify physical, biological, social and economic factors which might be impacted by the proposed project. In many cases, the background studies performed in connection with this project clearly indicate the project will not affect a particular item. A "NO" answer in the first column documents this determination. Where there is a need to clarifying discussion, an asterisk is shown next to the answer. The discussion is in the section following the checklist.

	Yes or No	If yes, is it signifi- cant? No, Yes, or *
<b><u>PHYSICAL. Will the proposal either directly or indirectly:</u></b>		
1	Change the topography or ground surface relief features?	Yes                      No*
2	Destroy, cover, or modify any unique geologic or physical features?	No
3	Result in unstable earth surfaces or exposure of people or property to geologic hazards?	No
4	Result in or be affected by soil erosion or siltation (whether by water or wind)?	No                      *
5	Result in the increased use of fuel or energy in large amounts or in a wasteful manner?	No
6	Result in an increase in the rate of use of any natural resource?	No
7	Result in the substantial depletion of any nonrenewable resource?	No
8	Violate any published Federal, State, or local standards pertaining to solid waste or litter control?	No
9	Modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	No
10	Encroach upon a floodplain or result in or be affected by floodwaters or tidal waves?	No
11	Adversely affect the quantity or quality of surface water, ground water, or public water supply?	No

\*See following section: Discussion of Environmental Evaluation and Mitigation Measures

	Yes or No	If yes, is it signifi- cant? No, Yes, or *
<b><u>PHYSICAL. Will the proposal either directly or indirectly: (cont.)</u></b>		
12 Result in the use of water in large amounts or in a wasteful manner?	No	
13 Affect wetlands or riparian vegetation?	No	
14 Violate or be inconsistent with Federal, State, or local water quality standards?	No	
15 Result in changes in air movement, moisture, or temperature, or any climatic conditions?	No	
16 Result in an increase in air pollutant emissions, or adverse effects on or deterioration of ambient air quality?	No	*
17 Result in the creation of objectionable odors?	No	
18 Violate or be inconsistent with Federal, State or local air standards or control plans?	No	
19 Result in an increase in noise levels or vibration for adjoining areas?	No	
20 Violate or be inconsistent with Federal design noise standards?	No	
21 Produce new light, glare, or shadows?	Yes	No*
<b><u>BIOLOGICAL. Will the proposal result in (either directly or indirectly):</u></b>		
22 Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, microflora, and aquatic plants)?	No	
23 Reduction of the numbers of or encroachment upon the critical habitat of any unique, rare, or endangered species or plants?	No	
24 Introduction of new species of plants into an area, or result in a barrier to the normal replenishment of existing species?	Yes	No*

\*See following section: Discussion of Environmental Evaluation and Mitigation Measures.

	Yes or No	If yes, is it signifi- cant? No, Yes, or *
<b><u>BIOLOGICAL. Will the proposal result in (either directly or indirectly): (cont.)</u></b>		
25	Reduction in acreage of any agricultural crop or commercial timber stand?	No
26	Removal or deterioration of existing fish or wildlife habitat?	No
27	Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	No
28	Reduction of the numbers of or encroachment upon the critical habitat of any unique, rare or endangered species of animals?	No
29	Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
<b><u>SOCIAL AND ECONOMIC. Will the proposal directly or indirectly:</u></b>		
30	Cause disruption of orderly planned development?	No
31	Be inconsistent with any elements of adopted community plans, policies, or goals, the Governor's Urban Strategy or the Presidents National Urban Policy (if NEPA project)?	No
32	Affect the location, distribution, density, or growth rate of the human population of an area?	No
33	Affect life-styles, or neighborhood character or stability?	No
34	Affect minority or other specific interest groups?	No
35	Divide or disrupt an established community?	No
36	Affect existing housing, require the displacement of people or create a demand for additional housing?	No

\*See following section: Discussion of Environmental Evaluation and Mitigation Measures.

	Yes or No	If yes, is it signifi- cant? No, Yes, or *
<b><u>SOCIAL AND ECONOMIC. Will the proposal directly or indirectly: (cont.)</u></b>		
37	Affect employment, industry or commerce, or require the displacement of businesses or farms?	Yes <u>          </u> No* <u>          </u>
38	Affect property values or the local tax base?	Yes <u>          </u> No* <u>          </u>
39	Affect any community facilities (including medical, educational, scientific, recreational, or religious institutions, ceremonial sites or sacred shrines)?	No <u>          </u> <u>          </u>
40	Affect public utilities, police, fire, emergency or other public services?	Yes <u>          </u> No* <u>          </u>
41	Have substantial impact on existing transportation systems or alter present patterns of circulation or movement of people and/or goods?	No <u>          </u> <u>          </u>
42	Affect vehicular movements or generate additional traffic?	Yes <u>          </u> No* <u>          </u>
43	Affect or be affected by existing parking facilities or result in a demand for new parking?	No <u>          </u> <u>          </u>
44	Involve a substantial risk of an explosion or the release of hazardous substances in the event of an accident or upset condition?	No <u>          </u> <u>          </u>
45	Result in alterations to waterborne, rail or air traffic?	No <u>          </u> <u>          </u>
46	Affect public health, expose people to potential health hazards, or create a real or potential health hazard?	No <u>          </u> <u>          </u>
47	Affect any significant archaeological or historic site, structure, object or building?	No <u>          </u> <u>          </u>
48	Affect natural landmarks or man-made resources?	No <u>          </u> <u>          </u>
49	Affect any scenic vistas or view open to the public, or creation of an aesthetically offensive site open to public view?	No <u>          </u> <u>          </u>
50	Result in substantial impacts associated with construction activities (e.g., noise, dust, temporary drainage, traffic detours and temporary access, etc.)?	Yes <u>          </u> No* <u>          </u>

\*See following section: Discussion of Environmental Evaluation and Mitigation Measures.

	Yes or No	If yes, is it signifi- cant? No, Yes, or *
<b><u>MANDATORY FINDINGS OF SIGNIFICANCE</u></b>		
51	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate important examples of the major periods of California history or prehistory?	No
52	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	No
53	Does the project have environmental effects which are individually limited, but cumulatively considerable? Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. It includes the effects of other projects which interact with this project and, together, are considerable.	No
54	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	No

\*See following section: Discussion of Environmental Evaluation and Mitigation Measures.

### **III. DISCUSSION OF ENVIRONMENTAL EVALUATION AND MITIGATION MEASURES:**

This section explains and discusses those items indicated in the Environmental Significance Checklist, which have an asterisk (\*) beside the YES or NO column. Each item is numbered to correspond to the numbered question in the checklist.

#### **PHYSICAL. Will the proposal (either directly or indirectly):**

##### ***1. Change the topography or ground surface relief features? (Yes/No\*)***

The elevation of the site will be raised to a minor degree and a total of 10,000 to 12,000 cubic yards of grading is proposed. The project will involve minor grading to facilitate level building sites for the proposed use. No significant impacts are anticipated.

##### ***4. Result in or be affected by soil erosion or siltation (whether by water or wind)? (No/\*)***

The grading of the site will result in the potential for soil erosion, particularly during the winter rainy season. Adherence to National Pollution Discharge Elimination System (NPDES) requirements for erosion control will preclude any significant impacts.

##### ***15. Result in an increase in air pollutant emissions, or adverse effects on or deterioration of ambient air quality? (No/\*)***

The project will result in minor increases in local traffic, and related vehicular emissions, subsequent to completion. These impacts will not be significant.

##### ***21. Produce new light, glare or shadows? (Yes/No\*)***

Parking lot and security lighting will be introduced to the site. In reviewing detailed plans, the City staff will ensure that light and glare is confined to the subject site and does not adversely affect adjoining residential properties.

#### **BIOLOGICAL. Will the proposal result in either directly or indirectly:**

##### ***24. Introduction of new species into an area, or result in a barrier to the normal replenishment of existing species? (Yes/No\*)***

Project implementation will result in the introduction of ornamental landscape species to the site. This impact is, however, insignificant.



**SOCIAL AND ECONOMIC. Will the proposal directly or indirectly:**

**37. Affect employment, industry or commerce, or require the displacement of businesses or farms? (Yes/No\*)**

The project will beneficially enhance the production of local jobs by increasing the scope of Weaver Mortuary's business. No displacement of existing businesses will occur.

**38. Affect property values or the local tax base? (Yes/No\*)**

The project, in transforming a non-conforming and underutilized site into a fully developed condition, will result in an increase in revenue generation to the City, in the form of property tax and tax increment to the Redevelopment Agency. This is a positive impact.

**40. Affect public utilities, police, fire, emergency or other public services? (Yes/No\*)**

The project will result in a minor increase in the need for public safety services. This impact is insignificant.

**42. Affect vehicular movements or generate additional traffic? (Yes/No\*)**

The project will result in minor increases in local traffic. The impacts were considered in the adoption of the General Plan Land Use and Circulation Elements and are insignificant. Normal daily traffic will consist of 30 to 40 vehicle trips per day, with approximately 100 to 200 vehicular trips per day when funerals are held.

**50. Result in substantial impacts associated with construction activities (e.g., noise, dust, temporary drainage, traffic detours and temporary access, etc.)? (Yes/No\*)**

The project will result in minor construction related impacts, such as noise, dust and traffic diversions, however these will only be minor inconveniences to residents and motorists, and related impacts are temporary in nature and are insignificant.

**CONCLUSION:** Based on the Initial Study, it is determined that the proposed project will not have an adverse effect on the environment and a de minimis finding may be made.

**NEGATIVE DECLARATION**  
**CITY OF BEAUMONT**

**Name of Project:** Conditional Use Permit No. 96-CUP-3 (Weaver Mortuary)

**Location:** Southwest corner of Beaumont Avenue and 12th Street, Beaumont, California

**Entity or Person Undertaking the Project:** Weaver Mortuary

**Project Description:** Development of a 24,338 square foot mortuary building on a 1.66 acre site.

**Finding:** The project will not have an adverse impact on the environment and, with respect to fish and game resources, a de minimis finding is hereby made.

**Initial Study:** An initial study of this project was undertaken and prepared in accordance with the City's local environmental guidelines for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of such Initial Study is attached hereto and by reference incorporated herein. Such Initial Study documents reasons to support the above finding.

**Mitigation Measures:** None

Date: \_\_\_\_\_



# City of Beaumont

*Cup  
Weaver*

550 East Sixth Street  
Beaumont, CA 92223  
(909) 769-8520  
FAX (909) 769-8525  
FAX (909) 769-8526

## Transmittal

**TO:** A.J. Frick  
774 Washington Avenue  
San Jacinto, CA 92583

**DATE:** February 4, 1997

**FROM:** Deepak Moorjani, P.E.

### **THE FOLLOWING ITEM(S) ARE BEING SENT TO YOU:**

1. General notes for your use on the Weaver project.

### **VIA:**

Federal Express:	<input type="checkbox"/>	Facsimile:	<input type="checkbox"/>
United Parcel Service:	<input type="checkbox"/>	U.S. Mail:	<input checked="" type="checkbox"/>

### **FOR:**

Per your request:	<input checked="" type="checkbox"/>	For your information:	<input type="checkbox"/>
For your review:	<input type="checkbox"/>	For your records:	<input type="checkbox"/>
For your action:	<input type="checkbox"/>	For your approval:	<input type="checkbox"/>
For your signature:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

**GENERAL NOTES:**

1. All work shall be done in accordance with the detail drawings of Riverside County Road Improvement Standards (1990 Ed.) and those portions of the accompanying specifications applying directly to said detail drawings, the Standard Specifications for Public Works Construction (1994 Ed.) published by the American Public Works Association.
2. All sewer manholes shall be constructed as per Riverside County Standard Drawings 604, 605, 606 and 607, unless otherwise noted.
3. A construction permit shall be obtained from the City of Beaumont prior to beginning work. Copies of all surveyor's cut sheets shall be provided to City.
4. No existing street shall be closed to traffic without prior permission from the City Engineer.
5. The contractor shall protect, preserve, and repair any damage to all roadway and utility facilities.
6. Prior to construction of sewer, contractor shall expose existing sewer and verify its existing elevation and location.
7. Contractor has the option to install PVC or VCP sewers, except where specifically designated on plans. PVC sewers shall be high strengths (type C900 or approved equal).
8. All sewer pipe elevations refer to the flowline invert elevation.
9. Sewer mains may be laid through the manholes and used as a form for the invert.
10. All stations shown are centerline stations.
11. All pipezone bedding and trench backfill are to be per Eastern Municipal Water District Standard Drawing 157, 158, & 159.
12. Required separation of water and sewer mains and laterals shall be strictly adhered to. Installation shall comply with California Department of Health Regulations.
13. The locations of underground utility lines are shown on these plans. The contractor is to notify all utility and irrigation companies prior to work or excavation to determine exact locations.
14. All manhole, water valve, and similar covers shall be adjusted to final grade after completion of asphalt pavement.
15. After all underground utilities are in place, after all compaction work is complete, and

after all initial flushing of sewer pipes, a low pressure air test shall be conducted by the contractor.

16. Final flushing and cleaning of sewers shall be done after adjusting manholes and clean out covers to final grade.
17. In no case shall the existing sewer system be entered until all testing, cleaning and final inspection is completed. No flushing water or debris shall be allowed to enter the existing system.
18. All trench backfill shall be compacted in accordance with the Standard Specifications for Public Works Construction Sec. 306-1.3.4. All compaction testing shall be performed by a soils engineer approved by the City. A report of all compaction testing shall be provided to the City Engineer upon completion of all work or upon request during the work.
19. The street subgrade shall be compacted in accordance with the Standard Specifications for Public Works Construction Sec. 301-1.3. The base and subgrade shall be compacted to 95% relative compaction and subject to inspection prior to A.C. paving.
20. It shall be the responsibility of the contractor to install and maintain all construction, regulatory, guide and warning signs within the project limits and its surroundings and to provide safe passage for the traveling public and workers until the final completion and acceptance of the project by the City.
21. Traffic diversion, lane closure and signing shall be in conformance with applicable drawings of the Standard Plans of the State of California, Department of Transportation, July, 1995 Edition. Watch Manual and current Cal-OSHA requirements.
22. Excavation trenches earthwork shall comply with Title 8 California Code of Regulations per Cal-OSHA.
23. Shoring for excavations greater than 20 feet shall be designed by a registered professional engineer-State of California.
24. Contractor shall pothole to determine field locations of existing sewer laterals prior to abandonment & connection into new sewer. Provide information to the engineer.
25. Existing sewer lines shall remain operational until proposed sewer is completed and accepted by the engineer.
26. Thereafter the sewer line shall be plugged, crushed in place, or cement slurried as approved by City Engineer.

**NOTES TO CONTRACTOR:**

1. The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of available records, to the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines and any other lines not of record or not shown on these plans.
2. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the City harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the engineer.

**NOTIFICATION**

The contractor shall notify Underground Service Alert (U.S.A.) at 1-800-422-4133 at least two working days prior to starting work, and contact the following utilities:

1. City of Beaumont (909) 769-8520
2. Beaumont-Cherry Valley Water District (909) 845-9581
3. Southern California Gas Company (U.S.A.) (800) 422-4133
4. Southern California Edison Company (U.S.A.) (800) 422-4133
5. General Telephone (U.S.A.) (800) 422-4133
6. Inland Valley Cable (909) 787-2031
7. Southern Pacific Telecom (800) 283-4237





# City of Beaumont

550 East Sixth Street  
Beaumont, CA 92223  
(909) 769-8520  
FAX (909) 769-8525  
FAX (909) 769-8526

November 13, 1996

Ernie Egger, Planning Director

**RE: Plot Plan No. 96-CUP-3  
Weaver Mortuary Conditions of Approval**

Dear Ernie:

Thank you for your transmittal of the above referenced project. Please find the following recommended conditions to be incorporated into the conditions of approval.

## ***SECTION ONE - GENERAL***

- 1.10 The project improvement plans and specifications shall conform to the requirements of the City Standards on file with the City Clerk unless otherwise approved by the Public Works Director.
- 1.20 Improvement plans and specifications shall be prepared by a competent California licensed civil engineer. All required plans shall be drawn in ink at appropriate scales on City standard mylars obtained from the Public Works Director at the established fee per sheet.
- 1.21 Plans Required:

The following improvement plans shall be prepared ~~on AUTOCAD format~~ as approved by the City Public Works Director. *Amended by PC*

- A. Streets-Plan/Profile at 1"=40' (Hor.), 1"=4' (Vert.), plus Title/Index/Detail/Striping Sheets.
- B. Sewer - Plan/Profile at 1"=40' (Hor.), 1"=8' (Vert.), plus Title/Index/Detail Sheets.

- C. Water - To the requirements of the Beaumont-Cherry Valley Water District. Plans shall be reviewed for approval by the City Public Works Director after all other agencies have signed. The City requires a set of mylars of this plan for its records.
- D. Rough Grading at minimum scale of 1"=40'; and Precise Grading/Plot Plan at minimum scale 1"=30'.
- E. Landscape/Irrigation - Plan at minimum scale 1"=40'.
- F. Electrical - Street Lighting Plan at minimum 1"=40'.
- E. Composite Underground Utility Plan - At 1"=40' showing all curbs, sewer, water, and storm drains with valves, utility vaults, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.
- H. Record Drawings - "As-Built" plans of all public improvements shall be prepared at the above referenced scales.

1.22 Reports Required.

- A. A Preliminary Title Report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Director for review along with the first submittal of improvement plans for checking.
- B. A Preliminary Soils Report prepared by a competent California licensed geotechnical engineer or civic engineer skilled in soils/foundation investigations shall be submitted for review and approval by the Public Works Director along with the submittal of grading plans.
- C. All grading and utility excavations and backfilling, both on-site and off- site, shall be done under the continuous direction of a licensed soils/geotechnical engineer who shall submit reports on progress and test results to the Public Works Director for review and approval. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Director for review and approval, which may require additional tests at the expense of the permittee.

Permits to build structures ~~and loading docks~~ shall not be issued until a soils report has been submitted by the geotechnical engineer and approved by the Public Works Director attesting to the sufficiency of all building pads to sustain proposed foundation loading. *Amended*

x

- D. A Hydrology/Hydraulics Report for the design of the storm drainage for the project.
- E. A survey hard copy plat showing existing and proposed right-of-way, existing and proposed improvements property lines and encumbrances.

### ***SECTION TWO - SEWER IMPROVEMENTS***

- 2.10 Sewer service laterals shall be VCP or approved equal. No use shall be connected to the sewer system until the collection system has been thoroughly cleansed, inspected, tested, and accepted by the Public Works Director. All manhole and clean out covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.

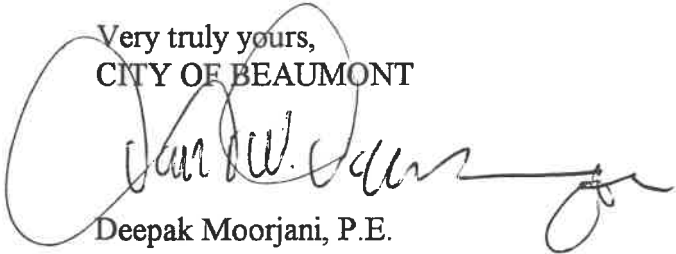
### ***SECTION THREE - WATER IMPROVEMENTS***

- 3.10 All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
- 3.11 All fire hydrants, air vacs and other above ground water facilities shall be 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 finished surfaces.

### ***SECTION FOUR - TRAFFIC SAFETY***

- 4.10 Permittee's engineer shall design a street and parking area lighting system to the requirements of the City Public Works Director.
- 4.11 Street name signs, directional signs and traffic control signs shall be installed as directed by the Public Works Director. Traffic control devices shall be required for construction work for on-site and off-site locations, and shall be shown on a detour plan included in the street improvement plans.
- 4.12 During construction, temporary traffic control measures and devices may be required as deemed necessary by the Public Works Director at locations within the project and public right-of-way where construction traffic disrupts normal traffic.

Very truly yours,  
CITY OF BEAUMONT

A handwritten signature in black ink, appearing to read 'Deepak Moorjani', written over the printed name below.

Deepak Moorjani, P.E.  
Public Works Director

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

**CONDITIONAL USE PERMIT.      96-CUP-3**

**APN   415-161-001, 002, 007,  
      023, 026.**

**EFFECTIVE DATE:**

Planning Commission  
Approval: November 19, 1996

**1. STANDARD CONDITIONS**

- 1.1    The permit for the above referenced plot plan and property consists of Conditions of Approval numbers 1.1 through 1.7, Conditions of Approval 2.1 through 2.4, Conditions of Approval 3.1 through 3.8, Condition of Approval 4.1, Conditions of Approval 5.1 through 5.7, Conditions of Approval 6.1 through 6.2, Conditions of Approval 7.1 through 7.5; and pages 1 through 6, inclusive.
- 1.2    The use hereby permitted is for a mortuary with 24,388 square feet of enclosed building space known as Weaver's Mortuary.
- 1.3    The permittee shall defend, indemnify, and hold harmless the City of Beaumont, 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 Conditional Use Permit No. 96-CUP-3 and Negative Declaration No. 96-ND-7. 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.
- 1.4    This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction permitted by this approval within the two (2) year period which is thereafter diligently pursued to completion and commencement of uses consistent with the land use entitlement authorized by this permit. Prior to the expiration of the two year period the permittee may request a one (1) year extension of time in which to use this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the effective date of the issuance of this permit, this permit shall become null and void.

Conditional Use Permit 96-CUP-3  
CONDITIONS OF APPROVAL  
PAGE 2 OF 6

- 1.5 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 plot plan marked Exhibit A, unless otherwise amended by these conditions of approval.
- 1.6 All subsequent submittal required by these conditions of approval, including but not limited to grading plans, building plans, landscaping plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
- 1.7 As necessary and required, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director for review approval.

- Exhibit "A" - Plot Plan
- Exhibit "B" - Preliminary Building Elevations
- Exhibit "C" - Preliminary Floor Plan
- Exhibit "D" - Conceptual Landscaping Plan
- Exhibit "E" - Preliminary Lighting Plan

## **2. AGENCY CONDITIONS**

All the following conditions shall be satisfied prior to the issuance of occupancy permits.

- 2.1 Right-of-way improvement shall be provided in accordance with the requirements of the City Director of Public Works.
- 2.2 Water facilities shall be provided in accordance with the requirements of the Beaumont-Cherry Valley Water District.
- 2.3 Fire protection shall be provided in accordance with the requirements of the Riverside County Fire Department.
- 2.4 The approval of South Coast Air Quality Management District shall be required for the crematorium.

## **3. DEVELOPMENT STANDARD CONDITIONS**

All the following conditions shall be satisfied prior to the commencement of any use allowed by this permit:



Conditional Use Permit 96-CUP-3  
CONDITIONS OF APPROVAL  
PAGE 3 OF 6

3.1 Site improvements shall be constructed in accordance with Exhibit A.

3.1.a A minimum of *seventy-eight (78)* spaces shall be provided unless otherwise approved by the Planning Director. The parking area shall be surfaced with asphaltic concrete as approved by the Public Works Director. ~~Parking spaces 15, 16, and 17, as indicated on the Plot Plan, will not be permitted in the existing alley.~~ Deleted by PC

3.1.b A minimum of three (3) handicapped parking spaces shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. Each sign shall not be smaller than seventy (70) square inches in area and shall be centered at the interior end of the parking space at a minimum height of eighty (80) inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of thirty-six (36) inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than seventeen (17) inches by twenty-two (22) inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least three (3) square feet in size.

3.1.c A minimum of one (1) truck loading space shall be provided. The truck loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10'w x 35'l x 14'h unless otherwise approved by the Public Works Director.

3.1.d Utilities shall be installed and/or underground as approved by the Public Works Director.

3.2 Final building elevations, colors and materials shall be subject to the approval of the Planning Director.

3.2.a Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to the approval of the Planning Director.

3.2.b No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning

Department and as necessary by the Planning Commission, pursuant to the requirements of Title 17 of the Beaumont Municipal Code.

- 3.3 Street lights and other outdoor lighting shall be provided as approved by the Director of Public Works.
- 3.4 Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
- 3.5 The northerly driveway accessing Beaumont Avenue shall be limited to right-turn in and out movements. Appropriate directional signage shall be installed to the satisfaction of the Public Works Director.
- 3.6 The driveway located between the building and Beaumont Avenue shall be marked for one-way circulation only, to the satisfaction of the Public Works Director.
- 3.7 Any necessary lot line adjustments and sewer easement relocations shall be completed and recorded prior to issuance of grading or building permits as approved by the Director of Public Works.
- 3.8 The written approval of any property owner adjoining the site which will experience a grade differential shall be obtained and submitted prior to issuance of grading permits. ⓧ

#### **4. GRADING CONDITIONS**

Prior to issuance of GRADING PERMITS, the following conditions shall be satisfied:

- 4.1 If grading is proposed in excess of fifty cubic yards, the project must comply with the following:
  - a. A grading permit shall be obtained from the Department of Public Works prior to commencement of any grading.
  - b. The permittee shall submit five prints of a comprehensive grading plan and erosion control plan along with appropriate improvement plan check fees to the Public Works Department. x

#### **5. LANDSCAPING & IRRIGATION CONDITIONS**

Prior to the issuance of building permits the following conditions shall be satisfied as approved by the Planning Director:

Conditional Use Permit 96-CUP-3  
CONDITIONS OF APPROVAL  
PAGE 5 OF 6

- 5.1 Seven (7) copies of Landscaping, and Irrigation Improvement Plans shall be submitted to the Planning Director for approval along with an improvement plan review fee of \$250.00. The location, number, genus, species, and container size of the plants shall be shown. Plans shall meet all requirements of Title 17 of the Beaumont Municipal code and as specified herein.
- 5.2 Drought tolerant and native plant species shall be included on the Landscaping Improvement Plans unless otherwise approved by the Planning Director. Low volume irrigation systems shall be included on the irrigation Improvement Plans.
- 5.3 Landscaping plans shall incorporate the use of specimen (24" box) canopy trees within street parkways and medians and within the parking area planters. All trees and shrubs shall be drawn on the Landscaping Improvement Plans to reflect the average specimen size at fifteen (15) years of age. All trees shall be double-staked and secured with non-wire ties, unless otherwise approved by the Planning Director.
- 5.4 A six inch high concrete curb with a twelve (12) inch wide concrete walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang sidewalks, planters, or landscaped areas.
- 5.5 The permittee shall install a reclaimed water system pursuant to the requirements of Beaumont-Cherry Valley Water District and shall connect landscape irrigation systems to a reclaimed water supply for landscape watering purposes when reclaimed water lines are constructed adjacent to the subject property.
- 5.6 Irrigation improvement plans shall include a rain shut-off device and in-line check valves, or sprinkler heads containing check valves.

~~5.7 Performance securities, in amounts to be determined by the Planning Director to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be submitted to the Planning Department. The performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.~~

*Deleted by Planning Commission*

## 6. BUILDING PERMIT CONDITIONS

Prior to issuance of building permits, all the following conditions shall be satisfied:

- 6.1 The permittee shall obtain written clearance from the following agencies:

City Public Works Department  
Beaumont Unified School District

City Police Department  
Riverside County Fire Department

- 6.2 Seven (7) copies of the final building plans, floor plans, mechanical plans, interior and exterior lighting plans and plumbing plans shall be submitted with specifications, calculations and appropriate improvement plan checking fees to the Building Department for review and approval.

### **7. FINAL BUILDING INSPECTION/OCCUPANCY CONDITIONS**

Prior to final building inspection or issuance of occupancy permits, whichever occurs first, all the following conditions shall be satisfied:

- 7.1 An exterior trash enclosure shall be constructed. Each enclosure shall be six feet in height and shall be made with masonry block and a gate, which screens the areas from external view.
- 7.2 Landscape and irrigation improvements shall have been installed in accordance with approved improvement plans and be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
- 7.3 The permittee's landscape architect or the State licensed party responsible for preparing the landscaping and irrigation improvement plans shall provide a Compliance Letter to the Planning Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation improvement plans.
- 7.4 Parking lot and street lighting shall be constructed in accordance with approved improvement plans and specifications.
- 7.5 Parking lot paving and striping shall be constructed in accordance with approved improvement plans and specifications.