



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, January 12, 2021 - 6:00 PM

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

AGENDA

REGULAR SESSION

6:00 PM

MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

BeaumontCa.gov/Livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: **NicoleW@BeaumontCA.gov**
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call:
(951) 922-4845

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572-3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

CALL TO ORDER

Commissioner Smith, Commissioner St. Martin, Commissioner Stephens, Commissioner Colindres, Commissioner Black

Swearing in of Commissioner Jessica Black

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Recommended Action:

Approve Minutes dated December 8, 2020.

2. Reorganization of the Planning Commission

Recommended Action:

Appoint a Chair and Vice Chair to the Commission.

3. Conditional Use Permit CUP2020-0054 for a Request for an ABC Type 47 (On-Sale General Eating Place) Liquor License to Sell Beer, Wine and Distilled Spirits and a Public Convenience and Necessity (PCN) for the 2nd Street Cinema located at 1491 E. Second Street (APN 419-260-057) in the San Gorgonio Village Specific Plan.

Recommended Action:

Hold a public hearing,

Approve Conditional Use Permit CUP2020-0054, subject to the attached Conditions of Approval, and

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

4. Plot Plan 2019-0253, Conditional Use Permit 2019-0042, Conditional Use Permit 2019-0043 and Environmental (ENV 2020-0013) Commonly Referred to as "Beyond Beaumont" Located on the Southwest Corner of Sixth Street and Pennsylvania Avenue (APN 418-122-028) in the Sixth Street Overlay with a Base Zone of Commercial General (CG)

Recommended Action:

Hold a public hearing;

Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2019-0253, Conditional Use Permit

CUP2019-0042 and Conditional Use Permit CUP2019-0043, subject to the attached Conditions of Approval; and

Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Recorder.

5. Specific Plan Amendment (SP2020-0004) a City Initiated Request to Amend the Conditions of Approval for the Commonly Referred to Fairway Canyon/Tournament Hills Specific Plan That Include the Deletion of Condition 30.PLANNING.4 and 30.PLANNING.19, and the Update of Several Conditions to Reflect City of Beaumont in Place of the County of Riverside

Recommended Action:

Hold a public hearing, and

Forward a recommendation of approval to the City Council to adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SPCGA Specific Plan Oak Valley Greens, subject to the attached Conditions of Approval.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, February 9, 2021, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov

PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, December 08, 2020 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:01 p.m.

Chairman Tinker, Vice Chairman Stephens, Commissioner Smith, Commissioner St. Martin

Absent: Commissioner Colindres

Pledge of Allegiance

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

No Speakers

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Motion by Vice Chairman Stephens

Second by Commissioner Smith

To approve Minutes dated November 10, 2020.

Approved by a 3-0 vote

Abstain: Chairman Tinker

2. Plot Plan 2019-0253, Conditional Use Permit 2019-0042, Conditional Use Permit 2019-0043 and Environmental (ENV 2020-0013) Commonly Referred to as "Beyond Beaumont" Located on the Southwest Corner of Sixth Street and Pennsylvania Avenue (APN 418-122-028) in the Sixth Street Overlay with a Base Zone of Commercial General (CG)

Motion by Commissioner St. Martin

Second by Commissioner Smith

To continue the item to January 12, 2021.

3. Consideration of PLAN2020-0540 for the Third Amendment to the San Geronio Village Sign Program

Motion by Commissioner Stephens

Second by Commissioner Smith

To approve amendment number three to the San Geronio Village sign program allowing 60" letter height for double copy signs at the Raising Canes pad site.

Approved by a 4-0 vote.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Recognition of outgoing Chairman Tinker.

ADJOURNMENT at 6:18pm



Staff Report

TO: Planning Commissioners
FROM: Nicole Wheelwright, Deputy City Clerk
DATE: January 12, 2021
SUBJECT: Reorganization of the Planning Commission

Background and Analysis:

Annually, the Planning Commission has the opportunity for reorganization to appoint a chair and vice chair to the Commission. There is currently no policy in place for the process of such appointment, however, the City Council recently adopted a process in the selection of mayor and mayor pro tem. Should the Commission choose to follow Council's policy, that process would be as provided below:

- A. The title of Chair and Vice Chair shall rotate each year based on the number of years each commissioner has been in office. Each Commissioner shall be given a specified position in the rotation sequence. The first person in the sequence, as determined by tenure on the Commission, shall serve as Chair. The second person in the sequence, shall serve as Vice Chair.
- B. After serving as Chair, that Commissioner moves to the end of the rotation sequence and the other four Commissioners move forward, causing the Vice Chair to become the Chair.
- C. The next Commissioner in the rotation after the Vice Chair shall then become the Vice Chair.
- D. When a Commissioner is newly elected or appointed, the new Commissioner is placed in the fourth position in the rotation, after all incumbents, but before the current outgoing Chair.
- E. If two or more Commissioners are newly elected at the same time, the number of votes received in the appointment process determines the Commissioner's position in the sequence, with the Commissioner receiving the fewest votes placed last in the rotation but before the current outgoing Chair.
- F. Incumbent Commissioners, when re-appointed, retain their placement in the rotation.
- G. If for any reason a Commissioner is removed from the rotation, the remaining Commissioners move forward in the sequence.

- H. A Commissioner may decline to serve as Chair or Vice Chair. In this case, the title would pass to the next Commissioner on the list. The Commissioner who declined may drop back one position in the rotation.
- I. The selection of the Chair and Vice Chair must be ratified by three affirmative votes. If the Chair or Vice Chair fail to receive three affirmative votes, they retain their current position in the rotation and the title would pass to the next Commissioner on the list, subject to ratification by three affirmative votes. This process continues until a Chair and Vice Chair are ratified by three affirmative votes. The newly selected Chair and Vice Chair shall be seated in their positions immediately after they have been approved by three affirmative Commissioner votes.
- J. The City Clerk shall keep and update a list outlining the rotational sequence.
- K. A Commissioner may serve as Chair or Vice Chair a total of two years during a four-year term of office on the Commission, but shall not serve as Chair or Vice Chair in consecutive years.

Recommended Action:

Appoint a Chair and Vice Chair to the Commission.

Attachments:

- A. List of tenure of the Commission

City of Beaumont Planning Commission Rotational Sequence by Tenure

2021

Nathan Smith - 2010

Paul St. Martin - 2015

Patrick Stephens - Jan 2019

Anthony Colindres - Nov 2019

Jessica Black - 2020



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: January 12, 2021

SUBJECT: **Conditional Use Permit CUP2020-0054 for a Request for an ABC Type 47 (On-Sale General Eating Place) Liquor License to Sell Beer, Wine and Distilled Spirits and a Public Convenience and Necessity (PCN) for the 2nd Street Cinema located at 1491 E. 2nd Street (APN 419-260-057) in the San Gorgonio Village Specific Plan.**

APPLICANT: Beaumont Cinema LLC

Background and Analysis:

The applicant is requesting approval of an application that was submitted on December 10, 2020, for a request to obtain a Type 47 (on-sale general eating place) liquor license to sell beer, wine and distilled spirits and a Public Convenience and Necessity (PCN) for the Second Street Cinema located at 1491 E. Second Street in the San Gorgonio Village Specific Plan.

The Beaumont Municipal Code requires the approval of a conditional use permit by the Planning Commission for alcohol sales. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site. Through the conditional use permit process, the Planning Commission has the opportunity to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either deny or approve the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

The State of California, Alcoholic Beverage Control Agency (ABC) is charged with regulating businesses which involve the sale of alcoholic beverages. In order for an applicant to obtain the approval of ABC, the local City must first issue a "certificate of

public convenience or necessity.” As provided for in the Municipal Code, the Planning Commission’s approval of a conditional use permit satisfies this requirement.

Project Setting:

The 4.33-acre site is currently under construction with existing parking fields to the north and west. The area is newly constructed or under development with curb, gutter and sidewalk on First Street, Second Street and Commerce Way. The parcel to the north is currently being developed as a Sherwin Williams retail paint store and Kohl’s is located to the west. To the east of the site on the other side of Commerce Way is the newly constructed San Gorgonio Village shopping center that includes In-N-Out, Raising Cane’s, Grocery Outlet, Five Below and several inline tenants. The Seneca Springs residential community is located to the south of the subject site with single and two-story residences.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Second Street Cinema (under construction)	GC (General Commercial)	SP (San Gorgonio Village Specific Plan)
NORTH	Sherwin Williams (under construction)	GC (General Commercial)	SP (San Gorgonio Village Specific Plan)
SOUTH	Single Family Residences	SFR (Single Family Residential)	SP (Seneca Springs Specific Plan)

EAST	Kohl's	GC (General Commercial)	SP (San Gorgonio Village Specific Plan)
WEST	San Gorgonio Village Commercial Shopping Center (various tenants)	GC (General Commercial)	SP (San Gorgonio Village Specific Plan)

Site Plan/Site Design:

The existing commercial shopping center currently consists of three (3) retail commercial buildings, the existing Kohl's retail store, and the 39,000 square foot Second Street Cinema and the 5,000 square foot Sherwin Williams that are currently under construction. All parcels in the shopping center are currently under separate ownership. The Second Street Cinema is located on the southeast corner of the shopping center, as shown in the attached aerial photograph (Attachment E)

Lighting:

There is existing street lighting on First Street, Second Street and Commerce Way and on-site lighting is provided throughout the parking lot. Staff has determined that adequate lighting is provided on site for pedestrians to safely navigate in the evening hours.

Circulation and Parking:

The shopping center currently has three (3) driveways on First Street, three (3) driveways on Second Street and one (1) on Commerce Way. A portion of the shopping center is existing, and the remainder of the center is currently being developed and provides adequate parking in front of the building and throughout the site.

Hours of Operation:

The subject site is currently under construction and is anticipating an opening in Spring 2021. The cinema is proposing hours between 11am to 10pm, seven (7) days a week, as indicated in the applicant statement of operations (see Attachment F).

Alcohol Sales:

The applicant is also proposing the sale of alcohol in the proposed cinema with an On-Sale Type 47 (beer, wine and distilled spirits only) State of California Alcohol license. ABC's threshold for issuing On-Sale licenses is one retail license for each 1,060 people within a Census Tract. When this threshold is exceeded, the Census Tract is deemed to have "undue concentration," or more licenses issued than recommended. Therefore, a Public Convenience or Necessity (PCN) determination will be required. The applicant has provided a letter to justify the need for the PCN which is included as Attachment F to this staff report.

According to Alcohol Beverage Control, three (3) On-sale licenses are allowed in Census Tract 438.20, based on current population ratios, and currently there are 3 On-sale licenses issued to following businesses (see Attachment G):

- Chili's Bar and Grill
- Pieology Pizzeria
- Wingstop

ABC also has recommended separation requirements from sensitive uses. The proposed use is located at least 600 feet, as measured from property line to property line, from existing public or private schools and public parks. The subject property is located 1,700 feet from San Gorgonio Middle School and 950 feet from Seneca Springs Park. The subject site is located approximately 8,200 feet from the Deeper Life Ministries.

ABC will not license a new retail location within 100 feet of a residence unless the applicant can establish that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents. First Street has a 50-foot centerline, for a total street width and right-of-way width of 100 feet. The subject site, as measured from building to building is located approximately 150 feet from the nearest residential home.

The applicant has indicated that will be offering beer and wine on-tap and select cocktails. Patrons pass through the concession stand one time and are limited to two (2) drinks during the purchase. Patrons also provided with a wristband indicated that they are over 21 and purchased alcohol. The theaters will be monitored by staff called "hawkers" every 20 minutes consistent with ABC conditions.

Multi-Species Habitat Conservation Plan (MSHCP):

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on December 17, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Environmental Documentation:

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2020-0054 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2020-0054 has no value as habit for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2020-0054 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed project incorporated and otherwise is subject to air and water quality resource agency design requirements to avoid an harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Public Communications Received:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on January 1, 2021, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Planning Commission Authority:

The General Commercial zone allows alcohol sales as conditionally permitted uses, per Table 17.03-3, subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the San Gorgonio Village Specific Plan. The specific plan section 3.2 refers back to the General Commercial zoning, which is no longer a zoning designation in the Municipal Code. The updated zoning includes two commercial zoning designations, Commercial Neighborhood and Community Commercial, which both allows alcohol sales and service subject to a Conditional Use Permit.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The subject property is zoned SP (San Gorgonio Village Specific Plan) in which section 3.2 refers back to the General Commercial zoning, which is no longer a zoning designation in the Municipal Code. The updated zoning includes two commercial zoning designations, Commercial Neighborhood and Community Commercial, which both allows alcohol sales and service subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned SP that include the San Gorgonio Village Specific Plan and Seneca Springs and will not impair the integrity or character of the zone.

3. The subject site is physically suitable for the type of land use being proposed.

The site is currently under construction consistent with the San Gorgonio Village Specific Plan. The proposed project is in a predominately commercial area that is developed or under construction and is suitable for commercial development.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently under construction consistent with the San Gorgonio Village Specific Plan. The subject property is zoned SP (San Gorgonio Village Specific Plan) in which section 3.2 refers back to the General Commercial zoning, which is no longer a zoning designation in the Municipal Code. The updated zoning includes two commercial zoning designations, Commercial Neighborhood and Community Commercial, which both allows alcohol sales and service subject to a Conditional Use Permit.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning for the project site is SP (San Gorgonio Village Specific Plan) and the land use designation is and General Commercial (GC). The proposed project is predominately surrounded by property that is currently zoned SP (San Gorgonio Village Specific Plan) and designated as General Commercial by the current General Plan, with the exception of the Seneca Springs development to the south with is zoned Specific Plan (SP) and has a general plan land use designation of Single Family Residential (SFR). The site is surrounded by developed land or land that is currently under construction. The proposed uses are compatible with the surrounding commercial and residentially zoned properties.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The site has access from First Street, Second Street and Commerce Way.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project meets all the development standards established in the San Gorgonio Village Specific Plan, which is intended to protect the public interest, health, safety, convenience, or welfare. The cinema and alcohol sales will provide a convenience for the public that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The proposed project does not include review of the design and elevations; however the applicant has provided the building elevations that are compatible with the commercial development to the north, east and west, that compliments the character of the commercial properties that are developed in the area along Second Street.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a standard service typically provided in cinema/theatre uses to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the San Gorgonio Village Specific Plan and Conditional Use Permit findings.

Recommended Action:

Hold a public hearing,
 Approve Conditional Use Permit CUP2020-0054, subject to the attached Conditions of Approval, and
 Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's letter dated December 9, 2020 regarding the statement of operations and the findings for Public Convenience or Necessity (PCN)
- G. ABC License Report for Census Tract 438.21
- H. Census Tract 438.21 Boundary Map
- I. Proof of Publication

Incorporated herein by Reference:

City of Beaumont General Plan
 City of Beaumont Zoning Ordinance
 Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
 Contents of City of Beaumont Planning Department Project File CUP2020-0054



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

PLANNING COMISSION DATE: January 12, 2021

PROJECT NAME: 2nd Street Cinema – ABC & PCN

PROJECT NO: CUP2020-0054

DESCRIPTION: Request for an ABC Type 47 (On-Sale General Eating Place) Liquor License to Sell Beer, Wine and Distilled Spirits and a Public Convenience and Necessity (PCN) for the 2nd Street Cinema located at 1491 E. 2nd Street (APN 419-260-057) in the San Gorgonio Village Specific Plan.

APPLICANT: Beaumont Cinema LLC

LOCATION: 1491 E. 2nd Street

APN: 419-260-057

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 Conditional Use Permit and property consists of all Conditions of Approval herein. All Conditions of Approval for CUP2020-0054 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a Type 47 On-site sale of beer, wine, and distilled spirits at 1491 E, 2nd Street, in the San Gorgonio Village Specific Plan.
3. 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 Conditional Use Permit CUP2020-0054. 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.

CUP2020-0054
Draft Conditions of Approval
Page 2

4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new Conditional Use Permit approval.
6. The floor plans of the project shall substantially conform to the plans submitted and approved.
7. The 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. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
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 conditional use permit may be revoked as prescribed in the Municipal Code.
11. The Planning Commission herewith grants a "certificate of convenience and necessity" for Type 47 – On-Sale of Beer, Wine and Distilled Spirits License for sales at 1491 E. 2nd Street in the San Gorgonio Village Specific Plan.
12. The sale of alcoholic beverages shall be limited to the hours of operation from 11:00 am to 10:00 pm, seven (7) days a week and Alcohol Beverage Control regulations.
13. The conditions as established by the State of California, Alcohol Beverage Control, shall be fully complied with in the operation of the business.

CUP2020-0054
Draft Conditions of Approval
Page 3

14. 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.
15. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, ABC and any other necessary departments or agencies.
16. 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.
17. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, the San Gorgonio Village Specific Plan Sign Program and Alcohol Beverage Control requirements.
18. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
19. 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.
20. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
21. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.

POLICE DEPARTMENT

22. 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.

CUP2020-0054
Draft Conditions of Approval
Page 4

23. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
24. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
 - a. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).
 - b. Operating Standards, Retail – The following requirements apply:
25. Post "No Loitering" signs upon written notice from the ABC.
26. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensees' control and sweep/clean these areas weekly.
27. Remove graffiti from premises and parking lot.
28. Have no more than 33% of the windows covered with advertising or signs.
29. The applicant shall have security cameras operating at all times when the business is operating. Security camera quality, lighting and positioning must be capable of providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement's request to view and/or copy images captured on video surveillance system. All images must be recorded and retained for at least 30 days. The exact location and quantity of all security cameras shall be subject to approval by the Police Department prior to final occupancy.
30. 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).

CUP2020-0054
Draft Conditions of Approval
Page 5

31. No alcoholic beverage shall be displayed or offered for sale outside the building or any public entrance.

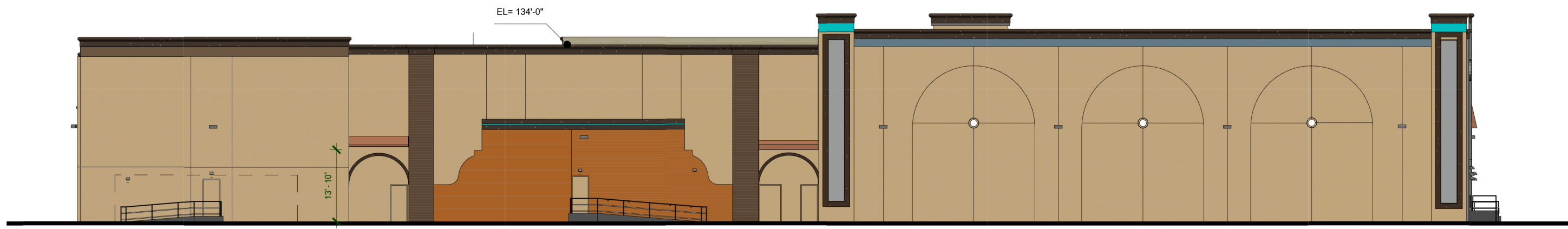
End of Conditions



NORTH ELEVATION
1" = 20'-0"



WEST ELEVATION
1" = 20'-0"



SOUTH ELEVATION
1" = 20'-0"



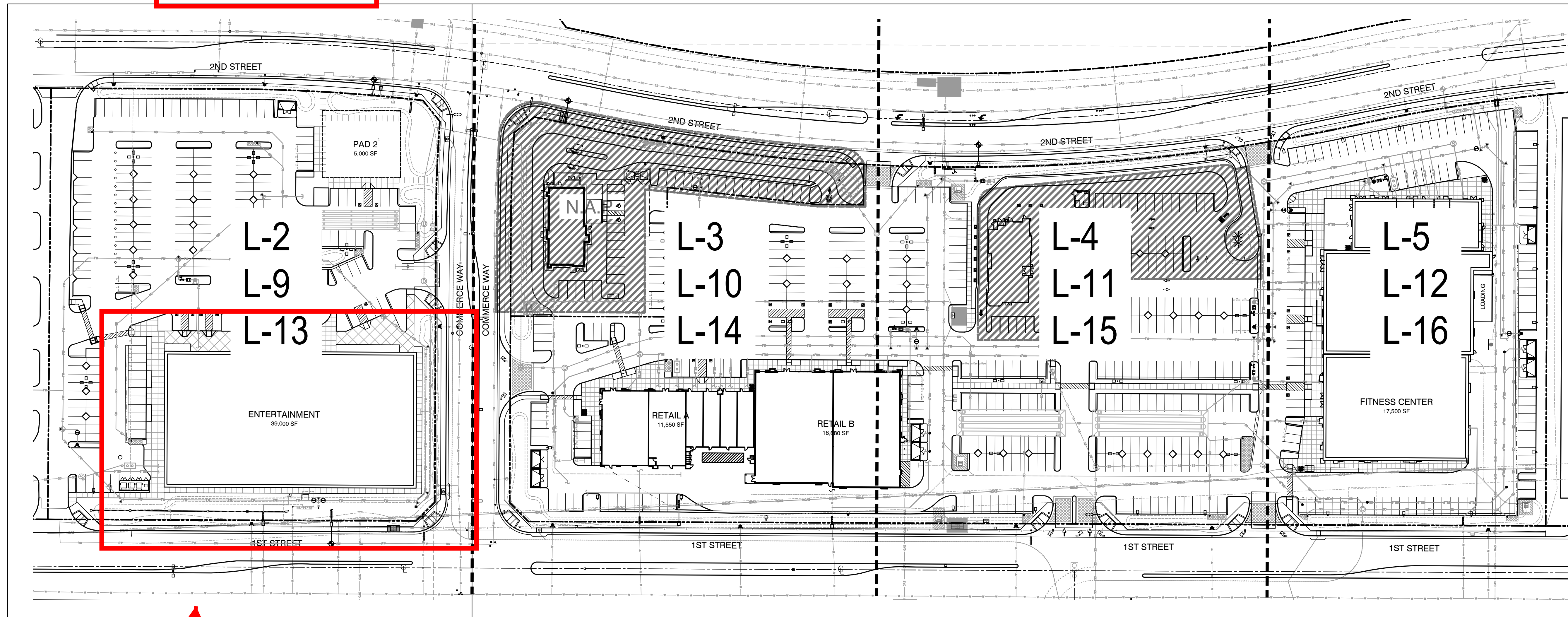
EAST ELEVATION
1" = 20'-0"

LANDSCAPE CONSTRUCTION PLANS FOR: SAN GORGONIO VILLAGE 2ND STREET MARKETPLACE CITY OF BEAUMONT, CALIFORNIA

PARCEL MAP NUMBER: 35266 A.P.N. NUMBER: XXXXX

PARCEL 'C'

PARCEL 'D'



CINEMA

COMPLIANCE STATEMENT

I am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8, Division 6, Chapter 7 of the City of Beaumont. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

[Signature]
Name

02/11/2020

Date

SOILS REPORT

Soil testing shall occur after rough grading and soil import (if required) has been completed, but prior to start of any landscape related work. The contractor shall obtain a standard soils test for agricultural suitability and fertility prepared by an approved agricultural testing laboratory. Report shall contain standard soil testing data and shall also include soil infiltration rate, soil texture, pH, total soluble salts, sodium and % of organic material content for each sample, and recommendations for soil preparation and backfill mix. This report shall be furnished to the Owner and Owner's Representative for review prior to implementation. Two samples shall be taken at each location indicated on the planting plan; one at ground level to 10" deep, the other at 24" to 36" deep. Each sample shall contain approximately one quart of soil and be labeled by location and depth to be sent to the lab.

IRRIGATION AUDIT REPORT

Upon completion of irrigation and planting installation, a certificate of completion by licensed landscape architect or contractor and an irrigation audit report by certified irrigation auditor may be required to be submitted to the City of Beaumont prior to final inspection and acceptance.

SHEET INDEX:

- L-1 TITLE SHEET
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION PLAN
- L-4 IRRIGATION PLAN
- L-5 IRRIGATION PLAN
- L-6 IRRIGATION CALCULATIONS
- L-7 IRRIGATION DETAILS AND NOTES
- L-8 IRRIGATION DETAILS AND NOTES
- L-9 TREE PLANTING PLAN
- L-10 TREE PLANTING PLAN
- L-11 TREE PLANTING PLAN
- L-12 TREE PLANTING PLAN
- L-13 SHRUB & GROUND COVER PLANTING PLAN
- L-14 SHRUB & GROUND COVER PLANTING PLAN
- L-15 SHRUB & GROUND COVER PLANTING PLAN
- L-16 SHRUB & GROUND COVER PLANTING PLAN
- L-17 PLANTING DETAILS AND NOTES
- L-18 SPECIFICATIONS

OWNER/ APPLICANT:

WOOD INVESTMENTS, LLC.
2920 AIRWAY AVE.
SUITE A-9
COSTA MESA, CA. 92627
CONTACT: MATT BUSH
(657) 247-2600

ARCHITECT:

MCG ARCHITECTS
111 PACIFICA
SUITE 280
IRVINE, CA 92618
CONTACT: OLGA RUIZ
(949) 553-1117

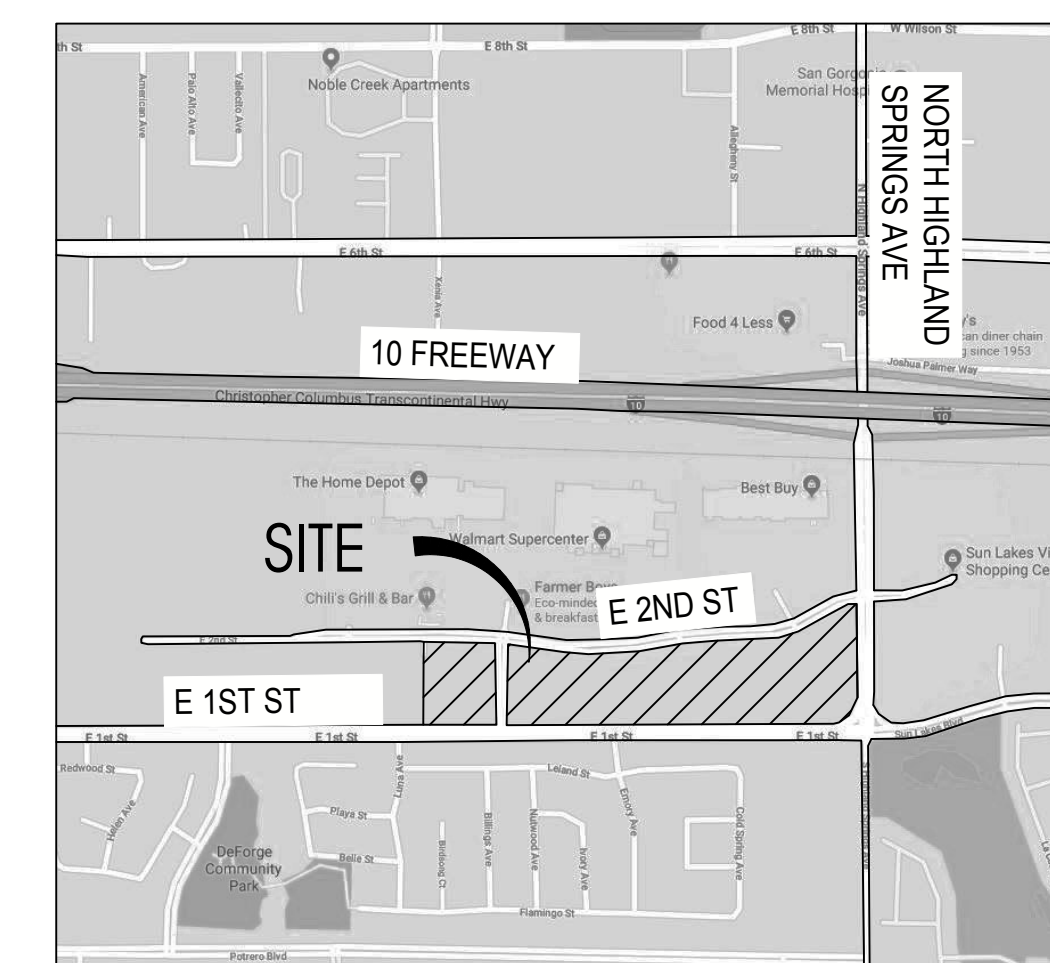
LANDSCAPE ARCHITECT:

CONCEPTUAL DESIGN & PLANNING COMPANY
3195-C AIRPORT LOOP DRIVE
COSTA MESA, CA 92612
CONTACT: VINCENT ROJAS
(949) 399-0870

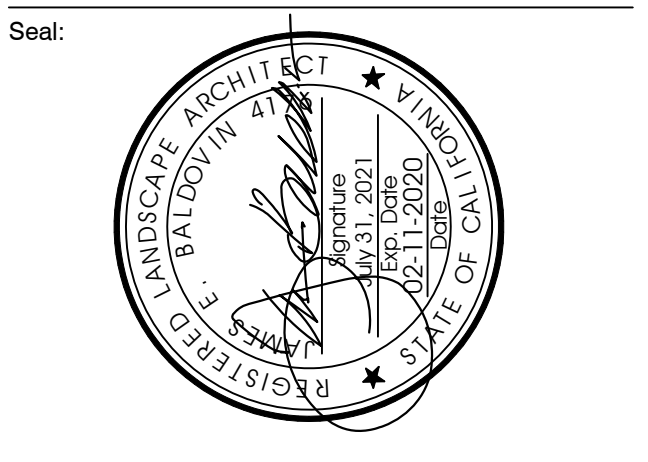
CIVIL ENGINEER:

KIMLEY-HORN
765 THE CITY DRIVE
SUITE 200
ORNAGE, CA 92868
CONTACT: HANNAH SMITH
(714) 939-1030

VICINITY MAP



conceptual design & planning company
Corporate Office:
3195-C Airport Loop Drive
Costa Mesa, CA 92612
www.cdpc.com
SAN JOSE
COSTA MESA
ASCADERO



A Project for:

SAN GORGONIO SITE DEVELOPMENT NEC OF 1ST & COMMERCE WAY BEAUMONT, CA 92223

Client:
WOOD INVESTMENTS, LLC

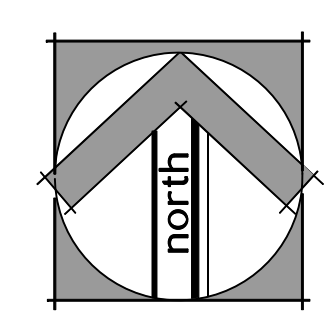
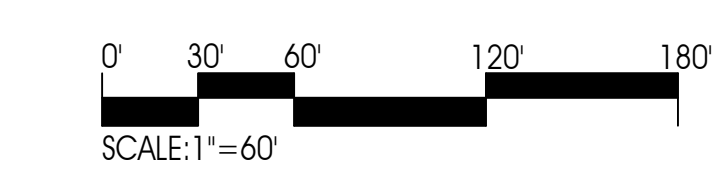
2920 AIRWAY AVE SUITE A-9
COSTA MESA, CA 92627
Phone (657) 247 2600

- Revisions:
- ▲ Gasline Easement Update
 - ▲ Recycled Waterline Update

No.	Description
Project No.:	18044
Drawn By:	RR & VR
Reviewed By:	MK
Scale:	
Date:	02-11-2020
Filename:	18044-TS.dwg
Sheet Title:	

TITLE SHEET

Sheet #:
L-1 Sheet 1 of 18



SAN GORGONIO SITE DEVELOPMENT NEC OF 1ST & COMMERCE WAY BEAUMONT, CA 92623

Client:
WOOD INVESTMENTS, LLC

2920 AIRWAY AVE SUITE A-9
COSTA MESA, CA 92627
Phone (657) 247 2600

Revisions:
▲ Gasline Easement Update
▲ Recycled Waterline Update

No.	Description
18044	Project No.
RR & YR	Drawn By
MK	Reviewed By
02-11-2020	Date
18044-1.dwg	Filename
	Sheet Title

IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	RADIUS	G.P.M.	PSI	PREC.
▬	TORO 570Z-6LP-COM-O-S-Q POP-UP PRECISION SPRAY	5'	.06	30	1.14
▬	TORO 570Z-6LP-COM-O-S-H POP-UP PRECISION SPRAY	5'	.13	30	1.0
▬	TORO 570Z-6LP-COM-O-8-Q POP-UP PRECISION SPRAY	8'	.17	30	1.0
▬	TORO 570Z-6LP-COM-O-10-Q POP-UP PRECISION SPRAY	10'	.28	30	1.0
▬	TORO 570Z-6LP-COM-O-10-H POP-UP PRECISION SPRAY	10'	.51	30	1.0
▬	TORO 570Z-6LP-COM-O-10-F POP-UP PRECISION SPRAY	10'	1.03	30	1.0
▬	TORO 570Z-6LP-COM-O-12-Q POP-UP PRECISION SPRAY	12'	.37	30	1.0
▬	TORO 570Z-6LP-COM-O-12-H POP-UP PRECISION SPRAY	12'	.74	30	1.0
▬	TORO 570Z-6LP-COM-O-12-F POP-UP PRECISION SPRAY	12'	1.59	30	1.0
▬	TORO 570Z-6LP-COM-O-15-Q POP-UP PRECISION SPRAY	15'	.58	30	1.0
▬	TORO 570Z-6LP-COM-O-15-H POP-UP PRECISION SPRAY	15'	1.16	30	1.0
▬	TORO 570Z-6LP-COM-O-15-F POP-UP PRECISION SPRAY	15'	2.31	30	1.0
▽	RAINBIRD 1806-SAM-PRS-PA-80-PCT-07 DRIP EMITTER ON POP-UP	N/A	.12	30	2+/-
■	RAINBIRD 1806-SAM-PRS-SQ-Q SQUARE MICROSPRAY	2.5'	.12	30	1.9
■	RAINBIRD 1806-SAM-PRS-SQ-H SQUARE MICROSPRAY	2.5'	.20	30	1.57
■	RAINBIRD 1806-SAM-PRS-SQ-F SQUARE MICROSPRAY	2.5'	.40	30	1.28
◆	HUNTER PROS-D4-CV-M5BN-50H STREAM BUBBLER	1'	.50	30	3+/-

- SYMBOL DESCRIPTION / MODEL NO.
- ◻ RECLAIMED POINT OF CONNECTION ASSEMBLY - SEE ENLARGEMENT BELOW
 - 2" RECLAIMED IRRIGATION METER BY GENERAL CONTRACTOR - SEE WATER PLAN BY CIVIL ENGINEER
 - FEBCO 825-Y 2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/ FEBCO 650 BRONZE WYE STRAINER OR APPROVED EQUAL
 - WILKINS 500 SERIES PRESSURE REGULATOR - LINE SIZE SET PRESSURE REGULATOR TO 73 PSI AT METER ON PARCEL 'C', WILKINS 500 SERIES PRESSURE REGULATOR - LINE SIZE SET PRESSURE REGULATOR TO 75 PSI AT METER ON PARCEL 'D'
 - CREATIVE SENSOR TECHNOLOGY IFS-150C FLOW SENSOR SEE CONTROLLER SPECIFICATION BELOW FOR ADDITIONAL INFORMATION
 - NIBCO BALL VALVE (LINE SIZE) T585-70 (1/2"-2") / T580-70 (2-1/2"-3")
 - RAINBIRD PESB-R-SERIES REMOTE CONTROL MASTER VALVE - LINE SIZE
 - RAINBIRD PESB-R-SERIES REMOTE CONTROL VALVE - SIZE AS INDICATED ON PLAN
 - RAINBIRD PESB-R-SERIES REMOTE CONTROL VALVE W/ QUICK CHECK BASKET FILTER - SIZE AS INDICATED ON PLAN
 - RAINBIRD OR HUNTER 33 DLRC QUICK COUPLING VALVE, INSTALL 6" FROM HARDSCAPE
 - RECYCLED WATER DO NOT DRINK SIGN.
 - PVC CLASS 200 ALERT LINE (PURPLE) SHRUB SPRAY LATERAL LINE - 1/2" COVER IN PLANTING AREA, PVC SCHED. 40 - 24" COVER UNDER PAVING. SIZE AS NOTED ON PLAN.
 - PVC CLASS 200 ALERT LINE (PURPLE) TREE BUBBLER LATERAL LINE - 1/2" COVER IN PLANTING AREA, PVC SCHED. 40 - 24" COVER UNDER PAVING. SIZE AS NOTED ON PLAN.
 - PVC ALERT LINE (PURPLE) MAINLINE; SCH. 40 - 2" AND SMALLER, CLASS 315 2-1/2" AND LARGER. 36" COVER UNDER PAVING, 18" COVER IN PLANTING AREAS, SIZE AS NOTED ON PLAN.
 - SCH 40 PVC ALERT LINE (PURPLE) PIPE 2X DIA. OF PIPE BEING SLEEVED - 2" MIN.
 - SCH 40 PVC WIRE SLEEVE - 2" MIN.

- CONTROL VALVE TAG LEGEND
- | | | |
|-------------------------------------|----|-------------------------------------|
| INDICATES CONTROLLER IDENTIFICATION | MS | MICRO SPRAY (RAINBIRD SQ) |
| INDICATES STATION NUMBER | S | LOW VOLUME SPRAY (TORO PRECISION) |
| INDICATES TOTAL FLOW IN GPM | B | TREE BUBBLER |
| INDICATES NOZZLE TYPE | R | ROTOR / ROTATOR (HUNTER MP ROTATOR) |
| INDICATES VALVE SIZE | D | DRIP |

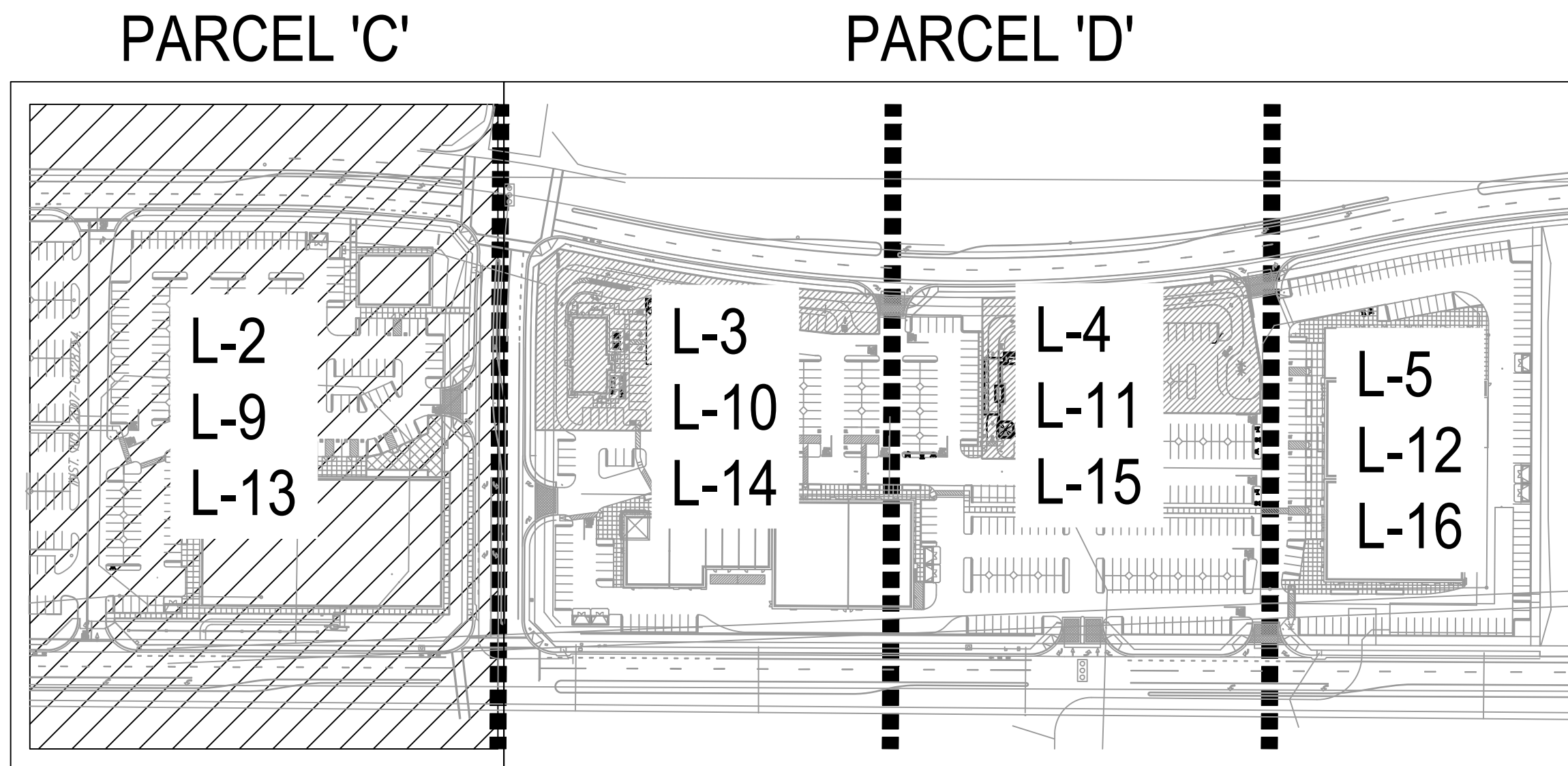
DESIGN CRITERIA

WATER TYPE:	POTABLE
CITY STATIC WATER PRESSURE:	72 PSI
WATER PURVEYOR:	BEAUMONT-CHERRY WATER DISTRICT
INFORMATION GIVEN BY:	MARK SWANSON
DATE:	11/13/2018
PHONE NUMBER:	(909) 845-9581

IRRIGATION CONTRACTOR SHALL VERIFY THE STATIC WATER PRESSURE WITH SUPPLIER PRIOR TO INSTALLATION. IF DIFFERENT FROM ABOVE, NOTIFY CDPC OR OWNER. FAILURE TO GIVE SUCH NOTIFICATION MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR CHANGES/WORK THAT MIGHT OCCUR.

SYSTEM INDICATED ON THE DRAWINGS IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC DESIGN CLARITY PURPOSES ONLY. EQUIPMENT SHALL BE LOCATED IN SHRUB PLANTING AREAS RATHER THAN TURF AREAS WHENEVER POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.

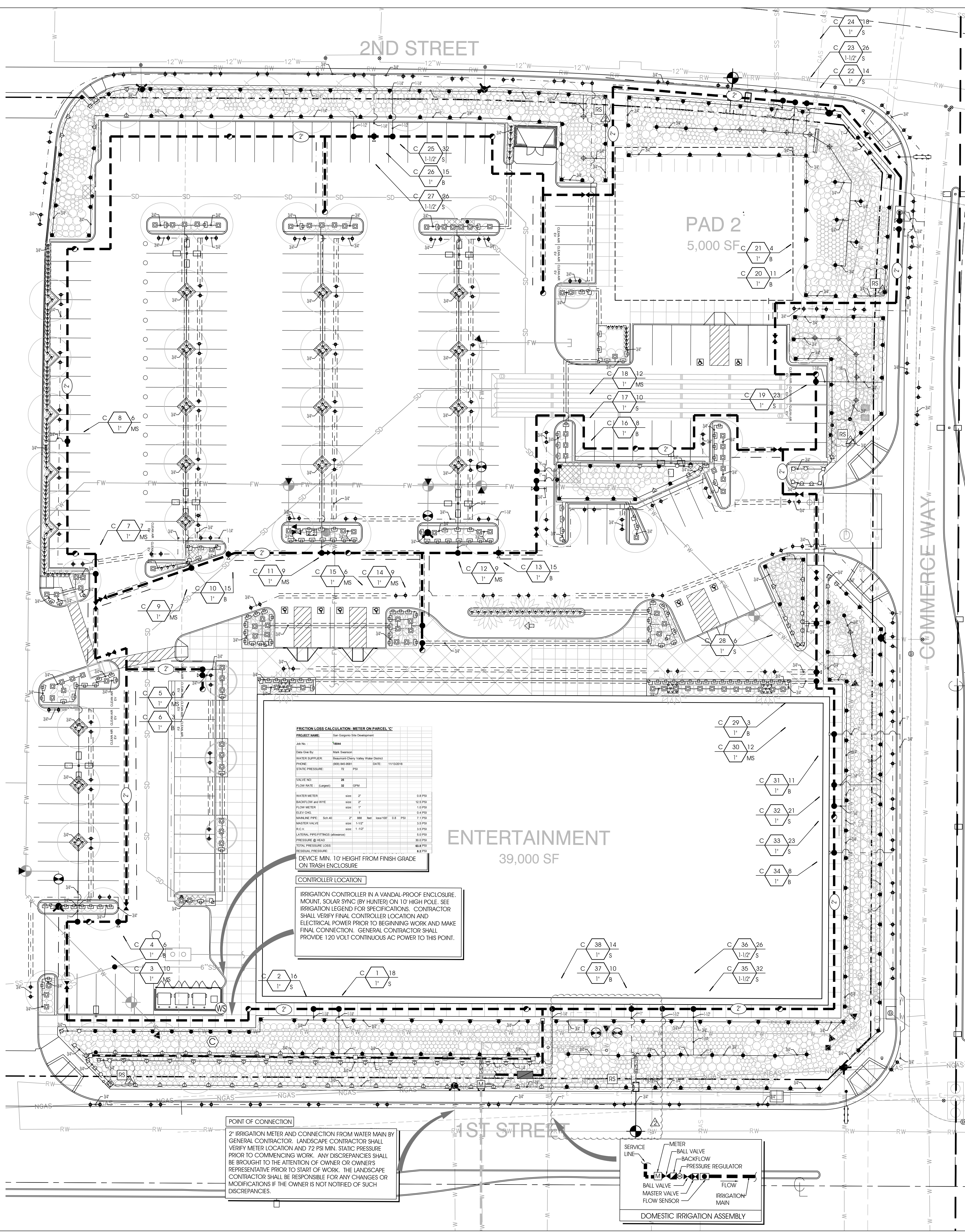
AS BUILT NOTE:
DURING THE CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL TAKE FIELD NOTES OF ACTUAL LOCATIONS WHERE IRRIGATION EQUIPMENT HAS BEEN INSTALLED ON A DAILY BASIS TO REFLECT WORK COMPLETED. OBTAIN REPRODUCIBLE MYLAR IRRIGATION PLAN FROM LANDSCAPE ARCHITECT AND PREPARE AS BUILT DRAWING ON THE MYLAR. REDLINE FIELD NOTES INDICATING AS BUILT INFORMATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PREPARATION OF FINAL AS-BUILT MYLAR AND CONTROLLER CHART FOR SUBMITTAL TO THE OWNER. SEE SPECIFICATION SECTION V (FIVE), SUBSECTIONS A THROUGH D FOR MORE INFORMATION.



BELOW SUBSURFACE IMAGING
1-888-90-BELOW
CALL BEFORE YOU DIG.

DIGALERT
AT LEAST TWO DAYS BEFORE YOU DIG
FREE 811 UNDERGROUND SERVICE ALERT (USA)

0' 10' 20' 40' 60'
SCALE: 1"=20'-0"



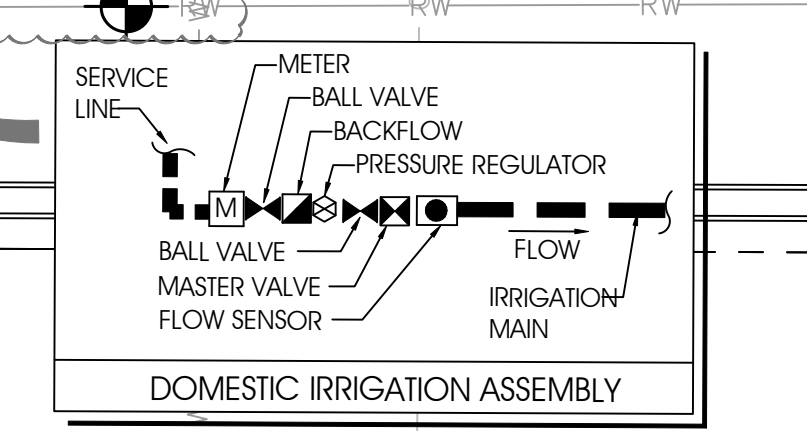
FRICITION LOSS CALCULATION - METER ON PARCEL 'C'

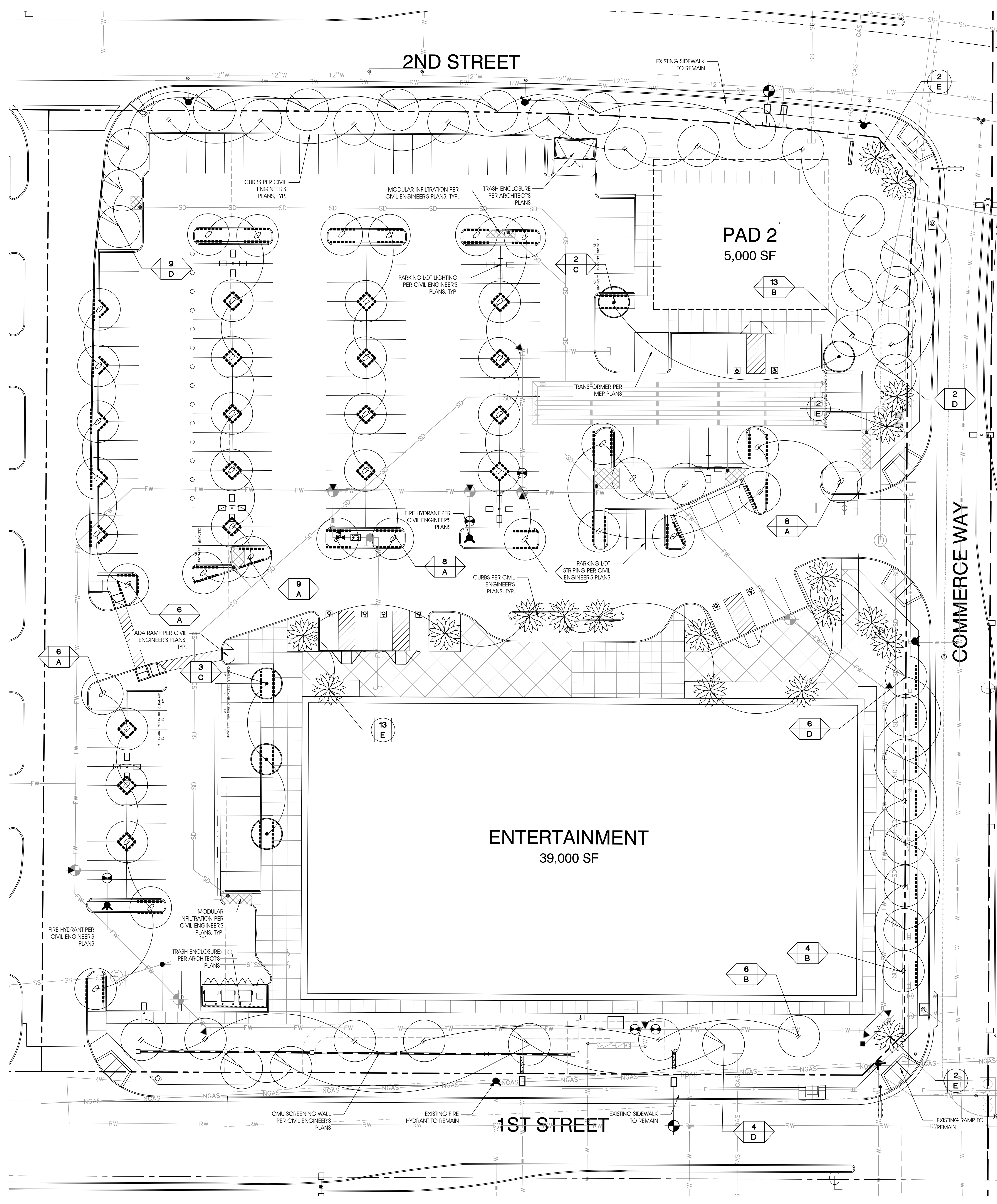
ITEM	SIZE	LENGTH	LOSS
WATER METER	2"	2'	0.8 PSI
BACKFLOW ASSEMBLY	2"	2'	0.8 PSI
FLOW METER	2"	2'	1.0 PSI
FLY WHEEL	2"	2'	0.4 PSI
MAINLINE PIPE	SCH 40 2" 800' Net	800'	1.1 PSI
MINOR VALVE	2"	10'	0.1 PSI
ELCV	2"	10'	0.1 PSI
LATERAL SPRING FITTINGS	2"	10'	0.1 PSI
PRESSURE HEAD	800'	10'	30.0 PSI
TOTAL PRESSURE LOSS			40.8 PSI
MINIMUM HEAD			4.2 PSI

DEVICE MIN. 10" HEIGHT FROM FINISH GRADE ON TRASH ENCLOSURE

CONTROLLER LOCATION
IRRIGATION CONTROLLER IN A VANDAL-PROOF ENCLOSURE. MOUNT, SOLAR SYNC (BY HUNTER) ON 10' HIGH POLE. SEE IRRIGATION LEGEND FOR SPECIFICATIONS. CONTRACTOR SHALL VERIFY FINAL CONTROLLER LOCATION AND ELECTRICAL POWER PRIOR TO BEGINNING WORK AND MAKE FINAL CONNECTION. GENERAL CONTRACTOR SHALL PROVIDE 120 VOLT CONTINUOUS AC POWER TO THIS POINT.

POINT OF CONNECTION
2" IRRIGATION METER AND CONNECTION FROM WATER MAIN BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL VERIFY METER LOCATION AND 72 PSI MIN. STATIC PRESSURE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF OWNER OR OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS IF THE OWNER IS NOT NOTIFIED OF SUCH DISCREPANCIES.





PLANTING LEGEND

Sunset Zone 18

Symbol	Key	Botanical Name	Common Name	Size	Form	WUCOLS Region 4
	A	Gleditsia triacanthos	Honey Locust	24" BOX	Standard	Low
	B	Jacaranda mimosifolia	Jacaranda	24" BOX	Standard	Mod
	C	Lagerstroemia indica	Hybrid Crape Myrtle	24" BOX	Standard	Mod
	D	Liquidambar styraciflua	American Sweet Gum	24" BOX	Standard	Mod
	E	Phoenix dactylifera 'Deglet Noor'	Date Palm	16" B.T.H. Minimum	Skinned	Low

----- ROOT BARRIER TO BE INSTALLED PER DETAILS

⊕ SOIL SAMPLE LOCATION REFER TO PLANTING NOTES #11

SIZING LEGEND

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

Symbol	Standard Form Trees Shall Meet Minimum D.B.H. (Diameter at Breast Height) Size as Follows:
	15 GALLON
	24" BOX : 3/4" TO 1"
	36" BOX : 1-1/2" TO 2"
	48" BOX : 2" TO 2-1/2"
	INDICATES PALM B.T.H. AS NOTED
	INDICATES QUANTITY
	INDICATES SPECIES

SOILS REPORT

SOIL TESTING SHALL OCCUR AFTER ROUGH GRADING AND SOIL IMPORT (IF REQUIRED) HAS BEEN COMPLETED, BUT PRIOR TO START OF ANY LANDSCAPE RELATED WORK. THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION INDICATED ON THE PLANTING PLAN, ONE AT GROUND LEVEL TO 10" DEEP, THE OTHER AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED BY LOCATION AND DEPTH. REPORT SHALL INCLUDE SOIL TEXTURE AND PERCOLATION RATE.

PLANT MATERIAL APPROVAL /LANDSCAPE SUPPLY SUBMITTAL

AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT, AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE PLANT MATERIAL PHOTOS FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

ONE PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL. SUBMIT PRINTED PHOTO SUBMITTAL, OR DIGITAL PHOTOS BOUND TO ONE PDF FILE OF REASONABLE FILE SIZE, LESS THAN 5 MB, WILL BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.

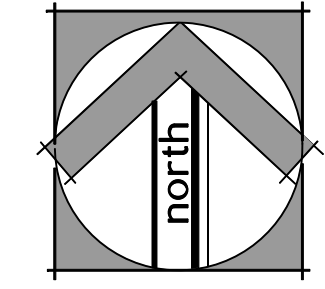
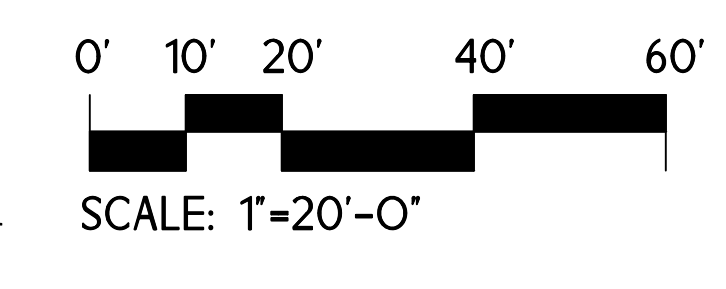
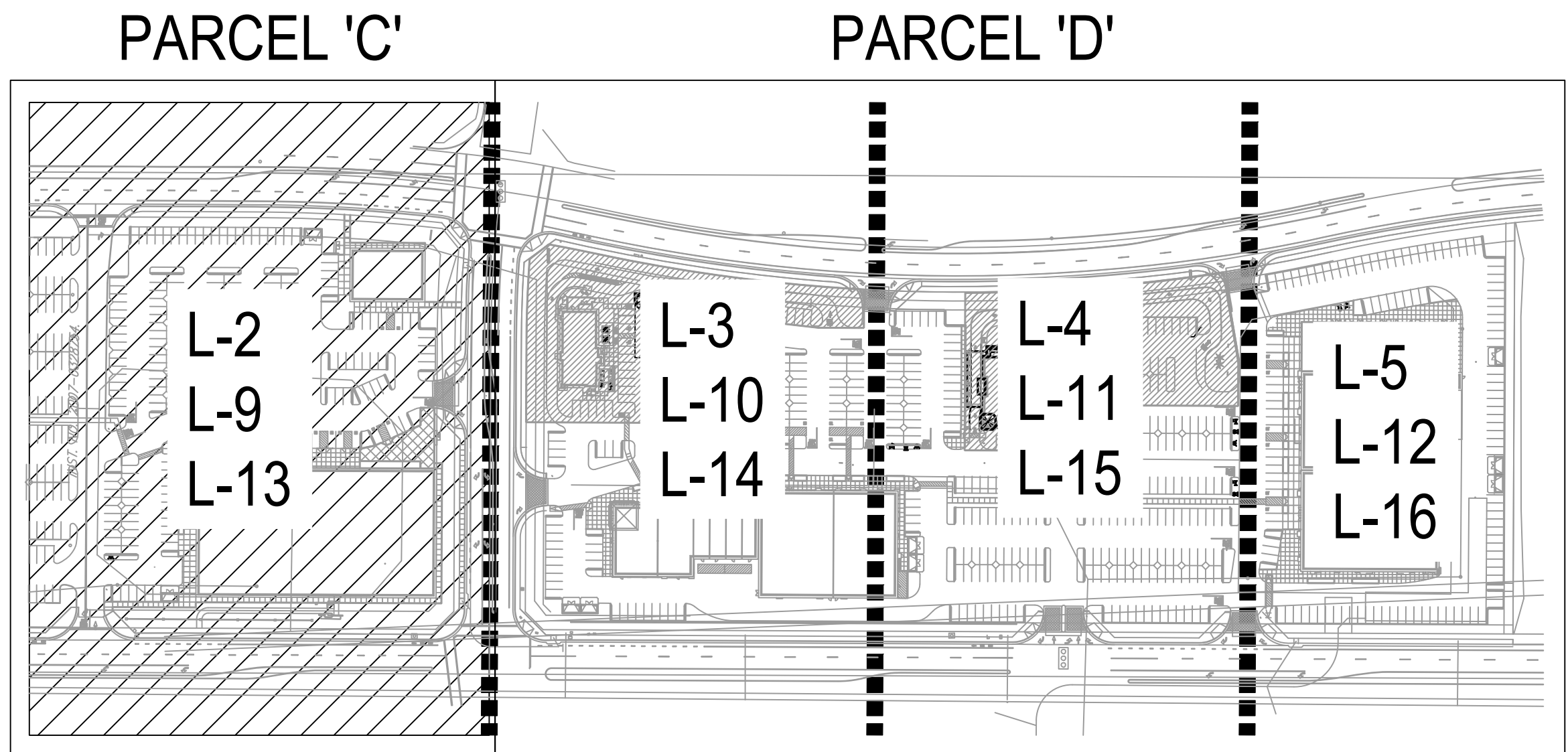
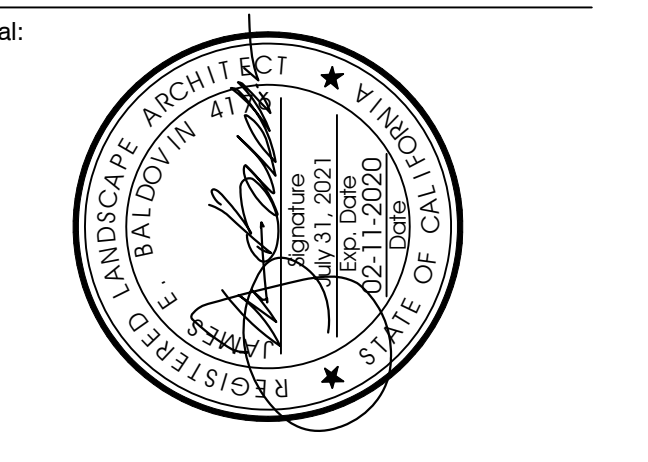
EACH PHOTO SHALL CLEARLY SHOW FORM OF THE CROWN AND BRANCHING STRUCTURE OF A SINGLE PLANT WITHOUT OTHER TREES IN THE BACKGROUND.

EACH PHOTO SHALL BE LABELED WITH PLANT NAME, CONTAINER SIZE, SPECIFICATIONS (HEIGHT X CROWN, D.B.H. FOR TREES).

TREE PHOTO SHALL HAVE A MEASURING POLE OR A PERSON IN THE PHOTO FOR RELATIVE SCALE.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME, PRIOR TO FINAL ACCEPTANCE.

SUBMIT CUT SHEETS OF ALL LANDSCAPE SUPPLIES THAT WILL BE USED FOR LANDSCAPE INSTALLATION PRIOR TO INSTALLATION.

A Project for:

SAN GORGONIO SITE DEVELOPMENT

NEC OF 1ST & COMMERCE WAY
BEAUMONT, CA 92223

Client:
WOOD INVESTMENTS, LLC

2920 AIRWAY AVE SUITE A-9
COSTA MESA, CA 92627
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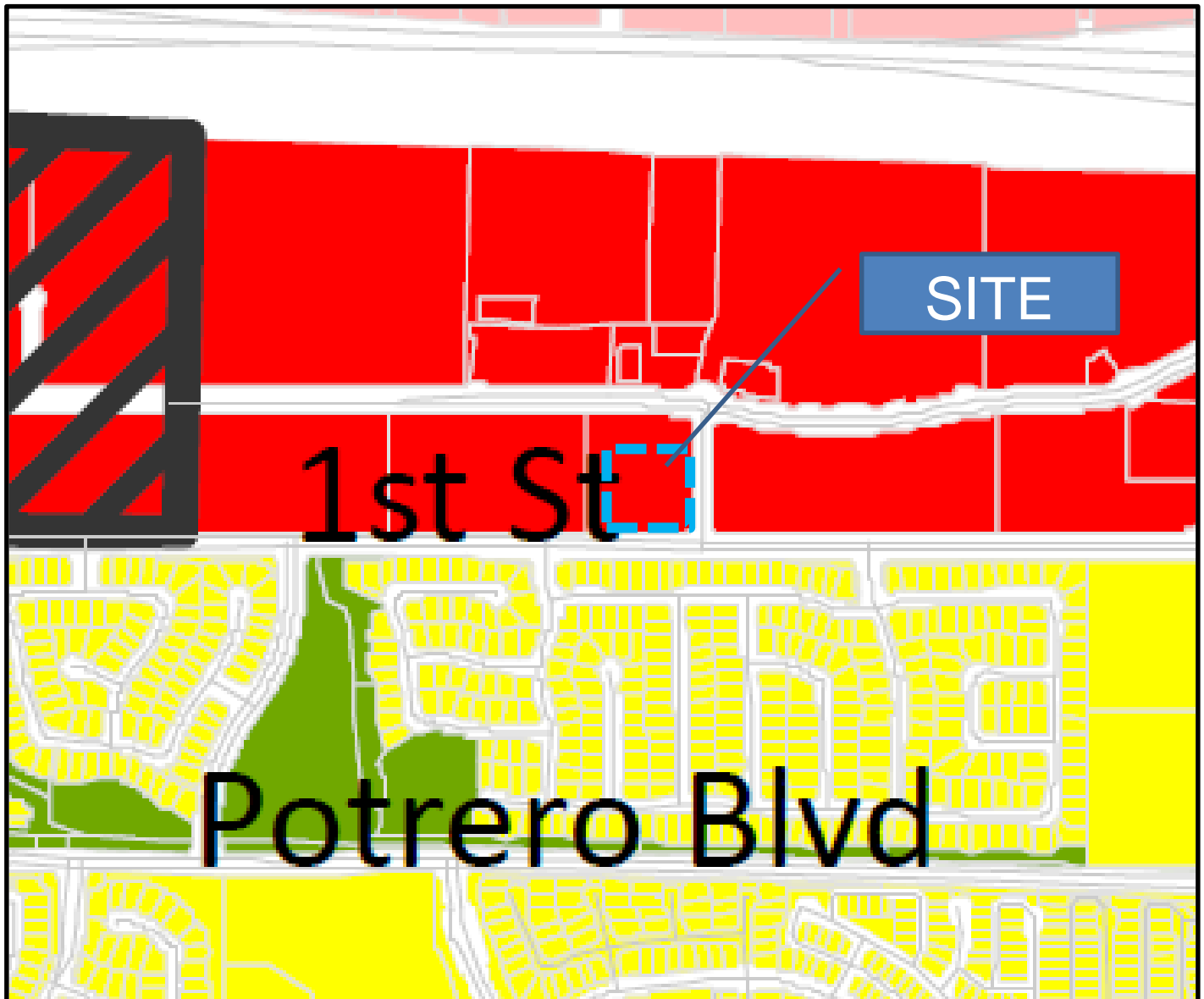
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No.	Description
Project No.:	18044
Drawn By:	RR & VR
Reviewed By:	MK
Scale:	
Date:	02-11-2020
Filename:	18044-P.dwg
Sheet Title:	

TREE PLANTING PLAN

General Plan Land Use Designation

Item 3.

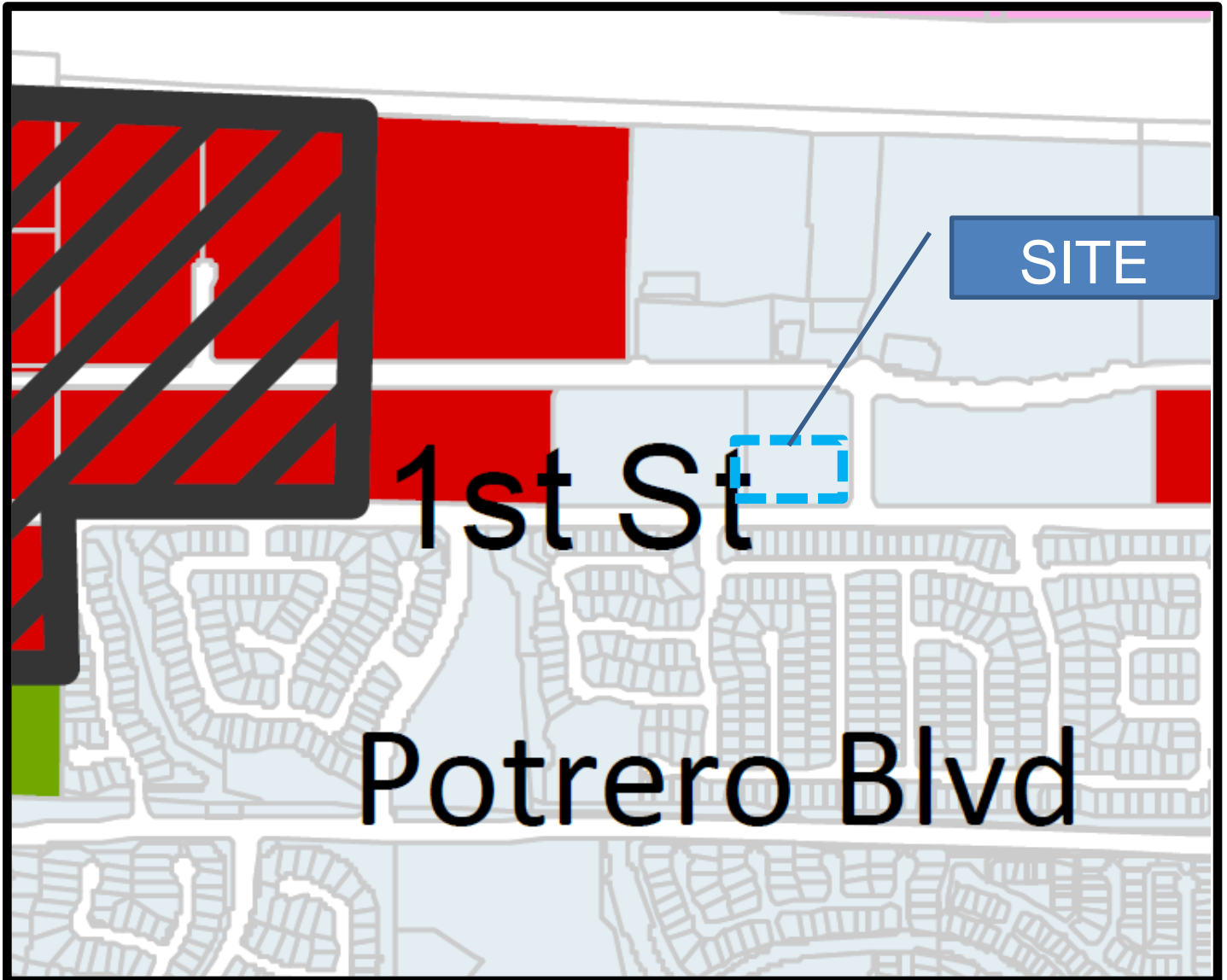


LAND USE DESIGNATIONS

City Boundary	High Density Residential	Urban Village
Sphere of Influence	Traditional Neighborhood	Downtown Mixed Use
TOD Overlay	Single Family Residential	General Commercial
Open Space	Rural Residential 1	Neighborhood Commercial
Employment District	Rural Residential 10	Public Facilities
Industrial	Rural Residential 40	

Zoning Map

Item 3.



CITY OF BEAUMONT ZONING

City Boundary	Residential Rural	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Residential Single Family	Sixth Street Mixed Use	Commercial Neighborhood
TOD Overlay	Residential Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation
Specific Plan	Residential Multiple Family	Downtown Mixed Use	Manufacturing
Urban Village	Downtown Residential Multifamily	Local Commercial	Public Facilities

CUP2020-0054 Aerial Photograph

2nd Street Cinema



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

0 376 752 Feet

REPORT PRINTED ON... 12/22/2020 9:17:18 AM

© Riverside County GIS



December 9, 2020

CITY OF BEAUMONT - PLANNING DEPARTMENT

550 E. 6TH Street
Beaumont, CA 92223

RE: BEAUMONT CINEMA, LLC dba 2ND STREET CINEMA
1491 E. Second St.
Conditional Use Permit for Type 47 Liquor License

To Whom It May Concern,

The new 2ND STREET CINEMA, located at the San Gorgonio Village, on Second Street, a commercially zoned property plans to open early spring of 2021. The cinema is designed to be a premier luxury style theater with leather reclining seats and all-Dolby, top-of-the line sound. The theater will employ roughly 24 employees. It will be open 7 days a week, from 11am to 10pm daily. Deliveries will consist of once a day, 3 times per week at the early morning.

The theater is located adjacent to Kohl's and has its own ample parking. The main entrances and exits open out onto commercial thoroughfares (E. Second Street, Commerce Way and E. First Street). The cinema has no windows (except for the entry main lobby) and the walls are acoustically designed to prohibit noise production. The location has very few nearby residents within a 300' radius across Second Street behind the cinema. There are no schools, parks, places of worship, parolee-probationer homes, emergency shelters, supportive housing or transitional housing close by.

Our goal is to offer our patrons' cinema experience with an comprehensive menu of food and beverages which will include Beer and Wine on-tap, as well as a small assortment of alcoholic beverages. All alcoholic items being offered will be served under the strict "Use Conditions" set forth by the Department of Alcoholic Beverage Control. Said Conditions restrict the sale of any alcoholic beverage solely to ticket holders, 2 per person, plus routine auditorium monitoring every 20 minutes. (a *copy of conditions is attached for your review*). In accordance with the ABC Type-47 license guidelines, the 2ND STREET CINEMA will essentially operate as a self-serve style restaurant, whereby offering the sale of food and theater fare along with a selection of beer, wine and basic cocktail beverages directly from the concession ordering area located in the main lobby. The full menu will be available during all hours of operation. Historically, movie theaters that operate in this manner have little to no underage consumption violations and/or enforcement issues. This business model is not currently available within a 15-mile radius thus making it an added convenience and an utterly unique luxury experience for the Beaumont patrons, as well as the surrounding communities.

For the reasons set forth herein, we request that the Planning Department makes the determination that the operation of the 2ND STREET CINEMA, under the ABC type-47 license, will not interfere with the quiet enjoyment of the Beaumont residents, but genuinely enhance it.

Sincerely,

A handwritten signature in blue ink, appearing to read "DC", is written over a blue scribble.

David Corkill, *Managing Member*
BEAUMONT CINEMA, LLC

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

BEAUMONT CINEMA, LLC
dba: 2ND STREET CINEMA
1491 E. SECOND STREET
BEAUMONT, CA 92223

} FILE 47-620021
}
} REG.
}
}
} **PETITION FOR CONDITIONAL**
} **LICENSE**

For Issuance of an On-Sale Beer and Wine Eating Place
License
Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the privilege conveyed with the applied-for license requires that the petitioner(s) operate(s) the premises, in good faith, as a Bona Fide Public Eating Place; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 At all times when the premises is exercising the privileges of their license, the sale of food, in compliance with Section 23038 of the Business and Professions Code, shall be offered and available for purchase.
- 2 All sales and service of alcoholic beverages for consumption in the general spectator seating areas shall be made only from concession stands, portable stands or bars, or fixed bars, and shall not be sold, served, or delivered to customers by individual ambulatory vendors, commonly known as "hawkers".
- 3 Points of sale of alcoholic beverages shall not be maintained within the theater auditoriums.

Initials

- 4 Notwithstanding conditions #2 and #3 above, alcoholic beverages may be sold or served by waiters or waitresses in the general spectator seating areas under the following conditions:
 - a. Only persons occupying seats in the designated theaters shall be permitted to order and be served alcoholic beverages.
 - b. Orders from patrons seated in these theaters must be made to the waiter or waitress serving that area, and the alcoholic beverages must be personally delivered to the patron by the waiter or waitress who took the order.
 - c. The waiter or waitress serving in the theaters shall not carry a supply of unordered alcoholic beverages.
- 5 No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any transaction.
- 6 Alcoholic beverages shall be served in containers which significantly differ in appearance from those containers utilized for non-alcoholic beverages. Containers for beer shall not exceed 16 ounces. This condition does not preclude the service of alcoholic beverages in their original containers.
- 7 At all times when the premises is exercising the privileges of their license, an employee of the premises shall enter and monitor the activity within the theaters on a regular basis, but no less than once every 30 minutes.
- 8 During the period from the initiation of seating until the completion of the feature presentation, ambient lighting in the auditorium(s) shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS _____ DAY OF _____, 20_____.

Applicant/Petitioner (David Corkill)

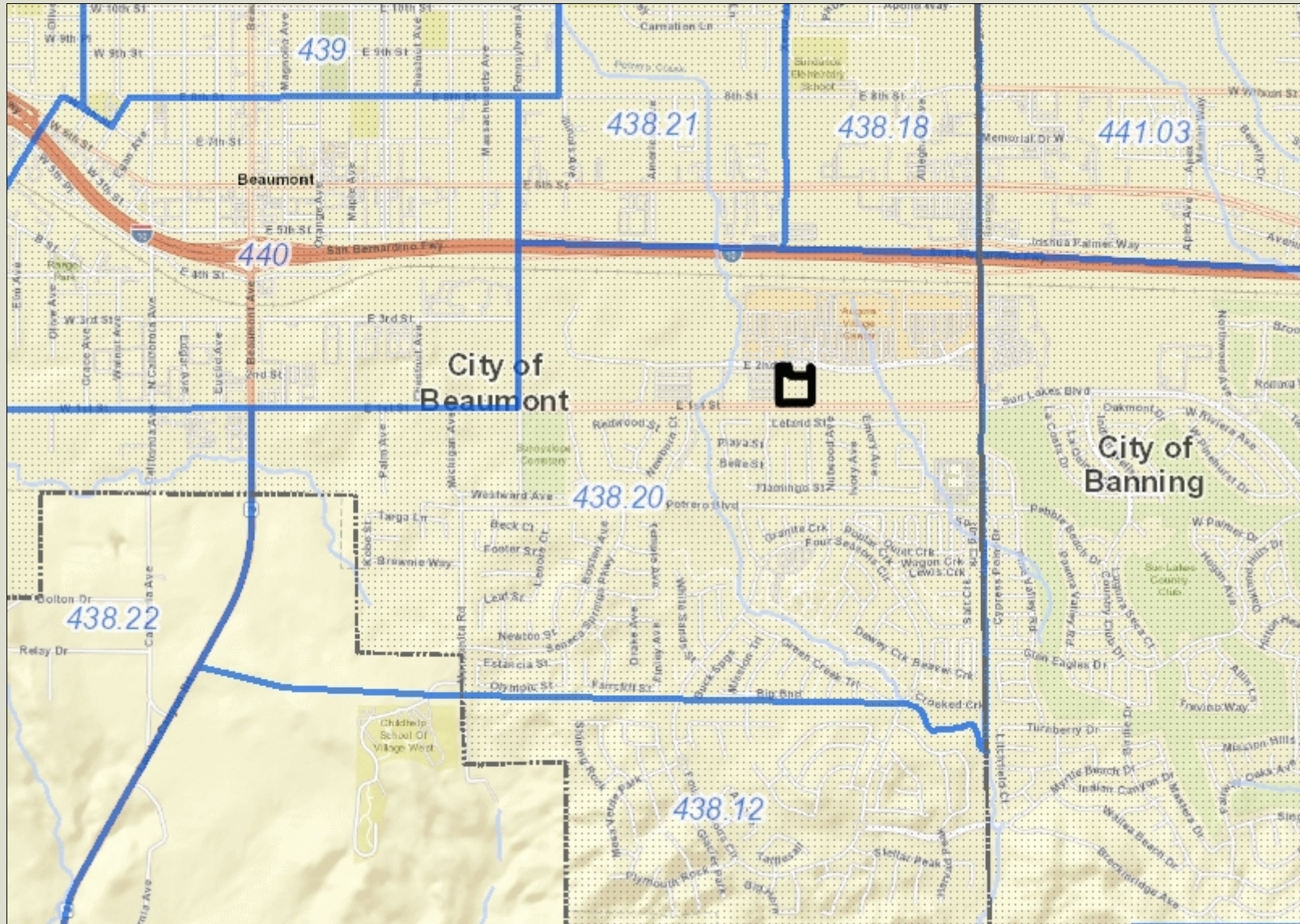
Applicant/Petitioner

License Nu	Status	License Ty	Orig. Iss. Date	Expir. Date	Premises Addr.	Business Name
428827	ACTIVE	86	10/11/2005	6/30/2021	1540 E SECOND ST, BEAUMONT, CA 92223-3101 Census Tract: 0438.20	WAL MART STORE 5156
428827	ACTIVE	21	10/11/2005	6/30/2021	1540 E SECOND ST, BEAUMONT, CA 92223-3101 Census Tract: 0438.20	WAL MART STORE 5156
445445	ACTIVE	47	3/2/2007	2/28/2021	1490 E 2ND ST, BEAUMONT, CA 92223 Census Tract: 0438.20	CHILIS GRILL & BAR
550378	ACTIVE	41	12/31/2014	11/30/2021	1668 E. 2ND ST., BLDG. G, STE K & L, BEAUMONT, CA 92223-3164 Census Tract: 0438.20	WINGSTOP
563608	ACTIVE	20	2/10/2016	1/31/2021	1638 E 2ND ST, BEAUMONT, CA 92223-3166 Census Tract: 0438.20	ALDI
593593	ACTIVE	41	10/16/2018	9/30/2021	1620 E 1ST ST, STE 400, BEAUMONT, CA 92223 Census Tract: 0438.20	PIEOLOGY PIZZERIA
596633	ACTIVE	21	8/28/2019	6/30/2021	1660 E FIRST ST, BEAUMONT, CA 92223-3175 Census Tract: 0438.20	RITE AID #5671
605217	ACTIVE	21	5/14/2020	6/30/2021	1575 E 2ND ST, BEAUMONT, CA 92223 Census Tract: 0438.20	GROCERY OUTLET

CUP2020-0054

Census Tract Boundary Map

Item 3.



Legend

- Census Tracts
- Blueline Streams
- City Areas
- World Street Map

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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951-368-9018 FAX

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: 2nd St Cinema /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/01/2021

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Date: January 01, 2021
At: Riverside, California



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LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, January 12, 2021 at 550 East Sixth Street, Beaumont, California.

CONDITIONAL USE PERMIT 2020-0054 (SECOND STREET CINEMA), Conduct a public hearing and consideration of a request for an ABC Type 47 (on-sale general eating place) liquor license to sell beer, wine and distilled spirits and a Public Convenience and Necessity (PCN) for the Second Street Cinema located at 1491 E. 2th Street (APN 419-260-057) in the San Gorgonio Village Specific Plan. The proposed application is exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access:
BeaumontCa.gov/Livestream

The applicant for this project is **Beaumont Cinema LLC**

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: NicoleW@BeaumontCa.gov, and 2) Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick
Senior Planner

Press-Enterprise: 1/01/2021

Item 3.



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: January 12, 2021

SUBJECT: **Plot Plan 2019-0253, Conditional Use Permit 2019-0042, Conditional Use Permit 2019-0043 and Environmental (ENV 2020-0013) Commonly Referred to as “Beyond Beaumont” Located on the Southwest Corner of Sixth Street and Pennsylvania Avenue (APN 418-122-028) in the Sixth Street Overlay with a Base Zone of Commercial General (CG)**

APPLICANT: Beyond Food Mart, Inc.

Background and Analysis:

The applicant is requesting approval of several applications that were submitted on December 4, 2019. The individual requests are broken down below:

Plot Plan 2019-0253 is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed land use includes a gas station, convenience store and drive-thru carwash located on the southwest corner of Sixth Street and Pennsylvania Avenue.

Conditional Use Permit No. 2019-0042 is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-4 for particular uses. Gas/service stations and carwashes are uses subject to a Conditional Use Permit. Convenience stores are permitted in the Sixth Street Overlay with a base zone of Commercial General.

The gasoline/service station is proposing to construct and operate eight (8) fuel pumps with 16 fueling positions and a 4,310 square foot canopy located on the northern portion of the property, with fuel provided by 76. A 5,185 square foot convenience store is proposed on the southern portion of the subject property and will be operated by Beyond Food Mart.

The drive-thru carwash is proposing a 1,404 square foot building with a single lane drive-thru lane that wraps around the convenience store with the entry on the east side of the building and exits on the west side of the building.

Conditional Use Permit No. 2019-0043 is a request for an off-sale general license (Type 21) for the sale of beer, wine and distilled spirits at the proposed convenience store and a finding of Public Convenience and Necessity determination. The proposed sales of alcohol require a Conditional Use Permit per Beaumont Municipal Code Table 17.03-4.

Environmental (ENV2020-0013) (SCH#2020110001) due to the scope of the project, an Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) and determined that mitigation was required. Please see the Environmental Documentation section in this staff report for more information.

The project was originally scheduled for review by the Planning Commission on December 8, 2020, however due to questions regarding Condition Nos. 71 and 118 related to widening the westbound off-ramp of the I-10 Freeway. Staff has modified the conditions to allow for a cash in lieu of the improvements and requires that the applicant enter into an improvement agreement with the City, as shown in Attachment L.

The modified condition language is as follows:

PRIOR TO ISSUANCE OF FIRST OCCUPANCY PERMIT (COO): The applicant shall enter into an improvement agreement with the City and provide a cash in lieu of construction for 100% of the estimated cost at the time of deposit, to improve the west-bound off-ramp from the I-10 freeway as identified in the approved Traffic Impact Analysis report, summarized as follows:

- i. Widen the I-10 westbound off-ramp to provide for one exclusive left turn lane and one exclusive right turn lane

Project Setting:

The 1.39-acre site is currently vacant with existing natural vegetation, with the exception of the existing Auto Zone Sixth Street driveway and the easterly parking field located on the subject parcel (418-122-028). There is existing curb and gutter on Sixth Street. Pennsylvania Avenue has no street improvements. No sidewalks currently exist on the subject property. The parcel to the north is an existing commercial building that was previously used for automotive repairs and tire sales, and to the west is Auto Zone.

Vacant land is located to the south and east of the subject property is the Beaumont Market and the Beaumont Auto Spa.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment D)
- Zoning Map (Attachment E)
- Aerial Photograph (Attachment F)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	LAND USE	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	ZONING
PROJECT SITE	Vacant Land and portion of Auto Zone parking lot	GC (General Commercial)	SSMU (6 th Street Mixed Use)	CG (Commercial General) within the 6 th Street Overlay
NORTH	Corona Tire and Muffler	GC (General Commercial)	SSMUR (6 th Street Mixed Use Residential)	CG (Commercial General) within the 6 th Street Overlay
SOUTH	Vacant Land	GC (General Commercial)	SSMU (6 th Street Mixed Use)	CG (Commercial General) within the 6 th Street Overlay
EAST	Beaumont Market & Beaumont Auto Spa	GC (General Commercial)	SSMU (6 th Street Mixed Use)	CG (Commercial General) within the 6 th Street Overlay
WEST	Auto Zone	GC (General Commercial)	SSMU (6 th Street Mixed Use)	CG (Commercial General) within the 6 th Street Overlay

Site Design:

The proposed project consists of one (1) 5,185 square foot retail commercial convenience store with off-sale beer, wine and distilled spirit sales, a 1,404 square foot

attached carwash, eight (8) gasoline pumps with 16 fueling positions and a 4,310 square foot canopy. The site encompasses all of Assessor's Parcel Number (APN) 418-122-028 that includes approximately 40 feet of the existing Auto Zone driveway on Sixth Street, the north/south drive aisle and the easterly parking field, which can be seen on the conceptual grading plans (Attachment C), the zoning map (Attachment E) and the aerial photograph (Attachment F).

The applicant is proposing to expand the existing Sixth Street driveway to 35 feet, remove a portion of the Auto Zone landscape planter to provide adequate circulation for both the existing and proposed uses, and relocate a portion of the Auto Zone parking spaces from the north side of the easterly parking field to the south side of the easterly parking field. The proposed modifications are all located on the subject property and the existing and proposed uses provide adequate parking based on the use requirements. The applicant is also proposing to relocate the existing Auto Zone trash enclosure onto the parcel that contains the Auto Zone building (APN: 418-122-027).

The project will improve the frontage along East Sixth Street and Pennsylvania Avenue with curb, gutter, sidewalk and landscaping. A parking field is located on the northern portion of the property and is separated from the gasoline pumps and canopy by a 28-foot-wide drive aisle to the south. The canopy is 39' x 110'6" and is oriented in an east/west position. The gasoline pumps are provided in two (2) rows of four (4) pumps with a north/south orientation.

The convenience store is proposed on the southern portion of the subject property and provides customer access from the northern elevation. The attached carwash proposes a 65-foot long tunnel that is located to the west of convenience store and provides a 12-foot wide drive-thru lane that horse shoes around the convenience store with entry taking place on the east side and the carwash customers exiting to the west side of the convenience store. A five (5) foot landscape buffers separates the carwash drive-thru lane and the southern property line.

The attached Development Plans (Attachment C) include the site layout, grading, floor plans, elevations and conceptual landscaping.

Architecture:

The proposed project will utilize a modern style of architecture that includes varied rooflines and building planes to create visual interest. The exterior accents include the Beyond trademark "Pin" that is produced by 3form and is the same material used for the LAX pylons. The "Pin" has a maximum height of 29 feet and is internally illuminated

and has been conditioned to comply with the dark sky ordinance (see Condition Nos. 18 and 21). A nighttime rendering for another location has been provided by the applicant to show the level of illumination (see Attachment No. K). Exterior accents include cantilever metal awnings, decorative lighting, decorative scoring in a modern pattern and several recessed areas to create visual interest.

The building also proposes six (6) planes on the north (storefront) and multiple planes on the south, east and west side of the building for a 360-degree architectural effect. The north elevation includes five (5) separate glass front areas, with a larger glass area for the entry that extends up to 14 feet. Metal trellis are provided over each window area, as well as over the recessed areas of the building on the west elevation and over the carwash exit.

The proposed convenience store and carwash project consists primarily of stucco, perforated metal panels and cement board lap siding designed to look like wood. Exterior finish treatments are comprised of a mixture of paint stucco in white, beige, tan and brown tones, perforated metal panels are proposed in a beige tone and the lap siding in a mixture brown and tan tones. The project is proposing a parapet roof with varied heights between 18 to 27 feet and the “Pin” at a height of 29 feet.

The fuel canopy will utilize perforated metal panels for the canopy, similar to the materials proposed for the convenience store. The canopy will be supported by a metal frame with acrylic coat that will be back lit in a white tone. The metal supports are a modern geometric design that graduate towards the canopy. The canopy also provides geometric architectural aspects to carry through the modern theme.

Circulation and Parking:

A Traffic Impact Analysis was prepared by Ganddini on July 29, 2020. The retail project is proposing to share the existing driveway on Sixth Street with Auto Zone and construct one (1) driveway on Pennsylvania Avenue. Both driveways will only allow for right-in, right-out turning movements. The traffic analysis requires that the applicant widen the I-10 Freeway off-ramp to provide one exclusive left turn lane and one exclusive right turn lane (see Condition No. 118). The project is also required to pay the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and/or fair share fees consistent with the City’s requirements.

Per Beaumont Municipal Code Table 17.05-1. gasoline service stations are required to provide one (1) parking space per each 200 square feet of gross floor area, plus any additional spaces required for accessory uses such as retail or food service. The

proposed service station requires 26 parking spaces. For reference the existing Auto Zone requires one (1) parking space per each 200 square feet of gross floor area for a total of 37. The project is required to provide 63 parking spaces, which includes the existing Auto Zone, and is proposing 67 spaces not including the 16 fueling spaces under the canopy.

In addition, the carwash provides queueing for ten (10) vehicles which exceeds the minimum requirement of stacking eight (8) vehicles that the Beaumont Municipal Code Table 17.05-1 (footnote 1) requires for drive-through uses.

Hours of Operation:

The convenience store and gas station are proposing a 24-hour operation and the carwash is proposing hours between 7am to 8pm. General deliveries for the convenience store will occur Monday through Saturday between 7am and 5pm and fuel deliveries are dependent on the truck's schedule.

Alcohol Sales:

The applicant is also proposing the sale of alcohol in the proposed convenience store with an Off-Sale Type 21 (beer, wine and distilled spirits only) State of California Alcohol license. According to Alcohol Beverage Control, one (1) Off-sale license is allowed in Census Tract 440, based on current population ratios, and currently there are 10 Off-sale licenses issued to following businesses (see Attachment I):

- Ziggy's Spirit Shoppe
- El Rancho Liquor
- Stop and Shop Liquor
- Beaumont 76
- Arco AM/PM
- USA Gas
- Shopping Bag Market and Liquor
- Mike's Market
- Maya Chevron
- Plaza Liquor Mart

Therefore, a Public Convenience and Necessity (PCN) determination will be required, and the applicant has provided a letter to justify the need for the PCN which is included as Attachment H to this staff report.

The proposed use is located at least 600 feet, as measured from property line to property line, from existing public or private schools, public parks, or places of worship. The subject property is located approximately 1,650 feet from Palm Elementary School and 1,350 feet from the Deeper Life Ministries at 1390 E. Sixth Street. The nearest park is Stewart Park and is approximately 2,000 feet from the project site.

Multi-Species Habitat Conservation Plan (MSHCP):

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on December 19, 2019, and May 21, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Environmental Documentation:

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics.

The findings of environmental process are that all significant issues can be mitigated to a level of insignificance with respect to local and regional standards and thresholds. In order to achieve the level of insignificance, a series of mitigation measures are proposed (Condition Nos. 102-118).

To ensure that these measures are properly enacted, a mitigation monitoring program is necessary and would be enforced during the construction and operation of the project, if approved.

The Draft Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from November 2, 2020, through December 2, 2020 and is included as Attachment A to this staff report. Staff did not receive any calls or written comments during the public review period.

Public Communications Received:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on November 27, 2020, with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

No comments were received prior to or at the December 8, 2020, Planning Commission. The proposed project was continued to January 12, 2021, and no comments have been received at the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Planning Commission Authority:

The Community Commercial zone allows gas/service stations and carwashes as conditionally permitted uses, per Table 17.03-4, subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

A Plot Plan is required per Section 10.02.070 to establish a new land use, or to assume an existing land use, consistent with the zoning of the proposed location and requires a public hearing conducted by the Planning Commission. The Beaumont Municipal Code Section 17.02.070.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Commercial General (CG) zone within the Sixth Street Overlay. The zoning allows gas/service stations and carwashes subject to a Conditional Use Permit.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The subject property is zoned Commercial General (CG) within the Sixth Street Overlay which allows gas/service stations and carwashes subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Commercial General (CG) properties and will not impair the integrity or character of the zone.

3. The subject site is physically suitable for the type of land use being proposed.

The site is vacant, with the exception of the AutoZone improvements on the western edge of the subject property and is relatively flat. The proposed project is in a predominately commercial area that is developed or under construction and is suitable for commercial development.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently vacant, with the exception of the AutoZone improvements on the western edge of the subject property and is zoned Commercial General within the Sixth Street Overlay and the proposed uses are allowed subject to approval of a Conditional Use Permit.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning for the project site is Commercial General (CG) in the Sixth Street Overlay and the land use designation is and General Commercial (GC). The proposed project is surrounded by property that is currently zoned Commercial General within the Sixth Street Overlay and designated as General Commercial by the current General Plan. The site is surrounded by developed land with the exception of the property to the south that is currently vacant and processing entitlements through the City. The proposed uses are compatible with the surrounding commercial zoned properties.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The site has access from Sixth Street and Pennsylvania Avenue.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project meets all the development standards under the Commercial General zoning and Sixth Street Overlay, which is intended to protect the public interest, health, safety, convenience, or welfare. The gas station, carwash and retail uses will provide a convenience for the public that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The proposed design and elevations are compatible with the commercial development to the north, east and west, and will provide an updated image that compliments the character of the commercial properties that are developed in the area along Sixth Street.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a wide range of goods and services including gas, and other transportation related services to serve all income levels of the population.

Plot Plan Findings:

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Commercial General (CG) zone within the Sixth Street Overlay. The zoning allows gas/service stations and carwashes subject to a Conditional Use Permit.

2. The proposed use is consistent with the objectives, policies, general plan land uses and programs of the general plan and any applicable specific plans.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.

3. The subject site is physically suitable for the type and intensity of the proposed land use.

The project is in a commercial area that is developed with commercial uses surrounding the site, with the exception of vacant land that is located to the south that is currently processing commercial entitlement applications through the City. The is generally flat and is suitable for commercial development.

4. The location, size, design and operating characteristics of the proposed uses is compatible with existing land uses within the general area in which the proposed use is located.

The zoning for the project site is Commercial General (CG) in the Sixth Street Overlay and the land use designation is and General Commercial (GC). The

proposed project is surrounded by property that is currently zoned Commercial General within the Sixth Street Overlay and designated as General Commercial by the current General Plan. The site is surrounded by developed land with the exception of the property to the south that is currently vacant and processing entitlements through the City. The proposed uses are compatible with the surrounding commercial zoned properties.

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare;

The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.

6. The approval of the plot plan permit for the proposed uses is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

A Mitigated Negative Declaration was prepared for the project by Lilburn Corporation and determined that any project impacts can be reasonably mitigated as shown in Attachment A.

Recommended Action:

Hold a public hearing;

Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2019-0253, Conditional Use Permit CUP2019-0042 and Conditional Use Permit CUP2019-0043, subject to the attached Conditions of Approval; and

Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Recorder.

Attachments:

- A. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

- B. Draft Conditions of Approval
- C. Development Plan
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph
- G. Applicant's letter dated November 29, 2020 regarding the statement of operations and the findings for Public Convenience or Necessity (PCN)
- H. ABC License Report for Census Tract 440
- I. Census Tract 440 Boundary Map
- J. Proof of Publication
- K. Night view of standard Beyond Food Mart
- L. Draft Improvement Agreement

Incorporated herein by Reference:

City of Beaumont General Plan
City of Beaumont Zoning Ordinance
Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
Contents of City of Beaumont Planning Department Project File PP2019-0253, CUP2019-0042, CUP2019-0043 and ENV2020-0013

**Beyond Convenience Store at SWC
of Pennsylvania Avenue and Sixth
Street**

Prepared for:

City of Beaumont
Carole Kendrick, Senior Planner
550 East 6th Street Beaumont, California 92223

Prepared by:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408
(909) 890-1818

October 2020

TABLE OF CONTENTS

	<u>Page</u>
SECTION 1.0 INTRODUCTION.....	1
1.1 EVALUATION FORMAT.....	4
1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	5
1.3 ENVIRONMENTAL DETERMINATION	5
1.4 EVALUATION ENVIRONMENTAL IMPACTS.....	6
SECTION 2.0 PROJECT DESCRIPTION	8
2.1 PURPOSE OF THIS DOCUMENT.....	8
2.2 PROJECT LOCATION.....	8
2.3 PROJECT DESCRIPTION	8
SECTION 3 CHECKLIST OF ENVIRONMENTAL ISSUES	13
3.1 AESTHETICS.....	13
3.1.1 Environmental Setting.....	13
3.1.2 Impact Analysis.....	13
3.2 AGRICULTURE & FORESTRY RESOURCES	15
3.2.1 Environmental Setting.....	16
3.2.2 Impact Analysis.....	16
3.3 AIR QUALITY	17
3.3.1 Environmental Setting.....	17
3.3.2 Impact Analysis.....	18
3.4 BIOLOGICAL RESOURCES	25
3.4.1 Environmental Setting.....	25
3.4.2 Impact Analysis.....	26
3.5 CULTURAL RESOURCES	31
3.5.1 Environmental Setting.....	31
3.5.2 Impact Analysis.....	31
3.6 ENERGY	32
3.6.1 Environmental Setting.....	33
3.6.2 Impact Analysis.....	34
3.7 GEOLOGY AND SOILS.....	36
3.7.1 Environmental Setting.....	37
3.7.2 Impact Analysis.....	37
3.8 GREENHOUSE GAS EMISSIONS	41
3.8.1 Environmental Setting.....	41
3.8.2 Impact Analysis.....	42
3.9 HAZARDS AND HAZARDOUS MATERIALS.....	44
3.9.1 Environmental Setting.....	44
3.9.2 Impact Analysis.....	44
3.10 HYDROLOGY AND WATER QUALITY	48
3.10.1 Environmental Setting.....	49
3.10.2 Impact Analysis.....	49
3.11 LAND USE AND PLANNING	52
3.11.1 Environmental Setting.....	53

TABLE OF CONTENTS

	<u>Page</u>
3.11.2 Impact Analysis.....	53
3.12 MINERAL RESOURCES	54
3.12.1 Environmental Setting.....	54
3.12.2 Impact Analysis.....	54
3.13 NOISE	55
3.13.1 Environmental Setting.....	55
3.13.2 Impact Analysis.....	55
3.14 POPULATION AND HOUSING	59
3.14.1 Environmental Setting.....	59
3.14.2 Impact Analysis.....	59
3.15 PUBLIC SERVICES	60
3.15.1 Environmental Setting.....	60
3.15.2 Impact Analysis.....	60
3.16 RECREATION	62
3.16.1 Environmental Setting.....	62
3.16.2 Impact Analysis.....	62
3.17 TRANSPORTATION.....	63
3.17.1 Environmental Setting.....	63
3.17.2 Impact Analysis.....	63
3.18 TRIBAL CULTURAL RESOURCES.....	68
3.18.1 Environmental Setting.....	68
3.18.2 Impact Analysis.....	69
3.19 UTILITIES AND SERVICE SYSTEMS.....	70
3.19.1 Environmental Setting.....	70
3.19.2 Impact Analysis.....	70
3.20 WILDFIRE	73
3.20.1 Environmental Setting.....	74
3.20.2 Impact Analysis.....	74
3.21 MANDATORY FINDINGS OF SIGNIFICANCE.....	75
3.21.1 Impact Analysis.....	76
REFERENCES.....	79
PROJECT-SPECIFIC REFERENCES.....	80

LIST OF APPENDICES

Appendix A CalEEMod Output Tables
Appendix B Habitat Assessment and Multiple Species Habitat Conservation Plan Consistency Analysis, October 27, 2020
Appendix C Cultural Resources Technical Memorandum, May 18, 2020
Appendix D Fuel Calculations
Appendix E Preliminary Soil Investigation and Infiltration Tests Report, October 30, 2019
Appendix F Phase I Environmental Site Assessment, May 8, 2020
Appendix G Hydrology/Hydraulics Study, May 4, 2020 and Preliminary WQMP, August 25, 2020
Appendix H Noise Impact Analysis, October 27, 2020
Appendix I Traffic Impact Analysis, August 25, 2020

Page

LIST OF TABLES

Table 1 Summar Construction Emissions Summary 19
Table 2 Winter Construction Emissions Summary 19
Table 3 Summer Operational Emissions Summary 21
Table 4 Winter Operational Emissions Summary 22
Table 5 Localized Significance Thresholds 24
Table 6 Greenhouse Gas Construction Emissions 43
Table 7 Greenhouse Gas Operational Emissions 43

LIST OF FIGURES

Figure 1 Regional Location Map 10
Figure 2 Vicinity Map 11
Figure 3 Site Plan 12

SECTION 1.0 INTRODUCTION

Independently reviewed, analyzed and exercised judgment in making the determination, by the Development Review Committee on December 19, 2019 and February 21, 2020, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

CEQA requires the preparation of an Initial Study when a Project must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a Project, not except from CEQA, qualifies for a Negative Declaration (ND) or whether or not an Environmental Impact Report (EIR) must be prepared.

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, the intended uses of the IS, documents incorporated by reference, and the processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines), the City of Beaumont (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the proposed project.

1. **Project Title:** Beyond Convenience Store
2. **Lead Agency Name:** City of Beaumont
Planning Division
550 E. 6th Street
Beaumont, CA 92223
3. **Contact Person:** Carole Kendrick, Senior Planner
Phone Number: 951-769-8518
4. **Project Location:** Southwest corner of the Pennsylvania Ave. and Sixth Street
5. **Geographic Coordinates of Project Site:** 33° 55'44.19" N, 116° 57' 59.32" W
6. **USGS Topographic Map:** Beaumont 7.5-minute USGS Topographic Quadrangle
7. **Public Land Survey System:** Township 3 South, Range 1 West, Section 10
8. **Thomas Guide Location:** Page 721, Grid G3, San Bernardino & Riverside Counties (2013)
9. **Assessor Parcel Number:** 418-122-028
10. **General Plan Designation:** General Commercial
11. **Zoning:** Commercial General
12. **Description of Project:** Beyond Food Mart, Inc. (Applicant) is requesting a Conditional Use Permit (CUP) for the development and operation of an eight-island fueling station with a 5,185 square-foot convenience store and an attached 1,404 square-foot drive-thru carwash in the City of Beaumont (APN:418-122-028). The Project Site is an approximately 1.39-acre parcel

located on the southwest corner of Pennsylvania Avenue and Sixth Street (see Figure 1-Regional Location and Figure 2-Project Vicinity). The current land use designation for the Project Site is General Commercial (CG). Approval of the CUP is required for the operation of a car wash and gas/service station, and for the sale of beer and liquor within the land use designation of CG. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,310 square-foot canopy within the northern portion of the site, and the convenience store with carwash and drive-thru would be located on the southern portion of the site. A 6-foot tall concrete wall is proposed along the southern boundary of the Project Site.

Access to the site would be provided by a 35-foot driveway at Pennsylvania Avenue and a 35-foot driveway at Sixth Street that would be shared with the adjacent Auto Zone store (see Figure 3-Site Plan). The Project would include landscaping and a total of 26 parking spaces, including two handicap accessible spaces with designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project includes two bioretention basins with storm water retention volumes of 468 cubic-feet (CF) and 1,795 CF, respectively, to be located near the southern boundary of the Project Site. The Proposed Project is planned to operate 24 hours a day, seven days a week, and will include 12 full-time employees.

13. Surrounding Land Uses and Setting: The General Plan land use designation of the Project Site is General Commercial (CG). The CG land use designation allows for smaller commercial retail and service-related activities planned along 6th Street, Beaumont Avenue, and elsewhere in the Town Center Planning Area. The surrounding land use includes commercial developments to the north (pet care, tire shop), east (market, laundry mat) and west (automotive parts store). Vacant land occurs south of the Project Site.

Location	Existing Use	Land Use Designation	Zoning
Site	Vacant	General Commercial	Commercial General
North	Garcia Tires, Classy K-9 Salon & Dog Wash	General Commercial	Commercial General
South	Vacant	General Commercial	Commercial General
West	Auto Zone Auto Parts	General Commercial	Commercial General
East	Beaumont Market, Laundromat, Beaumont Auto Spa	General Commercial	Commercial General

14. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

- **Fueling Dispensing Facility** - South Coast Air Quality Management District

15. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Rincon Consultants, Inc. contacted the Native American Heritage Commission for a records search in the commission's Sacred Lands File. The NAHC provided a list, dated April 30, 2020, of 21 Native American contacts to request information on potential cultural resources in the project vicinity. The City of Beaumont initiated the AB 52 consultation process on June 23, 2020.

1.1 EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on twenty (20) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------------	---	--------------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology /Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities /Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

1.3 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study, the City of Beaumont Environmental Review Committee finds:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Carole Kendrick
 Signature

10/30/2020
 Date

Carole Kendrick
 Name

Senior Planner
 Title

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if substantial evidence exists that an effect may be significant. If one or more “Potentially Significant Impact” entries are marked when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significant.
*Note: Instructions may be omitted from final document.

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PURPOSE OF THIS DOCUMENT

The City formally initiated the environmental process for the project with the preparation of this Initial Study (IS). The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds) or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of a Mitigated Negative Declaration (MND) for the proposed project. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

CEQA permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the IS are identified in Section 3.0 and are hereby incorporated by reference. These documents are available for review at the City of Beaumont, Community Development Department.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Beaumont is the Lead Agency in the preparation of this Initial Study. The City has primary responsibility for approval or denial of this project. The intended use of this Initial Study is to provide adequate environmental analysis related to project construction and operation activities of the Proposed Project.

2.2 PROJECT LOCATION

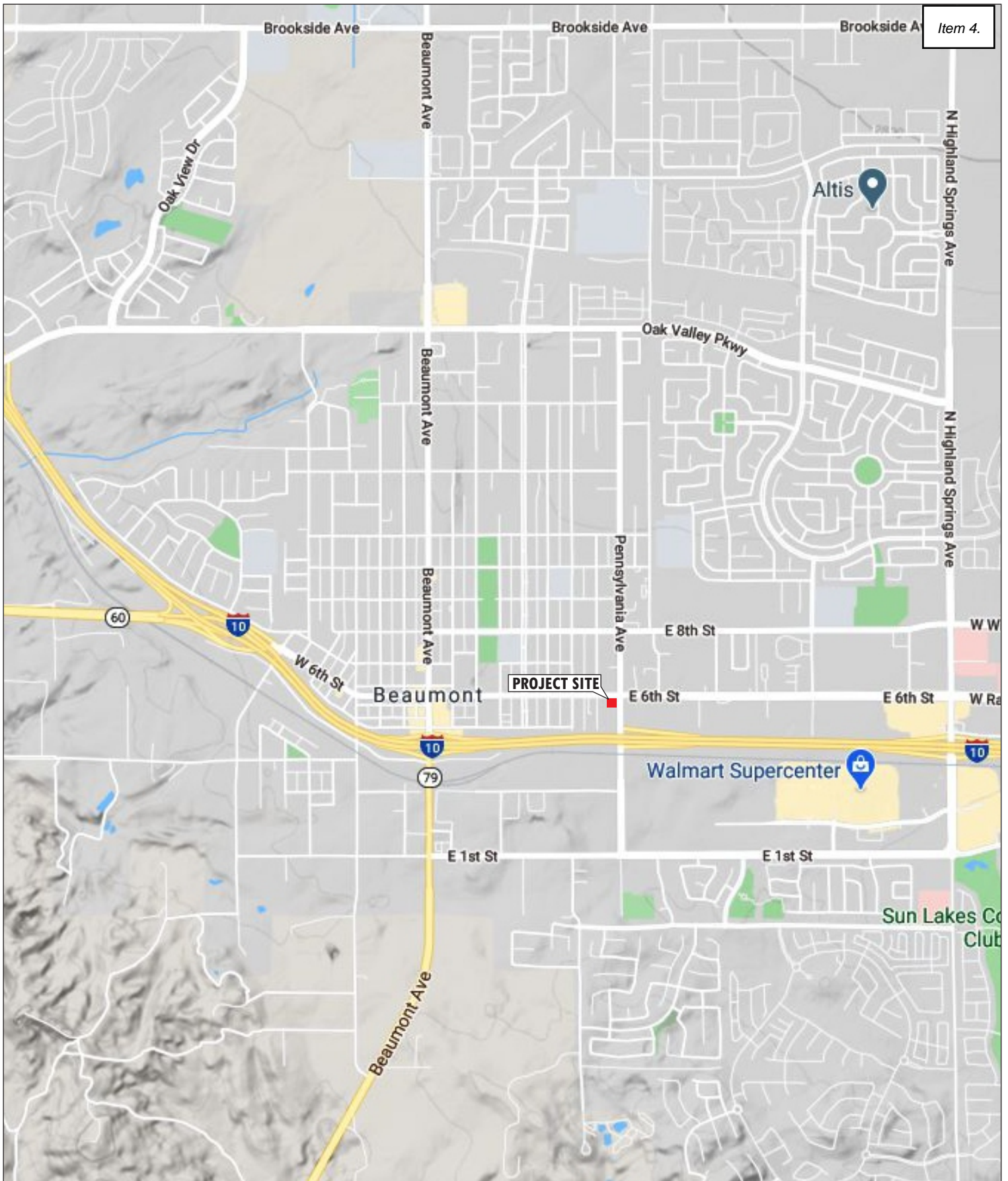
The Project Site is an undeveloped parcel in the City of Beaumont, located approximately 0.8 miles north of the I-10 freeway and approximately 0.63 miles northeast of the SR-79 highway intersection (refer to Figure 1-Regional Map). The Project Site is located on the southwestern corner of the Pennsylvania Avenue and Sixth Street intersection (refer to Figure 2-Vicinity Map). The Project Site is relative flat and consists of dense weeds. The property has a current General Plan land use designation General Commercial and Zoning of Commercial General. The surrounding land use includes commercial developments to the north (pet care, tire shop), east (market, laundry mat) and west (automotive parts store), and vacant land to the south. Development in this area consist of commercial and nonconforming residential uses.

2.3 PROJECT DESCRIPTION

Beyond Food Mart, Inc. (Project Applicant) is requesting approval of Conditional Use Permit to develop and operate an 8-island fueling station and a 5,185 square-foot convenience store and an attached 1,404 square-foot drive-thru carwash in the City of Beaumont (APN:418-122-120). The Project Site is approximately 1.39-acre parcel lot located on the southwest corner of Pennsylvania Avenue and Sixth Street (see Figure 1-Regional Location and Figure 2-Project Vicinity). The current land use designation of the Project Site is General Commercial (CG). Approval of a CUP is required for the Proposed Project and sale of beer and liquor within the land use designation of CG. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for

storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,310 square-foot canopy within the northern portion of the site, and the convenience store with drive-thru carwash would be located on the southern portion of the site. A 6-foot tall concrete wall is proposed along the southern boundary of the Project Site.

Access to the site would be provided by a 35-foot driveway at Pennsylvania Avenue and a 35-foot driveway at Sixth Street that would be shared with the adjacent Auto Zone store (see Figure 3 Site Plan). The shared driveway would require the relocation of approximately 5 parking spaces on the AutoZone property. The Project would include landscaping and a total of 26 parking spaces including two handicap accessible spaces with designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project also includes two bioretention basin with storm water retention volumes of 468 cubic-feet (CF) and 1,795 CF, respectively. Both basins would be located on the southern boundary of the Project Site. The Proposed Project would require approximately 12 full-time employees.



REGIONAL LOCATION
 Beyond Convenience Store/Gas Station/Carwash
 Beaumont, Calif



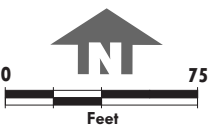
Massachusetts Ave

6th St

6th St

PROJECT SITE

Pennsylvania Ave



Source: Lilburn Corporation, August, 2020.

LILBURN CORPORATION

PROJECT VICINITY

Beyond Convenience Store/Gas Station/Carwash

Beaumont, Calif

New Development of A Beyond Food Mart, 8 Pumps Gas Station and Carwash Tunnel

SOUTHWEST CORNER INTERSECTION OF SIXTH ST., & PENNSYLVANIA AVE.
CITY OF BEAUMONT, CA 92223

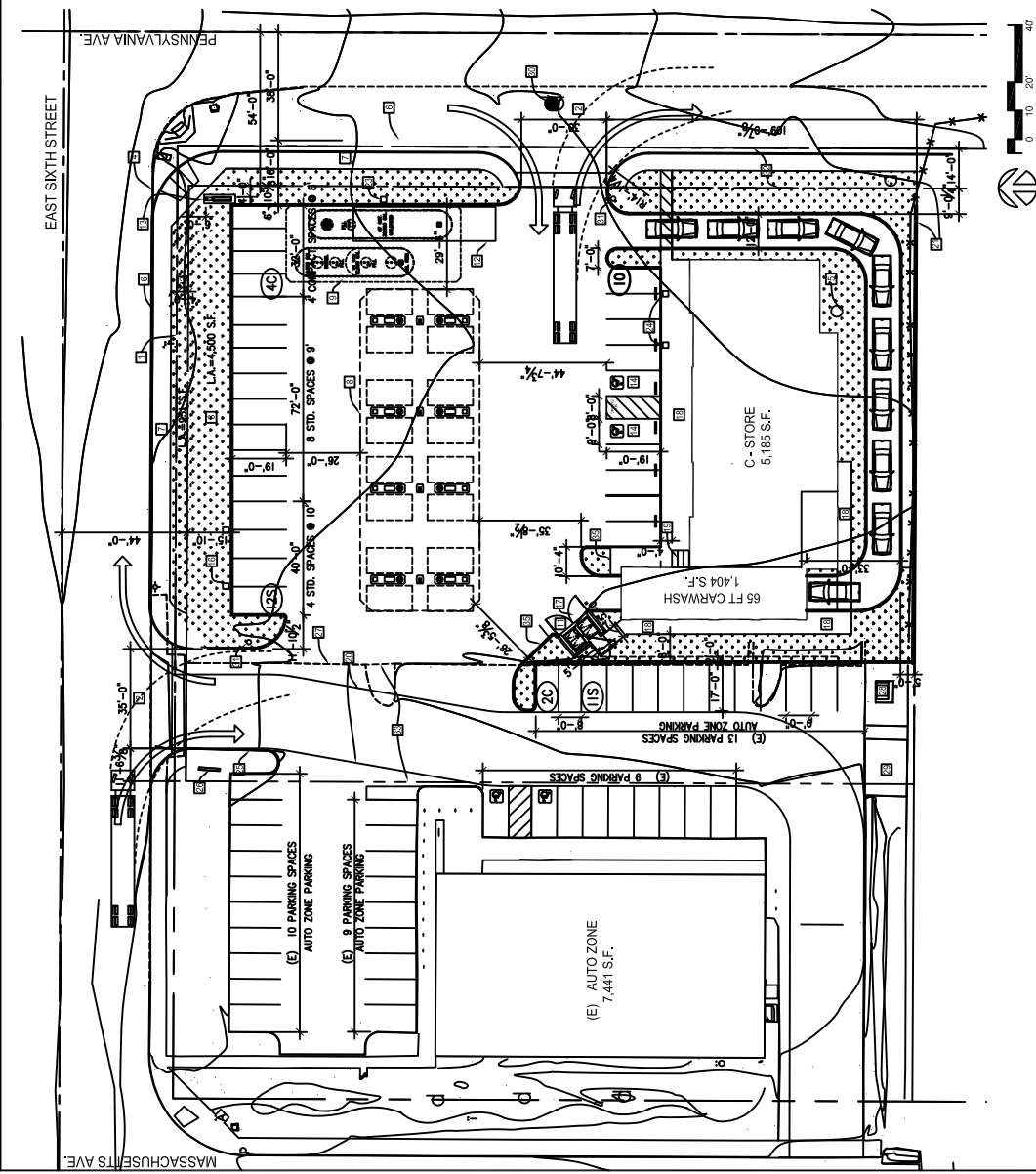
Project Directory
OWNER:
TABEL CENTER LLC
TEL: (861) 232-6821

ARCHITECT:
WINSTON DILLI, D.E. & TOM LAIL, A.I.A.
1110 UNIVERSITY AVENUE, SUITE 1,
2335 W. FOOTBALL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 606-7118

LANDSCAPE ARCHITECT:
LILBURN LANDSCAPE ARCHITECT
1110 UNIVERSITY AVENUE, SUITE 1,
2335 W. FOOTBALL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 375-1859

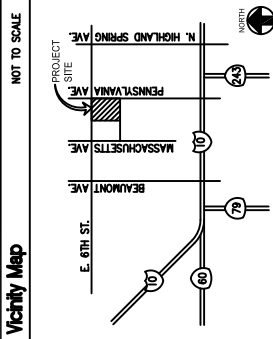
Sheet Index
A.101 SITE PLAN
A.110 CANOPY ELEVATIONS
A.111 FLOOR PLAN
A.201 FLOOR PLAN
A.202 NORTH & SOUTH ELEVATIONS
A.301 NORTH & SOUTH ELEVATIONS
C-1 CONCEPTUAL GRADING & DRAINAGE PLAN
C-1 LANDSCAPE PLAN

Reference Notes
1 (E) PROPERTY LINES (RIGHT IN & OUT)
2 (N) CURB AND GUTTER/DRIVEWAY
3 (N) LANDSCAPE
4 (E) CURB AND GUTTER TO REMOVE
5 (N) HEAVY TANK
6 (N) CONCRETE CURB & GUTTER
7 (N) CONC. SIDEWALK
8 (N) 38"x110"-6" CANOPY
9 (N) UNDER GROUND STORAGE TANKS
10 (N) TRANSFORMER PAD
11 (N) TRASH ENCLOSURE
12 (N) LOADING/UNLOADING (12'-0" x 50'-0")
13 (N) MONU. SIGN UNDER SEPARATE PERMIT.
14 (N) HOP PARKING
15 (N) HOP RAMP
16 (N) VACUUM 4 LOC.
17 (N) 5'-0" WIDE HOP PATH OF TRAVEL PER CODE STD.
18 (N) CONC. SIDEWALK
19 (N) BIKE BACK PER CITY'S STANDARD
20 (N) 26" WIDE FIRE LANE
21 (N) 6" HT. CMU SPLIT FACE FENCE WALL
22 (N) AIR/WATER TOWER
23 (N) EVC (2 LOC)
24 (E) CONC CURB
25 (E) SIGN TO REMAIN
26 (E) CURB TO REMOVE
27 (E) TRANS. TO REMAIN
28 (E) TRASH TO REMAIN
29 (E) STREET TREE TO REMOVE
30 (N) RIGHT TURN EXIT ONLY SIGN
31 (N) STREET DEDICATION
32 (E) EGRESS AND INGRESS EASEMENT
33 NOT USED
34 (N) 6" CONC CURB



Proposed Site Plan

SCALE: 1"=20'-0"



Vicinity Map

Scope Of Work
NEW CONSTRUCTION OF 1. & 8 PUMPS SERVICE STATION WITH CANOPY, UNDERGROUND STORAGE TANKS, FOOD MART AND CARWASH TUNNEL.

Project Data

Project Address:
S.W. OF SIXTH ST.,
BEAUMONT, CA 92223
418-122-028-6

APN#:
409964 S.F. (1.366 ACRES)

ZONING:
COMMERCIAL GENERAL

CONSTRUCTION TYPE:
V-A

DESIGNER:
LILBURN LANDSCAPE ARCHITECT

FIRE ALARM:
YES (NEPA 72)

ALLOWABLE BUILDING AREA:
38,000 S.F. > 6,589 S.F. = O.K.

LEVELMENT REQUIREMENTS:
REQUIRED

SETBACK REQUIREMENTS:
50'-0" 54'-4"
FRONT YARD W/O PARKING 25'-0" N/A
MAX. 500' (6,589+4,310 S.F.)
MAX. 10' (60,700 S.F.=18,948 S.F.)
MAX. 50' (19'-8" (CANOPY))
MIN. 100' 233'-5"

BLDG. HEIGHT:
19'-8" (CANOPY)

BLDG. AREA:
A) GAS STATION WITH C-STORE, DRIVE THRU AND CAR WASH: 5,185 S.F. (INCL. ELEC./RAMP ROOM)
C-STORE: 1,404 S.F. (SINGLE STORY)
TOTAL AREA: 6,589 S.F. (SINGLE STORY)
B) CANOPY (38'-0" X 110'-6") 4,310 S.F.

PARKING:
REQUIRED: 28 (INCL. 2 HOP)
A) C-STORE (17,500) 28
B) GAS PUMP = 28
TOTAL = 28
LOADING/UNLOADING (12' x 50') 1 STACK
C) AUTO ZONE (17,200) 8 STACK
E) AUTO ZONE = 37
TOTAL = 7,441/200 = 37
41 (INCL. 2 HOP)

TOTAL:
63 87 (59 STD. & COMPACT)
6.0 % COMPACT < 100%

Legal Description

BEAUMONT UNITED SCHOOL DISTRICT
ESTIMATED 3.6 MILLION GALLONS PER YEAR SALE

LANDSCAPE AREA REQUIREMENTS:
REQUIRED: 6,000 S.F. (13,642 S.F. (25,309 S.F. MIN.))
6,000 S.F. (13,642 S.F. (25,309 S.F. MIN.))
6,000 S.F. (13,642 S.F. (25,309 S.F. MIN.))

Legal Description

ASSessor's PARCEL NUMBER: 418-122-028-6

ARCHITECTURE DESIGN PROVIDED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.

Sheet Title

PROPOSED SITE PLAN,
PROJECT DIRECTORY,
DATA AND REFERENCE

Client

TABEL CENTER LLC
SIXTH ST., & PENNSYLVANIA AVE.,
BEAUMONT, CA 92223

Drawn By

REVISIONS
DATE: 5/28/20

Scale

NOT TO SCALE

Sheet No.

A1.01

SECTION 3.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

3.1 AESTHETICS

1.	AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.1.1 Environmental Setting

The City of Beaumont is located in north-central Riverside County, at the summit of the San Gorgonio Pass. Beaumont is bounded on the west by the City of Calimesa, on the north by the unincorporated community of Cherry Valley; on the south by the I-10 Freeway; and on the east by the City of Banning. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles northeast of the City of Riverside; and 21 miles southeast of the City of San Bernardino. The Project Site is surrounded by commercial development, public facilities and undeveloped lands.

3.1.2 Impact Analysis

a) *Would the project have a substantial adverse effect on a scenic vista?*

Less than Significant Impact. The City General Plan does not contain any designated scenic vistas that would be affected by the implementation of the Proposed Project. The Project Site is currently vacant. The surrounding land use includes commercial developments to the north (pet care, tire shop), east (market, laundry mat), west (automotive parts store) and vacant land to the south of the Project Site. The Project Site has a General Plan designation of General Commercial (GC) and zoning of Commercial General (CG). A CUP is required for establishment of a gas station and car wash tunnel within the CG Zone. Development of the Proposed Project has been anticipated by the General Plan. Additionally, the maximum height of the proposed structures is 29 feet. Therefore, the Proposed Project would adhere to the City’s municipal code for Commercial General Zone to ensure that building structures will not exceed 50 feet. The Proposed Project would be anticipated to change the general aesthetics of the area as the Project Site is currently vacant; however, it would not obstruct natural scenic views or vistas. With approval of the CUP, the Proposed Project would be consistent with the General Plan and would provide the general area with compatible commercial services. The

San Timoteo Badlands area is considered a scenic vista, therefore development proposals within the Badlands area will be given special attention.¹ The Project Site is located approximately 15 miles southeast of the San Timoteo Badlands. Therefore, implementation of the Proposed Project would not impact scenic resources. No significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The Project Site is not adjacent to or near any State-eligible or State-designated Scenic Highway². The nearest State Scenic Highway is Route 243, which is approximately 4.5 miles east of the Project Site. According to the City General Plan, proposed projects that are either within the San Timoteo Badlands or that could affect views of or alter ridgelines will be given special consideration to reduce aesthetic/visual resource impacts to a less-than-significant level. The Proposed Project is approximately 15 miles southeast of the San Timoteo Badlands and will not affect views of or alter ridgelines. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. Development of the Proposed Project would not cause damage to the existing visual character or quality of the Project Site or its surroundings. The Proposed Project would be consistent with the City General Plan designation with approval of the CUP and would enhance the surrounding community with commercial uses. The surrounding properties are either vacant or developed for commercial uses. The Proposed Project is the development of a convenience store, drive-thru car wash and a gas station. It would maintain similar aesthetics and building design as the surrounding establishments. In addition, per Beaumont Municipal Code Section 12.06.040.F, the Project Applicant would be required to plant single trunk, low branching trees in windy areas and design, where possible, north/south oriented parking areas to provide maximum shade. Compliance to this code will improve and maximize the landscaping within the off-street open parking areas to provide 30% or more shade coverage in ten years, adding aesthetics to the area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. Development of the Proposed Project would take place on a site that is currently vacant. City of Beaumont Municipal Code prohibits construction activities within one-quarter mile of an occupied residence or residences other than between the hours of 6:00 AM and 6:00 PM during the months of June through September and between

¹ City General Plan. <https://www.beaumontca.gov/DocumentCenter/View/63/General-Plan?bidId=>. Page 161

² Riverside County General Plan Circulation Element. Figure C-8: Scenic Highways.

the hours of 7:00 AM and 6:00 PM during the months of October through May. The use of a night lighting required during construction would be limited to these hours. Permanent lighting installed for the Proposed Project will be directed away from sensitive receptors. The nearest sensitive receptors are the single-family residences south of Auto Zone. Auto Zone already includes lighting on the outside of the building and in the parking lot. In addition, the area is already lit from existing surrounding land uses, including the pet care and tire shop to the north, and market and laundromat to the east. Moreover, there are traffic lights present on the 6th Street and Pennsylvania Avenue, and 6th Street has streetlights in the area of the project. The Proposed Project would be required to conform to Chapter 8.5 of the City Municipal Code, which establishes height limit, lamp power limit, lighting curfew and maximum lumen and shielding for commercial/industrial zones. Therefore, the Proposed Project would not generate a significant amount of light and glare when compared to the surrounding area. No significant impacts are identified or anticipated, and no mitigation measures are required.

3.2 AGRICULTURE & FORESTRY RESOURCES

2.	AGRICULTURE & FOREST RESOURCES. (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3.2.1 Environmental Setting

The Project Site is in the northeastern portion of the City of Beaumont. The General Plan land use designation of the Project Site is General Commercial (CG).³ It is neither considered useful for agriculture nor is it within an existing zone for forest land or farmland. The majority of the Project Site is covered with non-native seasonal grasses and invasive weeds.

3.2.2 Impact Analysis

a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?*

No impact. Lands within the City General Plan Area are not designated as prime farmlands, unique farmlands, or farmlands of statewide importance.⁴ The Project Site is identified as “Urban and Built-Up Land”.⁵ Urban and Built-Up Land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Examples of this category are residential, industrial commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. No prime farmland, unique farmland, or farmland of statewide importance occur on the Project Site. The Proposed Project would not convert farmland to a non-agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. According to the Riverside County Parcel Report for the Project Site, the site is not under a Williamson Act Contract. According to the City General Plan, no agricultural properties within the General Plan Area are currently covered under the provisions of a Williamson Act Contract. Additionally, the Project Site is within a Commercial General zoning district. The Proposed Project would not conflict with existing zoning for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

³ City General Plan Land Use Designation Map. <https://www.beaumontca.gov/DocumentCenter/View/64/General-Plan-Map?bidId=>

⁴ City General Plan. Page 138.

⁵ The California Department of Conservation’s Farmland Mapping and Monitoring Program. Riverside County Important Farmland 2016 Sheet 1 of 3

No Impact. According to the City General Plan, Beaumont does not have a zoning designation for, nor does it contain forestry-related timberland or timberland production sites within city limits. Furthermore, the Project Site has a current zoning of Commercial General. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The Project Site is currently vacant with only one tree present on the eastern edge of the site; the tree is not a species found in a southern California forest. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. The City General Plan does not include any lands designated as forest land within the General Plan area. Therefore, no loss of forest land or conversion of forest land to non-forest use will result from the implementation of the Proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?*

No Impact. The Project Site does not support agricultural or forest land use. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use on-site and off-site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

3.3 AIR QUALITY

3.	AIR QUALITY. (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.3.1 Environmental Setting

The City of Beaumont is located in the eastern portion of the South Coast Air Basin (SCAB). The SCAB is bounded by the San Jacinto, San Gabriel and San Bernardino Mountain Ranges. The primary source of air pollution affecting the City are pollutants transported by wind from urbanized

areas located west towards Los Angeles. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB.

3.3.2 Impact Analysis

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (AQMP 2016) was adopted by the SCAQMD in March 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) using the 2016 Regional Transportation Plan/Sustainable Communities Strategy.

The Proposed Project is located within the City of Beaumont's Commercial General zone district. The proposed uses are consistent with the General Plan. The General Plan was adopted before the 2016 AQMP was adopted. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP and approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less than Significant Impact. In August 2020, Lilburn Corporation screened the Proposed Project's construction and operational emissions using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (see Appendix A for model output). CalEEMod was utilized to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in early 2021 and be completed in late 2021. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

Table 1
Summer Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.6	17.4	7.9	0.0	3.5	2.0
Grading	1.3	14.4	6.6	0.0	2.9	1.7
Building Construction	2.0	14.6	14.1	0.0	1.0	0.8
Paving	1.0	7.8	9.3	0.0	0.6	0.4
Architectural Coating	7.8	1.5	2.0	0.0	0.2	0.1
Highest Value (lbs./day)	7.8	17.4	14.1	0.0	3.5	2.0
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions
 Phases do not overlap and represent the highest concentration.

Table 2
Winter Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.6	17.4	7.8	0.0	3.5	2.1
Grading	1.3	14.4	6.6	0.0	2.9	1.7
Building Construction	2.0	14.6	13.8	0.0	1.0	0.8
Paving	1.0	7.8	9.3	0.0	0.6	0.4
Architectural Coating	7.8	1.5	2.0	0.0	0.2	0.1
Highest Value (lbs./day)	7.8	17.4	13.8	0.0	3.5	2.1
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.
 Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation

of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

- (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
- (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following BMPs as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. Site development will be limited to one acre disturbed per day.
3. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, dauber, rag, or sponge.
4. The contractor shall utilize water-based or low VOC coating per SCAQMD Rule 1113. The following measures shall also be implemented:
 - Use Super-Compliant VOC paints whenever possible.
 - If feasible, avoid painting during peak smog season: July, August, and September.
 - Recycle leftover paint. Take any left-over paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
 - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
 - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).
 - Recycle the empty paint can.
 - Look for non-solvent containing stripping products.
 - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
 - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
5. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site diesel power generation.6. The

operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.

6. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
7. All buildings on the project site shall conform to energy use guidelines in Title 24 of the California Administrative Code as updated to reduce energy consumption and reduce GHG emissions.
8. The operator shall maintain and effectively utilize and schedule on site equipment and delivery trucks in order to minimize exhaust emissions from truck idling.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), mobile (vehicle trips), water (generation and distribution of water to the land use), and waste (collecting and hauling waste to the landfill). The Proposed Project will not include the manufacture or production of any products on-site; therefore, no industrial type emissions will be generated. The operational mobile source emissions were calculated in accordance with the Traffic Impact Analysis (TIA) prepared for the Proposed Project by Ganddini Group Inc., in July 2020. The Proposed Project is anticipated to generate approximately 1,401 daily trips. The Trip Generation rates from the TIA were input into the CalEEMod Version 2016.3.2 model. Additionally, in accordance with the site plan, CalEEMod operational emissions include the following design features: a) Improve Destination Accessibility with a two-mile distance to a downtown job center, b) Increase Transit Accessibility with a two-mile distance to the nearest transit station, and c) Improve Pedestrian Network by including improvements of the adjacent intersection, curb, gutter, and sidewalks.

Approximately 2,740 gpd of gasoline throughput is anticipated with operation of the Proposed Project. Fuel dispensing emissions were calculated using SCAQMD guidelines (RULE 461-Gasoline Transfer and Dispensing). The VOC emissions can be calculated using 0.53 pounds per 1,000 gallons of gasoline (0.15 pounds of VOC per 1,000 gallons from the loading of gasoline into storage tanks (Phase I) and 0.38 pounds of VOC per 1,000 gallons from the dispensing of gasoline into vehicle fuel tanks (Phase II)). Emissions associated with the operational activities are listed in Table 3 and Table 4.

**Table 3
 Summer Operational Emissions Summary
 (Pounds per Day)**

Source	ROG/ VOC ¹	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	2.5	17.9	28.0	0.1	9.0	2.5
Fuel Dispensing	1.5	---	---	---	---	---
Total Value (lbs./day)	4.2	17.9	28.0	0.1	9.0	2.5
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Summer Emissions

¹ VOC emissions, SCAQMD guidelines (RULE 461-Gasoline Transfer and Dispensing).

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG/VOC ¹	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	2.1	17.9	24.4	0.1	9.0	2.5
Fuel Dispensing	1.5	---	---	---	---	---
Total Value (lbs./day)	3.8	17.9	24.4	0.1	9.0	2.5
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Winter Emissions

¹ VOC emissions, SCAQMD guidelines (RULE 461-Gasoline Transfer and Dispensing).

As shown in Table 3 and Table 4, both summer and winter season operational emissions are below SCAQMD thresholds. However, the Proposed Project would be required to comply with the following but limited to SCAQMD Rules:

- Rule 201-Permit to Construct: A person shall not build, erect, install, alter or replace any equipment or agricultural permit unit, the use of which may cause the issuance of air contaminants or the use of which may eliminate, reduce or control the issuance of air contaminants without first obtaining written authorization for such construction from the Executive Officer. A permit to construct shall remain in effect until the permit to operate the equipment or agricultural permit unit for which the application was filed is granted or denied, or the application is canceled.
- Rule 203-Permit to Operate: A person shall not operate or use any equipment or agricultural permit unit, the use of which may cause the issuance of air contaminants, or the use of which may reduce or control the issuance of air contaminants, without first obtaining a written permit to operate from the Executive Officer or except as provided in Rule 202.
- Rule 461-Gasoline Transfer and Dispensing Facilities: Applicability This rule applies to the transfer of gasoline from any tank truck, trailer, or railroad tank car into any stationary storage tank or mobile fueler, and from any stationary storage tank or mobile fueler into any mobile fueler or motor vehicle fuel tank.
- Rule 1138- Control of Emissions from Restaurants: (a) Applicability This rule applies to owners and operators of commercial cooking operations, preparing food for human consumption. The rule requirements currently apply to chain-driven charbroilers used to cook meat. All other commercial restaurant cooking equipment including, but not limited to, under-fired charbroilers, may be subject to future rule provisions.
- Rule 1401- New Source Review of Toxic Air Contaminants: This rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants listed in Table I. The rule establishes allowable risks for permit units requiring new permits pursuant to Rules 201 or 203.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact.

Construction

According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70- or 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the proposed project. Consequently, an important consideration is that the use of off-road heavy-duty diesel equipment would be limited to the periods of construction, for which most diesel-powered off-road equipment use would occur during the construction period (can vary) and only over an 7.5- month period. Given the temporary nature of construction activities, the concentrations and durations of any toxic exposure that might occur would be very limited. Therefore, considering the relatively low mass of diesel particulate matter (DPM) emissions that would be generated during even the most intense season of construction, the relatively short duration of construction activities, and overall and the highly dispersive properties of DPM, construction related TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk that exceeds 10 in one million or a hazard index greater than 1.0.

As indicated in the most-recent OEHHA Guidance Manual for Preparation of Health Risk Assessments (February 2015) it is up to local air districts to determine whether construction-related Health Risk Assessments (HRA) are to be required. SCAQMD, at this time does not have recommendations for how to conduct a construction HRA for CEQA purposes using the revised OEHHA guidelines, but have been tasked with going through a public process to develop those recommendations to bring to the SCAQMD Board for approval. Per current SCAQMD guidance, a construction-based health risk assessment is not required.

Operational

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.2 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not

typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 1.39 acres, however, the “1-acre scenario” was used to represent a worst-case scenario as larger sites are typically granted a larger emission allowance. The nearest sensitive receptor land use is residences adjacent to the southwest corner of the Project Site and therefore LSTs are based on 25-meter distance (nearest residential receptor to the proposed car wash tunnel). The resulting Proposed Project’s construction and operational emissions with the appropriate LST are presented in Table 5.

**Table 5
 Localized Significance Thresholds
 (Pounds Per Day)**

	NO_x	CO	PM₁₀		PM_{2.5}	
Construction Emissions (Max. from Table 1 and Table 2)	17.4	13.8	3.5		2.1	
Operational Emissions (Max. Total from Table 3 and Table 4) ¹	17.9	28.0	0.9		0.25	
Highest Value (lbs./day)	17.9	28.0	3.5	0.9	2.1	0.25
LST Thresholds	103	1,000	6	2 [†]	4 [†]	1 [†]
Greater Than Threshold	No	No	No	No	No	No

Sources: CalEEMod.2016.3.2 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for 1-acre site in SRA No. 29, distance of 25 meters.

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

^{*} Construction emissions LST

[†] Operational emissions LST

¹ Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10 percent of mobile emissions will occur on the Project Site.

As shown in Table 5, the Proposed Project’s emissions are not anticipated to exceed the LSTs. In addition, operational toxic exposure was assessed. Per SCAQMD Risk Tool V1.103, the proposed project is anticipated to generate a toxic risk of 5.5 in one million which is less than 10 in one million, the District’s threshold. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations and no mitigation measures are required.

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact. The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of domestic solid waste (refuse) associated with the Proposed Project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City of Beaumont solid waste regulations. The Project would be also required to comply with

SCAQMD Rule 402 to prevent occurrences of public nuisances. Gas dispensing activities would also have the potential to create odors. With implementation of SCAQMD applicable dispensing rules and regulations that minimize release of fuel vapors, odors from the gas station will be minimized. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

4.	BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.4.1 Environmental Setting

The Proposed Project consists of a convenience store with an attached drive-thru car wash and gas station in a 1.39-acre parcel. A Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis dated October 27, 2020, was prepared for the Proposed Project by RCA Associates, Inc. (RCA) (see Appendix B for report). RCA evaluated the Project Site in relation to the MSHCP areas including criteria cells, core habitat, linkages, and areas proposed for conservation. The MSHCP also requires riparian/riverine and vernal pool habitat assessment within the Project Site, which were conducted by a biologist from RCA.

RCA Associates, Inc. conducted a literature review of background data as well as the environmental setting of the Project Site prior to conducting field investigations. The entire Project Site was assessed to determine the extent of plant communities and to evaluate the presence of any areas which may have any jurisdictional features or may support riparian/riverine habitat.

3.4.2 Impact Analysis

- a) *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation Incorporated. A search of the California Natural Diversity Database (CNDBB) was conducted for the Beaumont USGS quadrangle and the surrounding eight quadrangles. The CNDBB database was reviewed to locate previously record occurrences of sensitive plant and wildlife and determine the distance from the Project Site. In addition, the Riverside County MSHCP was reviewed for additional information on the known occurrences of the species within Riverside County. There are several special status wildlife species which have been documented in the region and those species occurring in the Beaumont Quadrangle and the surrounding eight quadrangles.

Federal and State Listed Species

There are eighteen federal and/or State listed wildlife species, which have been documented in the region including southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southern California legless lizard (*Anniella stebbinsi*), pallid bat (*Antrozous pallidus*), orange-throated whiptail (*Aspidoscelis hyperythra*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Stephen's kangaroo rat (*Dipodomys stephensi*), loggerhead shrike (*Lanius ludovicianus*), western yellow bat (*Lasiurus xanthinus*), San Diego desert wood rat (*Neotoma lepida intermedia*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), coast horned lizard (*Phrynosoma blainvillii*), purple martin (*Progne subis*), yellow warbler (*Setophaga petechia*), western spadefoot (*Spea hammondi*), American badger (*Taxidea taxus*), and least bell's vireo (*Vireo bellii pusillus*). There is one federal and/or State listed invertebrate occurring in the region, which is the crotch bumble bee (*Bombus crotchii*). The Project Site is not located within the Riverside County HCP fee area for Stephen's kangaroo rat.⁶

There are fourteen federal and/or State listed plants that have been documented in the region including chaparral sand-verbena (*Abronia villosa var. aurita*), Yucaipa onion (*Allium marvinii*), Horn's milk-vetch (*Astragalus hornii var. hornii*), Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae*), Jaeger's milk-vetch (*Astragalus pachypus var. jaegeri*), Palmer's mariposa-lily (*Calochortus palmeri var. palmeri*), Plummer's mariposa-lily (*Calochortus plummerae*), Payson's jewelflower (*Caulanthus simulans*), smooth tarplant (*Centromadia pungens ssp. laevis*), Parry's spineflower (*Chorizanthe parryi var. parryi*), Mojave tarplant (*Deinandra mohavensis*), mesa horkelia (*Horkelia cuneate var. puberula*),

⁶ Riverside County. Riverside County Information Technology. Available at https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

spiny-haired blazing star (*Mentzelia tricuspis*), and narrow-leaf sandpaper-plant (*Petalonyx linearis*). Special status plants are unlikely to occur on the Project Site given the past disturbances which have occurred during previous years.

Plant Communities

The Project Site consists of a ruderal vegetation community. Various grass species, wall barley (*Hordeium murinum*), wild oat (*Avena fatua*), and red brome (*Bromus matritensis*), were the dominant species on the Project Site. Other plants scattered throughout the site include shortpod mustard (*Hirschfeldia incana*), cheeseweed mallow (*Malva parviflora*) and Russian pigweed (*Axyris amaranthoides*). Multiple ornamental trees and shrubs (unidentified) have been planted and line the western edge of the property. No shrubs were seen beyond this border into the property, and only two Trees of Heaven (*Ailanthus altissima*) were observed on the site.

Nesting Birds

The Project Site contains marginal nesting bird habitat for avian species given the presence of few trees and shrubs along the southern, eastern and western edges of the site. Nesting birds are protected under CDFW code and/or Migratory Bird Treaty Act (MBTA). A few common bird species were observed within the project area during surveys, including ravens (*Corvus corax*), Anna's hummingbirds (*Calypte anna*), mourning dove (*Zenaida macroura*), and house sparrow (*Passer domesticus*). There is relatively low potential for nesting birds to utilize the few shrubs on the site and trees along the edge of the property. Potential impacts to nesting birds can be eliminated or significantly reduced with implementation of mitigation measure BIO-1.

Focused surveys were not conducted for any of the species of special concern, except for the burrowing owl. Suitable burrows for use by burrowing owls were not observed during the field investigations but there is suitable habitat present on-site. The species could potentially inhabit the Project Site in the future given that owls are sometimes found in disturbed urban areas. Implementation of mitigation measure BIO-2 would ensure that potential impacts to burrowing owls are reduced to the extent possible.

Mitigation Measure BIO-1: Vegetation suitable for nesting birds should be removed outside of the nesting bird season. The nesting bird season typically occurs from February 15 to August 31. If grading and clearing activities must occur during the nesting season, a nesting bird survey should be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the Project Site. If nesting birds are not found within the Project Site, no further actions will be required. If nesting birds are observed, no impacts shall occur within 250 feet (500 feet for raptors) for any active nests. Moreover, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor. Compliance shall be ensured by a qualified biologist and the City.

Mitigation Measure BIO-2: A pre-construction survey for burrowing owls should be conducted 30-days prior to the start of future ground clearing activities to ensure no burrowing owls have moved onto the site since the initial surveys conducted in May 2020. Compliance shall be ensured by a qualified biologist and the City.

With implementation of Mitigation Measures BIO-1 and BIO-2, impacts can be reduced to a less than significant level.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. The Western Riverside County MSHCP Consistency Analysis evaluates the Proposed Project with respect to the project's compliance with the protection of species associated with riparian/riverine areas and vernal pools. Under the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby freshwater source, or areas with freshwater source, or areas with freshwater flow during all or a portion of the year. None of the riparian/riverine species listed in the MSHCP were found on the property nor were any riparian plant species observed during the field investigations. Furthermore, no riparian/riverine habitat is present on the site and plant species typically associated with riparian/riverine areas were not present on the property. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The lack of suitable habitat for fairy shrimp is due to the soil on-site that is made up of sandy loam soils which cannot hold water for a long enough duration to allow for the formation of vernal pools. Consequently, the site does not support any sensitive plants that are associated with wetland features. In order to be considered a vernal pool under the MSHCP, a feature must be a wetland (based on the presence of hydrophytic vegetation, hydric soil, and wetland hydrology). The feature must also have a natural origin. There are no features on the Project Site that meet the MSHCP definition of vernal pools. No vernal pools were observed during the field investigations on the Project Site, therefore it does not support suitable habitat for fairy shrimp. Other non-vernal pool features, like depressions, drainages and road ruts, which may provide habitat for fairy shrimp, were absent from the site. It is RCA's opinion that the Project Site lacks suitable habitat for fairy shrimp.

Aerial photographs were reviewed to determine if any potential natural drainage features and water bodies that may be under the jurisdiction of either the U.S. Army Corps of Engineers (USACE) and/or CDFW were present on site. The review showed that no jurisdictional areas were on the site; plant species typically associated with jurisdictional areas were not observed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant Impact. The Project Site is currently surrounded by commercial development, roads and vacant land. Regionally, it is surrounded by commercial, industrial and residential development and highways. It would not be suitable for facilitating the movement of any native resident or migratory wildlife species nor as a native resident or

migratory wildlife corridor. Moreover, according to the assessment, there are no documented terrestrial migration corridors in the immediate vicinity of the Project Site. The Proposed Project will not impact any MSHCP-designated corridors or habitat linkages. The site does not provide any wildlife corridors which are used for migration, movement or dispersal of wildlife. The Project Site is located in an area where habitat has been fragmented due to past development activities, agricultural activities, and on-going developments in the surrounding region. Therefore, the incremental loss of wildlife habitat associated with the Proposed Project is expected to be negligible.

The Urban/Wildland Interface guidelines of the MSHCP address indirect effects associated with locating development in the MSHCP Conservation Area. The Project Site is not located in any Criteria Cells. The nearest Criteria Cell is approximately 1.5 miles southwest of the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less than Significant Impact. According to Section 12.12.130 of the City Municipal Code, "No person, firm, corporation, public district, public agency or political subdivision shall remove or severely trim any tree planted in the right of- way (ROW) of any City street without first obtaining a permit from the City Engineer to do so." The tree on the eastern end of the Project Site is within a public ROW and is planned to be removed. With approval of the tree removal permit, the Proposed Project would not conflict with a tree preservation policy or ordinance. No significant impacts are identified or anticipated, and no mitigation measures are required.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less than Significant with Mitigation Incorporated. The MSHCP will provide for the protection and preservation of important and significant biological resources consistent with local, State and Federal regulations.⁷ As a local permittee, the City of Beaumont has adopted the MSHCP and will comply with all applicable requirements when considering actions associated with the General Plan's implementation.

RCA evaluated the Project Site in relation to the MSHCP areas including criteria cells, core habitat, linkages and areas proposed for conservation. The assessment analyzes the Proposed Project's compliance with biological aspects of the Western Riverside County MSHCP. The Project Site is not located within any Criteria Cells and is not within an area of public/quasi-public conserved lands or within any pre-existing conservation agreements. As stated above, no riparian/riverine species listed in the MSHCP were found on the Project Site nor were any riparian plant species observed during the field investigations. Additionally, there are no features on the site that meet the MSHCP definition of vernal pools. No potential jurisdictional waters were observed on the site during field investigations. The Proposed Project does not include the construction of or any improvements to any MSHCP Covered Roads.

⁷ City General Plan. Page 51.

The Project Site was inspected for habitat for Delhi Sands Flower Loving Fly (*Rhaphiomidas terminates abdominalis*) as part of the MSHCP Habitat Assessment conducted on May 12, 2020. Prior to visiting the site, a literature search was conducted of the environmental setting of the site which included a review of the most recent records (CNDDDB 2020) for the area. The Project Site has been disturbed in the past and supports a ruderal plant community and does not support Delhi soils. Therefore, due to the lack of suitable soils (Delhi sand) the Proposed Project will not have any impacts on the species.

The wildlife observed on the site and near the site were common species typically found in urban areas. Wildlife activity was moderate with avian species. Some of the common birds seen during the survey included western kingbird, dove, hummingbirds, raven, and northern mockingbird.

Implementation of Mitigation Measure BIO-3 will ensure that the Proposed Project remains in compliance with the MSHCP:

Mitigation Measure BIO-3:

- **Drainage:** 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.
- **Toxics:** 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.
- **Lighting:** Night lighting shall be directed in such a way as to protect wildlife species from direct night lighting.
- **Noise:** 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.
- **Invasive Species:** No invasive species from MSHCP shall be included in any landscaping for the Proposed Project.
- **Barriers:** As needed, the Proposed Project should 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.
- **Grading:** Project related grading would be outside of any MSHCP Conservation Areas.

Compliance shall be ensured by a qualified biologist and the City.

The Project Site is not located within the MSHCP Additional Survey Areas for Burrowing Owl. However, given the presence of suitable habitat, Mitigation Measure BIO-2 should be

implemented to ensure that potential impacts to burrowing owls are reduced to a less than significant level.

3.5 CULTURAL RESOURCES

5.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.5.1 Environmental Setting

The cultural remains of the Native American Cahuilla peoples and the early Euro-American peoples have been found in multiple locations throughout the City of Beaumont. As such, the Project Site is considered sensitive for buried cultural resources. A Cultural Resources Technical Memorandum, dated May 18, 2020, was prepared for the Proposed Project by Rincon Consultants (see Appendix C). The purpose of this memorandum is to document the results of the tasks performed by Rincon, specifically, a cultural resources records search of the California Historical Resources Information System (CHRIS), historical map and aerial imagery review, Native American outreach, archival research and a cultural resources survey of the Project Site. This study was completed in accordance with the requirements of the California Environmental Quality Act (CEQA).

3.5.2 Impact Analysis

a,b) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant with Mitigation Incorporated. The EIC records search identified 148 previously recorded cultural resources within a 1.0-mile radius of the Project Site. No cultural resources were identified on the Project Site. Of the 148 resources, 140 were historic-period buildings, two are historic-period structures, five are historic-period archaeological sites, and one was a prehistoric-period archaeological site. Rincon reviewed available historical topographic maps and aerial imagery of the project site to determine past land use. Historical topographic maps from 1901 to 2018 depict the Project Site as undeveloped land. Development to the north, south and west of the Project Site is seen as early as 1942, with structures and orchard planting to the east in 1953. Aerial imagery spanning from 1953 to 2016 show the Project Site as an undeveloped lot. Imagery as early as 1953, depicts development to the north, south, east and west of the Project Site.

Rincon conducted an archaeological pedestrian field survey of the project site. Transect intervals were spaced 10 to 15 meters apart. No cultural resources were observed during the pedestrian field survey. The only exposed ground surface was observed along the eastern boundary adjacent to the dirt access turnout and consisted of a medium brown silty sand with coarse pebbles and small cobbles. Rincon contacted the Native American Heritage Commission (NAHC) on April 27, 2020, to request a search of the Sacred Lands File (SLF) and a contact list of Native Americans culturally affiliated with the project area. A response was received from the NAHC on April 30, 2020, stating the SLF search had been completed with “negative” results. Based on the results of the cultural resources technical memorandum, no significant cultural resources were identified in the Project Site that would be impacted by the Proposed Project. Therefore, no impacts to historical resources were identified or anticipated. However, Rincon recommends a standard unanticipated discovery measure, presented below, in the event of a discovery of cultural resources during the execution of the current project.

Mitigation Measure CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program should be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria. Compliance shall be ensured by the qualified Archaeologist and the City.

c) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

Less than Significant with Mitigation. The discovery of human remains is always a possibility during ground disturbing activities. To ensure potential impacts are reduced to less than significant, the following mitigation measure shall be implemented:

Mitigation Measure CR-2: If any bones are uncovered during the course of project-related ground disturbance and the archaeologist determines that it is likely human, all appropriate cultural resources and health and safety laws will be followed and the developer will work with the NAHC-appointed Most Likely Descendent to determine appropriate measures for avoidance and preservation or other suitable treatment. Compliance shall be ensured by the qualified Archaeologist and the City.

3.6 ENERGY

6.	ENERGY Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6.	ENERGY Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.6.1 Environmental Setting

Energy efficiency can reduce the demand for electricity generation. California has implemented energy efficiency standards and programs, resulting in annual increases of conservation savings for electricity. In 2017, the cumulative annual efficiency and conservation savings for electricity surpassed 70,000 gigawatt hours in California (California Energy Commission, 2018). Energy conservation state laws, like Title 24 of the California Administrative Code and Uniform Building Code, will be enforced by the City of Beaumont. Furthermore, the City encourages measures to reduce energy consumption during construction and operation of proposed projects.

Building Energy Conservation Standards

The California Energy Commission (CEC) adopted Title 24, Part 6, of the California Code of Regulations: Energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. In addition to reducing California’s energy consumption, Title 24 also decreases GHG emissions. Title 24 ensures that building designs conserve energy. The requirements allow for opportunities to incorporate new energy efficiency technologies and methods into proposed developments. In June 2015, the CEC updated the 2016 Building Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades. The updated Standards enable the use of highly efficient air filters to trap hazardous particulates from both outdoor air and cooking and improve kitchen ventilation systems.

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes periodic increases to the Renewable Portfolio Standard (RPS): 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. It requires California to double statewide energy efficiency savings in electricity and natural gas end uses by 2030, thereby increasing the use of RPS eligible resources.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires that the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-

use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

3.6.2 Impact Analysis

- a) *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?*

Less than Significant Impact.

Electricity

The Proposed Project consists of a gas station, convenience store with an attached drive-thru car wash tunnel. Southern California Edison (SCE) provides electricity to the City of Beaumont. According to the California Energy Commission, the commercial building sector of the Southern California Edison planning area consumed 37260.897803 GWh of electricity in 2018. The Project Site is currently vacant and does not use electricity. Consequently, implementation of the Proposed Project would result in an increase in electricity demand. The estimated electricity demand for the Proposed Project is 0.083219 GWh per year. The existing SCE electrical facilities will meet this increased demand. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh between the years 2015 and 2026. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area and SCE's 2018 Commercial Building sector's demand. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The Proposed Project shall comply with the 2019 Building Energy Efficiency Standards. During the design phase, the architect, mechanical engineer, and lighting designer must determine whether the building or system design complies with the Energy Standards. The Proposed Project would also be required to adhere to CALGreen, which outlines planning and design standards for sustainable developments and energy efficiency. Therefore, the Proposed Project would not result in significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy, or wasteful use of energy resources.

Natural Gas

The Project Site would be serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas. Consequently, development of the Proposed Project would create a permanent increase in demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas planning area commercial building sector was 937,882,107 therms in 2018.⁸ Despite the ever-growing demand for electric power, the overall gas demand for electric generation is expected to decline at 1.4 percent per year for the next 17 years due to more efficient power plants, statewide efforts to reduce GHG emissions, and use of power generation resources that produce little to no carbon emissions. The Proposed Project's

⁸ California Energy Commission. California Energy Consumption Database.

estimated natural gas demand is 146.276 therms per year; it would represent an insignificant percentage to the overall demand in SoCalGas's service area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod version 2016.3 for (see Appendix D for fuel calculations), the Proposed Project construction activities would consume an estimated 21,003 gallons of diesel fuel for operation of heavy-duty equipment. Assuming all construction worker trips are from light duty autos, it is estimated 3,516 gallons of fuel will be consumed and fuel consumption from construction vendor (material deliver) trips is 1,891 gallons. Construction worker and vendor fuel consumption are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single-event" diesel and gasoline fuel demand and would not require continuous or permanent commitment of these fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure.

During operations of the Proposed Project, fuel consumption would be from customer visits, trips by maintenance staffs, employee vehicle trips and delivery trucks. The Proposed Project is the development of a convenience store, gas station and drive-thru car wash. The Proposed Project would result in an estimated 385,064 gallons of fuel consumption per year based on 4,173,598 miles driven. As a worst case analysis, half the miles were modeled with an automobile fuel efficiency of 24 miles per gallon and half were modeled at 7 miles per gallon.⁹ Trip generation and VMT generated by the Proposed Project are consistent with other uses of similar scale and configuration. The Proposed Project does not include uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. Therefore, the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. No significant adverse impacts are identified or anticipated, and no mitigation measures are required

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less than Significant Impact. The City of Beaumont has adopted a Climate Action Plan (CAP) with the goal of reducing greenhouse gas emissions from the building energy sector. The City has partnered with Southern California Edison (SCE) and Southern California Gas

⁹ United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

Company (SCG) to form the Energy Leader Partnership (ELP). ELP’s goal is to reduce the City’s municipal and community-wide energy footprint. CAP also involves implementing a variety of retrofits in municipal lighting and heating, ventilation, and air-conditioning (HVAC) systems and conducting various forms of outreach in the community to encourage adoption of energy efficiency and renewable energy programs offered by SCE and SCG. Under CAP, commercial buildings will be held to net-zero energy performance standards by 2030.

Under Resource Management Element Policy 8 of the City General Plan, the City encourages incorporation of energy conservation features in new developments. In addition, the City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code (UBC) and other state laws on energy conservation design, insulation and appliances.¹⁰ Project design and operation would comply with Beaumont’s CAP, UBC and 2019 Building Energy Efficiency Standards (Title 24). Project development is not anticipated to cause inefficient, wasteful and unnecessary energy consumption. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

3.7 GEOLOGY AND SOILS

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(a)	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁰ City General Plan. Page 76.

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.7.1 Environmental Setting

According to the City General Plan, Beaumont is located along the northern boundary of the Peninsular Ranges in the San Gorgonio Pass.¹¹ The City is located within a seismically active region at the junction of the Transverse Ranges and the Peninsular Ranges. The City could be affected by the San Jacinto Fault, the San Andreas Fault Zone in the San Gorgonio pass area, the Banning Fault, and Beaumont Plains Fault Zone. The City and its designated spheres of influence are mostly undeveloped; nearly one-half of the City’s land area consists of vacant land. A preliminary soil investigation and infiltration tests report (soils report), dated October 30, 2019, was prepared for the Proposed Project by Soil Exploration Co., Inc. (see Appendix E for report). It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations (see Appendix E)

3.7.2 Impact Analysis

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The San Jacinto Fault, considered to be one of the most active faults in southern California, crosses the southern portion of the City and sphere of influence.¹² The San Andreas Fault is approximately six miles northeast of the City. The branch of the Banning Fault closest to Beaumont is inactive. The Project Site is not within a state designated Alquist Priolo Earthquake Fault Zone.¹³ However, according to the soils report, it is probable that not all-active or potentially active faults in the region have been identified. Furthermore, seismic potential of the smaller and less notable faults is not sufficiently developed for assignment of maximum magnitudes and associated levels of ground shaking that might occur at the site due to these faults. The Project Site is located approximately 5.90 miles from the San Jacinto fault. It is located in a region of generally high seismicity, as is the case for all of Southern California. During its design life, the Project Site is expected to experience

¹¹ City General Plan. Page 60.

¹² City General Plan. Page 60.

¹³ California Department of Conservation. Fault Activity Map of California 2010.

moderate to strong ground motions from earthquakes on regional and/or nearby causative faults. To ensure that potential adverse impacts involving earthquake faults are reduced to the extent feasible, the recommendation highlighted in the soils report should be carried out. No significant impacts are identified or anticipated, and no mitigation measures are required.

a)ii) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Less than Significant Impact. According to the City General Plan, the Beaumont Plains Fault Zone consists of a series of parallel faults in the northern portion of the City that were found to be inactive and are not considered ground rupture hazards. The Department of Conservation Division of Mines and Geology found that unconsolidated soils, which can settle as a result of ground shaking and cause damage to structures, do not exist within the City limits. The County of Riverside adopted the Uniform Building Code (UBC), which requires that the construction of structures be in compliance with the California Building Code (CBC) to reduce the hazard risks posed by earthquakes. Adhering to these codes can reduce potential ground-shaking impacts to less than significant level. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

a)iii) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Less than Significant with Mitigation Incorporated. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. According to the United States Geological Survey's (USGS) Professional Paper 1360 highlighted in the City General Plan, the City of Beaumont is considered to have a moderate potential for liquefaction based on depth to groundwater in the area. Unstable earth conditions or changes in geologic substructures are not anticipated to occur with the excavation, grading and paving necessary for future development. Ground shaking may cause unconsolidated soils to settle, which can result in significant damage to structures. According to geologic investigations performed by the Department of Conservation, Division of Mines and Geology for the Beaumont General Plan Draft EIR, studies indicate that no such soils exist within City limits.

The Project Site and its immediate vicinity have low susceptibility to liquefaction.¹⁴ Groundwater is over 300 feet below the ground surface of the Project Site. However, surface or near-surface groundwater conditions can develop in areas where groundwater conditions did not exist prior to site development. There is no way to predict depth to which the groundwater may fluctuate with seasonal changes and from one year to the next due to precipitation, irrigation, land use, climatic conditions and other factors. Subdrains, horizontal drains or other devices may be recommended in future for graded areas that exhibit nuisance seepage conditions.

According to the soils report, the borings from field work revealed that the Project Site is underlain by alluvial soils consisting of silty sand. The earth materials are medium dense to very dense. The potential for seismically induced dynamic settlement of the onsite sandy soils during a strong earthquake is low, however cannot be precluded. To reduce potential impacts to less than significant level, the following mitigation measure should be implemented:

¹⁴Riverside County General Plan: Safety Element Figure S-3 Generalized Liquefaction.

Mitigation Measure GEO-1: During construction, the upper foundation soils should be over-excavated and recompacted. All grading and backfills should be performed in accordance with the City of Beaumont Grading Ordinance. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.

With implementation of Mitigation Measure GEO-1, impacts can be reduced to a less than significant level.

a)iv) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

No impact. Landslides and slope failure can result from ground motion generated by earthquakes. The slopes within the San Timoteo Badlands are the most susceptible to landslides in the City. These slopes are approximately 12 miles northwest of the Project Site. The Project Site and its vicinity are relatively flat. The Project Site is not on or close to areas with existing landslides or with high susceptibility to seismically induced landslides and rockfalls.¹⁵ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less than Significant with Mitigation Incorporated. Development of the approximately 1.39-acre Project Site would disturb more than one acre of soil and therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permits requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). A SWPPP is required for construction of the Proposed Project and will include a list of Best Management Practices (BMPs) to avoid and minimize soil erosion.

Moreover, Soil Exploration Co., Inc. recommends the following mitigation measure to minimize the possibility of serious erosion:

Mitigation Measure GEO-2: Drainage should be directed to established swales and then to appropriate drainage structures. Water, either natural or irrigation, should not be permitted to pond or saturate the surface soils. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.

¹⁵ Riverside County General Plan: Safety Element Figure S-4 Earthquake-Induced Slope Instability Map

With implementation of Mitigation Measure GEO-2, impacts can be reduced to a less than significant level.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less than Significant Impact. The Project Site is relatively flat and occurs at approximately 2607 to 2610 feet in elevation. Ramona sandy loam (RaB2) is the only soil type found within the Project Site.¹⁶ RaB2 is well-drained, has low permeability and occurs on alluvial fans and terraces. According to the City General Plan, no unusual soil constraints to future development is anticipated within the City. As stated above, the potential for liquefaction at the Project Site is very low. Because of the site's relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. Although the Project Site is located in an area susceptible to subsidence, it is not located in an area with active subsidence.¹⁷ Moreover, the Project Site is in a relatively flat area, so it is not susceptible to on or off-site landslides. State and City Building Codes establish engineering and construction criteria designed to mitigate potential impacts associated with unstable soils, landslides, lateral spreading, subsidence, liquefaction, soils collapse and expansive soils. Implementation of the recommendations mentioned in the soils report (see Appendix E) can reduce potential impacts to the extent possible. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Less than Significant Impact. Expansive soils are fine grained clay soils that swell in volume when they absorb water and shrink when they dry. This change in volume causes stress on buildings and other loads placed on expansive soils. According to the soils report, the expansion potential of the onsite soils is anticipated to be very low. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

Less than Significant Impact. The Proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The Proposed Project will connect to an existing sewer line in Pennsylvania Avenue that provides sewer service to the area. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

¹⁶ Natural Resources Conservation Service. Web Soil Survey.

¹⁷ Riverside County Information Technology. Geographic Information System (GIS) "Map my County."

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant with Mitigation Incorporated. The Project Site is located in an area of undetermined potential for paleontological resources.¹⁸ The majority of level areas throughout the City contain very few significant paleontological sites.¹⁹ The extreme southern areas of the Beaumont planning area have a higher potential for paleontological findings since it remains less disturbed by agricultural cultivation and is subject to less human disturbance. The Project Site is in the northern part of the planning area, where there is more development and lower potential for paleontological findings. In addition, the Project Site is currently vacant with non-native seasonal grasses and invasive weeds. No unique geologic feature is present on the site. The possibility of uncovering paleontological resources cannot be excluded, and therefore, Mitigation Measure GEO-3 should be implemented.

Mitigation Measure GEO-3: Should Paleontological resources be encountered during excavation and grading activities all work would cease until appropriate salvage measures are established.²⁰ If required, the Project Applicant shall prepare and file with the City a paleontological monitoring program. The City will ensure compliance.

Implementation of Mitigation Measure GEO-3 below would ensure that potential impacts on paleontological resources can be reduced to a less than significant level.

3.8 GREENHOUSE GAS EMISSIONS

8.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.8.1 Environmental Setting

The environmental efforts in California emphasized the need to reduce greenhouse gas (GHG) emissions. According to the City’s Climate Action Plan, Beaumont is committed to planning sustainably to reduce GHG emissions among other things. Executive Order S-3-05, which was passed in 2005, established GHG emissions targets for California for the subsequent decades: 1990 levels by 2020 and 80% below 1990 levels by 2050. According to the California Air Resources Board, as of 2017, California has emitted 7 MMTCO_{2e} below the 2020 GHG Limit.

¹⁸ Riverside County Information Technology. Geographic Information System (GIS) “Map my County.”

¹⁹ City General Plan. Page 119.

²⁰ City General Plan. Page 75.

3.8.2 Impact Analysis

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant Impact. According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” In addition, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Global Warming Solutions Act of 2006 requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. The City of Beaumont has not adopted its own thresholds of significance for greenhouse gas emissions. However, the City finds persuasive and reasonable the approach to determining significance of greenhouse gas emissions established by SCAQMD.

Emissions were estimated using the CalEEMod version 2016.3.2 (see Appendix A for model output). Construction is anticipated to begin in early 2021 and completed in early 2022. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the Traffic Impact Analysis prepared by Urban Crossroads, which determined that the Proposed Project would generate 1,401 total daily trips.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). The Proposed Project would not generate Fluorinated gases as defined by AB 32, only the GHGs (CO₂, CH₄, and N₂O) that are emitted by construction equipment. SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 3,000 MTCO₂E per year has been adopted by SCAQMD for non-industrial type projects.

As shown in Table 6 and Table 7, the Proposed Project’s emissions would not exceed the SCAQMD’s 3,000 MTCO₂e threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Table 6
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Site Preparation	1.6	0.0	0.0
Grading	2.6	0.0	0.0
Building Construction	227.3	0.0	0.0
Paving	6.5	0.0	0.0
Architectural Coating	1.5	0.0	0.0
Total MTCO₂e	240.4		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

**Table 7
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Area	0.0	0.0	0.0
Energy	27.3	0.0	0.0
Mobile	1,934.2	0.1	0.0
Waste	0.0	0.0	0.0
Water	1.1	0.0	0.0
Construction Amortized over 30 years	8.0		
Total MTCO₂e	1,973.5		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

- b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less than Significant Impact. In October 2015, the City adopted a climate action plan known as the “Sustainable Beaumont: The City’s Roadmap to Greenhouse Gas Reduction” which commits the City to a more energy efficient pathway. The Project Site is zoned General Commercial under the General Plan. The future emissions estimates of the City’s climate action plan therefore account for the implementation of the Proposed Project as it is consistent with the General Plan. The project design incorporates standards such as Title 24 to lower GHG emissions. In addition, approval of the project will bring products and services to consumers that are currently not provided in the area, thereby reducing vehicle miles travelled. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.9.1 Environmental Setting

The transportation of hazardous substances through the City poses a threat to public health and safety. Many of Beaumont’s businesses produce, use and store hazardous materials. The transport, storage, use and disposal of hazardous materials and wastes is extensively regulated at all levels. The Safety Element under the City General Plan is concerned with identifying ways to reduce the potential for accidents and the health risk posed from hazards and hazardous materials.

3.9.2 Impact Analysis

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant with Mitigation Incorporated. Components of the Proposed Project that may involve potential impacts from hazardous materials include the gas station, two USTs, and one healy tank (clean air separator). One of the USTs will hold 30,000 gallons of Regular Unleaded Gasoline. The other UST is a Split Tank, which will hold 12,000 gallons of Premium Unleaded Gasoline and 10,000 gallons of Diesel.

A permit to operate a UST system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617. These regulations mandate the testing and frequent inspections of the UST facilities. The proposed USTs and healy tank would be located on the northeastern corner of the Project Site. The gas station with canopy would be located west of the USTs.

The Project Applicant would be required to prepare a Spill Contingency Plan with the County of Riverside Hazardous Materials Department, and all operations of the gas station and related USTs would be required to comply with all federal, state and local laws regulating the management and use of hazardous materials. Therefore, impacts associated with long-term operation would not result in significant impacts.

Development of the Project Site would disturb approximately 1.39 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities and 2) identify, construct, and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The SWPPP must include Best Management Practices (BMPs) to control and abate pollutants. Implementation of mitigation measure WQ-1 in Section 3.11 would ensure that potential impacts associated with the release of hazardous materials to the public or to the environment are reduced to a less than significant level.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant Impact. Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. The United States Department of Transportation, California Department of Transportation, and SCAQMD regulate the transportation and delivery of gasoline and diesel fuel. All materials required during construction would be kept in compliance with State and local regulations. With the implementation of BMPs and compliance with all applicable regulations, potential impacts from the use of construction-related hazardous materials is considered less than significant.

AB 3777 was enacted to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit Risk Management Prevention Plans (RMP). The Proposed Project will be required to include an RMP, which will list the equipment and procedures that will be used to prevent, mitigate and abate release of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Breach began implementation of this Program County-wide.

The City of Beaumont will work with County, State and Federal agencies involved in the regulation of hazardous materials' storage, use and disposal. The City will work with the

Riverside County Fire Department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. Additionally, the Proposed Project is subject to NPDES permit requirements and would therefore include a SWPPP.

The construction, installation, and operation of the USTs and gas station is to adhere to all regulations and requirements set forth in the 'California Code of Regulations; Title 23, Division 3, Chapter 16: Underground Storage Tank Regulations.' These regulations provide mandatory product implementation and operational procedures to reduce the risk of accidental release. Some of these required appurtenances include, but are not limited to, primary and secondary containment chambers, installation of 24/7 monitoring devices, monitoring programs and reporting procedures, constant vacuum seal of the fueling system, and vapor sensors. Permitting and design of fueling system must be diligently reviewed and approved by County Programs, including the 'South Coast Air Quality Management District' and 'Riverside County Department of Environmental Health, Hazardous Materials Management Branch.' The California Health and Safety Code, Statutes of Chapter 6.7, Underground Storage of Hazardous Materials provides further regulations in regard to permitting the operation of the USTs. Site design and operating procedures are to adhere to California Stormwater Quality Association standard BG-22, which requires implementation of operational BMPs to avoid above ground storm water pollution and discharge into storm drain system. Some of these operational requirements include training employees on proper leak and spill prevention and cleanup practices, and the maintenance and cleaning of the fueling area. Furthermore, an UST permit must be obtained from the County Hazardous Materials Management Branch, which is responsible for routine inspections of fueling station operations and USTs.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less than Significant Impact. The Project Site is approximately 0.33 miles southeast of Palm Innovation Academy, located at 751 Palm Ave. The Proposed Project would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials which would minimize or eliminate potential impacts to schools. Although the Project Site is not within 1/4 mile of a school, the Proposed Project would adhere to all California Code of Regulations, Title 23, Chapter 16 - Chapter 18 requirements and pursue the proper permitting and design approvals. It would comply with all Environmental Protection Agency requirements by adhering to all requirements set forth in the 2015 UST Regulations. The Proposed Project would adhere to all local ordinances with approval from the pertinent Riverside County departments. Therefore, no significant impacts are anticipated, and no mitigation measures are required.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less than Significant Impact. There is no existing toxic or hazardous material being recognized by the State environmental agency as an environmental concern at the Project

Site. Therefore, the Proposed Project would not create a significant hazard to the public or environment.²¹

A Phase I Environmental Site Assessment, dated May 8, 2020, was prepared for the Proposed Project by Robin Environmental Management (REM) (see Appendix F). REM's field engineer contacted State and local agencies to determine if any records were filed of former operations of UST of gasoline/product or any other hazardous substances on the Project Site or operations within a one-mile radius. No records were found in reference to historical usage or handling of UST or any hazardous substances on the Project Site. In addition, during the on-site inspection of the Project Site and adjacent parcels, the use, storage, and generation of any quantity of hazardous materials was not observed. No regulatory agency data was found regarding historic or present use of the subject property in regard to hazardous materials previously or presently used, stored, treated, disposed or generated at the Project Site.

The Project Site was not listed on the following environmental regulatory database record research (NETR records search): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF. REM conducted a government records search for environmental liens placed by the federal environmental agency under CERCLA regulations for the Project Site and found that there were none for the Project Site. Records available at the City of Beaumont also show that there are no environmental liens placed by the local environmental agency for the subject site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. The Project Site is not located within an airport land use plan. The nearest airport to the Project Site is the Banning Municipal Airport, located approximately 6 miles southeast of the Project Site. The Project Site is not located within two miles of a public airport or public use airport. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project Site is in the southwest corner of the Pennsylvania Avenue and Sixth Street intersection. These streets are not major roadways identified as evacuation routes.²² The Proposed Project would be required to comply with the City's Multi-Hazard Functional Plan that outlines responsibilities and procedures to be followed in the event of an emergency or Citywide disaster. The City and the Riverside County Fire Department established certain design standards to ensure that site planning and building design consider public safety and fire prevention; these standards include requirements governing emergency access. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City and

²¹ Department of Toxic Substances Control. EnviroStor database. Accessed March 17, 2020

²² City General Plan. Exhibit 5.3 Safety Plan.

County. Site access for operations would be subject to approval of the Site Plan by the City. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less than Significant Impact. Proposed development under the General Plan is subject to environmental and building permit review procedures to ensure adequate and appropriate site design and construction methods are implemented to reduce the risk of wildland fires. For new development, the creation of defensible areas around building structures, and use of fire-resistant building materials will provide protection from wildland fires. Furthermore, the Project Site does not lie within a Very High Fire Hazard Severity Zone (VHFHSZ) and is not in area considered a wildland fire risk (see Wildfire Section for further discussion).²³ Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.10 HYDROLOGY AND WATER QUALITY

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

²³ CalFire. VHFHSZ Local Responsibility Area Map for the Western Riverside County Region

3.10.1 Environmental Setting

According to the City General Plan, the City's water supply has been sourced from groundwater supplies within the Beaumont Groundwater Storage Unit (BSU). The BSU is part of the Beaumont Hydrologic Subarea of the San Timoteo Hydrologic Area and the northern portion of the Santa Ana River Hydrologic Unit. The City is serviced by the Beaumont/Cherry Valley Water District. The District draws groundwater from shallow wells in Little San Geronio Canyon. The increase in urban runoff due to increasing urban/suburban growth has resulted in the degradation of the surface water quality.

3.10.2 Impact Analysis

a,e) Would the project violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality? Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant with Mitigation Incorporated. The Proposed Project would disturb approximately 1.39 acres and is therefore subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP.

A preliminary Water Quality Management Plan (WQMP), dated November 24, 2019 was prepared for the Proposed Project by Love Engineering and approved by the City of August 31, 2020. The WQMP is included in Appendix G. The WQMP is intended to comply with the requirements of the County of Riverside for Ordinance No. 457, which includes the requirement for the preparation and implementation of a Project-Specific WQMP. The Project Applicant shall be responsible for the implementation and funding of the WQMP and will ensure that it is amended as appropriate to reflect up-to-date conditions on the site. See part b below for project compliance to sustainable groundwater management plan.

The implementation of the WQMP is enforceable under the County of Riverside Water Quality Ordinance. Review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure potential impacts are reduced to less than significant, the following mitigation measure shall be implemented:

Mitigation Measure 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.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less than Significant Impact. The Proposed Project's water demands would be met by the Beaumont-Cherry Valley Water District (BCVWD) which draws groundwater from shallow wells in Little San Geronio Canyon. The Beaumont Groundwater Basin has a large storage capacity for banked water.²⁴ During wet years, BCVWD can bank State Water Program water for dry years.

At the time the Urban Water Management Plan (UWMP) was prepared, the population served by BCVWD is expected to nearly double by 2040-50, based on the City's 2007 General Plan projected build-out population. The build-out population estimate will set the ultimate water demand. The Proposed Project is the development of a drive-thru car wash, convenience store and gas station. It includes approximately 14,554 square feet of landscaping, which is 26.63% of the total site. It is consistent with the General Plan and would therefore be included in BCVWD's projections for water demands.

The Proposed Project is required to conform to the City of Beaumont and County of Riverside Landscaping Ordinances that pertain to water efficient landscape requirements. In addition, as is required by BCVWD, landscaped areas which have turf shall have smart irrigation controllers and systems shall have automatic rain sensors. Landscaping in non-turf areas should be drought-tolerant with drip or bubbler irrigation systems. In addition, the car wash tunnel will utilize recycled water. No significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) result in substantial erosion or siltation on- or off-site

Less than Significant with Mitigation Incorporated. Erosion is the process by which soils are removed from the Project Site most commonly by wind or water. Erosion is more likely to occur if soils are left unprotected. The Proposed Project would include the construction of convenience store, drive-thru car wash and gas station. The hazard of soil erosion would be reduced after construction of the Proposed Project by protecting soil via landscaping and directing stormwater runoff to bioretention basins. According to the City General Plan, future development under the General Plan will not result in any additional soil erosion or loss of topsoil. Soils within City limits are classified as Ramona-Placentia, Hanford, and Yolo Soils Association.²⁵ These soils are generally well drained, have low soil permeability, and have relatively low inherent fertility. The Project Site does not fall within any geological boundary which would contribute to the soil erosion or loss of topsoil to the Project Site or surrounding properties. Moreover, the Project Applicant is required to design temporary drainage facilities and erosion control measures to minimize erosion and silt deposition during site grading activities.

²⁴ BCVWD. 2015 Urban Water Management Plan.

²⁵ City General Plan. Page 105.

Development of the approximately 1.39-acre Project Site would disturb more than one acre of soil and therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permits requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). A SWPPP is required for construction of the Proposed Project and will include a list of Best Management Practices (BMPs) to avoid and minimize soil erosion.

Moreover, implementation of mitigation measure GEO-2 would minimize the possibility of serious erosion and reduce impacts to a less than significant level.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less than Significant Impact. A Hydrology/Hydraulics Study, dated May 4, 2020, was prepared for the Proposed Project by Love Engineering (see Appendix G). The purpose of this study is to analyze the 10 year and 100 year, 3 hour, 6 hour, and 24 hour storm flows for the site under existing conditions and developed conditions to determine the necessary detention volume to mitigate storm flows due to development. The results of the study show that flows exiting the Project Site under proposed conditions are less than or equal to the flows exiting the Project Site under existing conditions. Although development often increases stormwater runoff, there are factors that can contribute to reduction in stormwater runoff. The reduction of stormwater runoff from the Project Site under proposed conditions is due to the increase in the length of the path of travel, thus yielding a longer time of concentration. However, the storm flow volumes were increased for the 24 hour storms. Since the stormwater runoff under proposed conditions is less than or equal to runoff under existing conditions, there will be no downstream impacts. There will be no offsite run-on and the Project Site will be protected from the 100-year storm through the onsite area drains and detention basin. The basin will still be needed for water quality purposes. There is an existing 42" storm drain in Pennsylvania Avenue that the basin outlet will tie into.

The Project Site is within the Riverside County Flood Control and Water Conservation District (RCFC and WCD). The Federal Emergency Management Agency (FEMA) maps portions of the City within the 100-year flood plain zones. According to the City General Plan, the General Plan Area is not exposed to significant hazards due to dam or levee failure(s). The Federal Emergency Management Agency (FEMA) maps portions of the City within the 100-year flood plain zones. The Project Site is within an area with 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile.²⁶ Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

²⁶ FEMA. National Flood Hazard Layer.

iii,iv) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources or polluted runoff; or impede or redirect flood flows

Less than Significant Impact. Implementation of the Proposed Project would increase the percent of impervious surface from 18% to 72%.²⁷ The flow rate under proposed conditions is the same as that under existing conditions. The volume, however, increases from 3,273 CF to 5,211 CF (delta=1,938 CF). The Proposed Project includes two bioretention basins to mitigate the Hydraulic Conditions of Concern. Basin #1 will have a volume of 468 CF and Basin #2 will have a volume of 1,795 CF, for a total basin volume of 2,263 CF. The bioretention basins are anticipated to achieve a complete on-site retention of the increased stormwater runoff.

Under proposed conditions, storm water runoff would sheet flow into various drain inlets via curb and gutter and ribbon gutter. The gutters would ultimately connect to the existing RCFC and WCD curb inlet. The Proposed Project's uses are not anticipated to affect drainage patterns or add substantial runoff that cannot be supported by existing RCFC and WCD Facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

d) *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Less than Significant Impact. Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The Project Site is within Flood Zone X, which is an area with 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile.²⁸ This zone corresponds to areas with moderate to low risk of flooding.²⁹ Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

3.11 LAND USE AND PLANNING

11.	LAND USE/PLANNING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

²⁷ Hydrology/Hydraulics Study for Beyond Food Beaumont. Love Engineering. May 4, 2020.

²⁸ FEMA. National Flood Hazard Layer.

²⁹ Definitions of FEMA Flood Zone Designations.

https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

3.11.1 Environmental Setting

The City and its spheres of influence contain significant tracts of undeveloped land. Development under the General Plan will largely affect undeveloped and rural areas within the City Sphere of Influence. Future development would result in intensified existing urban uses and convert open space into urban land. The General Plan's Community Development Element establishes the policy statements to preclude or reduce the potential for disruption or division of established communities.

3.11.2 Impact Analysis

a) *Would the project physically divide an established community?*

Less than Significant Impact. The City General Plan Area has been subdivided into smaller Planning areas. The Project Site is part of the 6th St. Corridor Planning Area. Commercial and industrial uses are the predominant land uses within this Planning Area, with residential uses north of Sixth Street. The Project Site is currently vacant and within a General Commercial (CG) zone. The CG Zone is intended to permit development that provides for a range of commercial service and retail land uses. The Proposed Project is the development of a convenience store, gas station and drive-thru car wash, and would serve nearby residential communities. It would be conditionally permitted within the CG Zone. Approval of the CUP is required for the establishment of the drive-thru car wash and gas station within the CG zone. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does include the construction of a linear feature. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less than Significant Impact. The Project Site has a current land use zoning of General Commercial (CG). Approval of the CUP is required for establishment of the drive-thru car wash and gas station within the CG zone. With approval of the CUP, the Proposed Project would comply with applicable requirements for structures in the CG zone. In addition, the Project Site is located within the Sixth Street Overlay. This overlay provides for the development of mixed uses (residential and/or commercial). The Proposed Project would be consistent with the uses permitted and conditionally permitted in the CG zone and Sixth Street Overlay. The Proposed Project would not conflict with any land use plan, policy or regulation with the purpose of avoiding or mitigating an environmental effect. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

3.12 MINERAL RESOURCES

12.	MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 Environmental Setting

The General Plan Area is lacking in any known or identified mineral resources. Development under the General Plan will not restrict access to mineral resources outside of the General Plan Area. There may be accretions of aggregates along watercourses and drainage ways that can be valuable for local construction.

3.12.2 Impact Analysis

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Less than Significant Impact. According to the California Department of Conservation, Mineral Land Classification map, the Project Site is located in the San Bernardino Production-Consumption (P-C) region, specifically in Special Report (SR) 143. The Project Site and its immediate vicinity occur within Mineral Resource Zone 3 (MRZ-3).³⁰ This zone is defined as an area containing mineral deposits with a significance that cannot be evaluated from available data. According to the City General Plan, there are no known or identified mineral resources of regional or Statewide importance within the General Plan Area.³¹ Additionally, development under the General Plan will not restrict access to mineral resources outside of the General Plan Area. The Proposed Project’s demand for mineral resources will be considered less than significant due to the abundance of available aggregate resources in the Southern California region. Mineral resource mining would not be compatible with the surrounding land uses and the General Plan designation for the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. Analysis under the City General Plan concludes that development under the General Plan will not result in a significant loss of available locally important mineral resource

³⁰ California Department of Conservation. Mineral Land Classification of Aggregate Resources SR 143 Plate 7.16

³¹ City General Plan. Page 152

recovery site. There are no delineated sites of mineral resources within the General Plan Area. Undeveloped areas of the General Plan Area may yield sand, gravel and aggregate that can be used for local construction activities as long as mineral extraction does not conflict with other policies or land uses. The Project Site has a current zoning of General Commercial and is within a commercial area of the city. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.13 NOISE

13.	NOISE Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.13.1 Environmental Setting

The ambient noise environment in the City is dominated by transportation-related noise. Freeway noise will continue to impact planning areas located along the I-10 and SR-60 Freeway corridors. The Project Site is located approximately 350 feet north of the I-10. A Noise Impact Analysis, dated October 27, 2020 was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix H for report).

3.13.2 Impact Analysis

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less than Significant with Mitigation Incorporated. The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00PM), and by adding ten decibels to sound levels at night (10:00 PM to

7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours. The equivalent continuous noise level, Leq, is a level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.

Construction Impacts

Modeled unmitigated construction noise levels when combined with existing measured noise levels could reach 74.3 dBA Leq at the nearest commercial property line to the north, 70.5 dBA Leq at the nearest residential dwelling unit to the north, 71 dBA Leq at the nearest residential dwelling unit to the northeast, 76.2 dBA Leq at the nearest commercial property line to the east, up to 70.6 dBA Leq at the nearest residential dwelling unit to the east, up to 72.2 dBA Leq at the nearest residential dwelling unit to the southwest, up to 79.6 dBA Leq at the nearest commercial property line to the west, up to 70.1 dBA Leq at the mobile home park to the west, and up to 67.9 dBA Leq at the nearest residential dwelling unit to the northwest of the Project Site.

Construction noise sources are regulated within Section 9.02.110(F) of the City of Beaumont Municipal Code which prohibits construction activities within one-quarter mile of an occupied residence or residences other than between the hours of 6:00 AM and 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. Furthermore, Section 9.02.110(F) prohibits sound levels at any time to exceed fifty-five dB(A) for intervals of more than fifteen minutes per hour as measured in the interior of the nearest occupied residence or school.

The interior noise level is the difference between the projected exterior noise level at the structure's facade and the noise reduction provided by the structure itself. Typical buildings generally provide a conservative 20 dBA noise level reduction with "windows closed". The projected interior noise level can be estimated by subtracting the building shell design from the predicted exterior noise level. A "windows closed" condition requires mechanical fresh air ventilation (e.g. air conditioning) be provided in habitable dwelling units. Therefore, project construction noise would be significant if it occurs outside of the hours of 6:00 AM and 6:00 PM during the months of June through September or between the hours of 7:00 AM and 6:00 PM during the months of October through May; or if it results in an exterior noise level at an occupied residence or school that exceeds 75 dBA for any 15-minute period.

Impacts related to construction noise will be further minimized with adherence to applicable Municipal Ordinances and implementation of the mitigation measures N-1 to N-7 presented below. Impacts would be less than significant.

Noise Impacts to Off-Site Receptors Due to Project-Generated Trips

Existing and Existing Plus project noise levels along acoustically significant area roadways were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model FHWA-RD-77-108 in order to quantify the Proposed Project's contribution to increases in ambient noise levels.

For off-site project generated noise, increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at

least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable land use compatibility standard for the affected sensitive receptors set forth in the Safety Element of the City's General Plan; or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard.

Per the noise modeling, all of the modeled roadway segments are anticipated to change the noise a nominal amount (approximately 0.03 to 0.23 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

The SoundPLAN noise model was utilized to estimate project peak hour operational noise at noise measurement locations and at adjacent properties in order to determine if it is likely to exceed the City's noise thresholds at nearby receptors.

Daytime peak hour project operational noise levels are expected to range between 42 and 62 dBA Leq; and nighttime operational noise levels are expected to range between 23 and 46 dBA Leq at nearby land uses. Per Section 9.02.070 of the Municipal Code, all standards were adjusted to be no lower than 57.8 dBA Leq which is the lowest measured noise level in the project vicinity. Operational daytime noise levels will not exceed the City's exterior or interior daytime and nighttime noise standards.

Noise Impacts to the Proposed Project (Noise/Land Use Compatibility)

In order to evaluate the Proposed project in light of the Noise and Land Use Compatibility Standards provided in the City of Beaumont General Plan Noise Element, 2040 traffic noise levels associated with Pennsylvania Avenue and 6th Street was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. The proposed convenience store is located approximately 200 feet south of the centerline of 6th Avenue and approximately 80 feet west of the centerline of Pennsylvania Avenue. Pennsylvania Avenue is designated as a Major Highway and 6th Avenue is designated as an Arterial Highway. Future noise levels associated with 6th Avenue and Pennsylvania Avenue vehicle traffic is expected to reach 74.5 dBA CNEL at the northeast corner of the proposed convenience store. This noise level falls below the maximum acceptable noise level for commercial land uses. This impact is less than significant.

Mitigation Measure N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor and City shall ensure compliance.

Mitigation Measure N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site. The contractor and City shall ensure compliance.

Mitigation Measure N-3: Equipment shall be shut off and not left to idle when not in use. The contractor shall ensure compliance.

Mitigation Measure N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and

sensitive receptors nearest the project site during all project construction. The contractor and City shall ensure compliance.

Mitigation Measure N-5: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors. The contractor and City shall ensure compliance.

Mitigation Measure N-6: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction. The contractor shall ensure compliance.

Mitigation Measure N-7: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. The contractor and City shall ensure compliance.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

Less than Significant Impact. Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation “VdB” for vibration decibels to reduce the potential for confusion with sound decibel.

A peak particle velocity (PPV) of 0.20 is the threshold at which there is a risk to “architectural” damage to normal dwellings. It is also the level at which groundborne vibration can become annoying. Impacts would be significant if construction activities result in groundborne vibration of 0.20 PPV or higher at a sensitive receptor.

Construction equipment is anticipated to be located at a distance of at least 55 feet or more from any receptor. Temporary vibration levels associated with project construction would be less than significant. At 55 feet, which is the distance to the closest off-site building, the commercial use to the west, use of a vibratory roller would be expected to generate a PPV of 0.064 and a bulldozer would be expected to generate a PPV of 0.027. Use of either a vibratory roller or a bulldozer would not be considered annoying to nearby sensitive receptors. Therefore, impacts associated with construction activities would be less than significant. No mitigations are required.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

Less than Significant Impact. The Project Site is located approximately 6 miles west of the Banning Municipal Airport. The Project Site is neither within an airport land use plan, nor is it located within two miles of a public airport or public use airport.³² The Proposed Project would

³² Riverside County Information Technology GIS. Map My County. Accessed July 15, 2020.

not expose people residing or working in the project area to excessive noise levels. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

3.14 POPULATION AND HOUSING

14.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.14.1 Environmental Setting

According to the United States Census Bureau, the City of Beaumont had a population of 36,877. For 2018, the City was estimated to have a population of 49,241. The City is one of the fastest growing cities in Riverside County and in California. The Community Development Element of the City General Plan outlines the standards for development intensity and population density for each land designation.

3.14.2 Impact Analysis

a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The General Plan is not intended to induce population growth but rather, to identify the plans, policies and programs necessary to accommodate anticipated growth within the City and surrounding region. The population growth estimates based on the General Plan are consistent with SCAG growth forecasts. If there is a minor increase in population growth as a result of the implementation of the Proposed Project, this population growth would be accounted for in the General Plan and considered insignificant. The Proposed Project would require an estimate of 12 employees. It is anticipated that this demand in employment will be provided by the existing local population. Short-term construction activities at the Project Site would not attract new employees to the area since a pool of construction labor exists in the region. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The Project Site is currently vacant and does not contain housing that could potentially be displaced. The Project Site is designated “General Commercial”, which corresponds to smaller commercial retail and service-related activities found along 6th Street.

This land use designation permits a range of retail and service-oriented land uses, which is intended to serve adjacent neighborhoods. The Proposed Project would be consistent with this land use designation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

3.15 PUBLIC SERVICES

PUBLIC SERVICES.					
15.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.15.1 Environmental Setting

The City of Beaumont will oversee the development of adequate and dependable services to meet the needs of existing and future development (Community Development Element Policy 20). These services include fire protection, law enforcement, hospital/healthcare services and education.

3.15.2 Impact Analysis

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

Less than Significant Impact. The City of Beaumont contracts with the Riverside County Fire Department (RCFD) for Citywide services, including fire protection, public service and emergency medical aid response. Fire protection services are supplemented by the California Department of Forestry station in the City. Six County fire stations serve the City, with three stations based outside but near Beaumont’s boundaries. Riverside County Fire Station 66, located at 628 Maple Avenue, is approximately 0.34 miles northwest of the Project Site. In order to minimize the need for additional fire station facilities, new development plans are subject to review and approval by the RCFD. Proposed projects are required to comply with applicable fire protection and prevention requirements, such as building setbacks, emergency access and interior sprinklers. Additionally, the Project Applicant will be required to pay a one-time mitigation fee to support the development of new fire station facilities under Beaumont City Ordinance 795 and a separate fee for emergency preparedness under City Ordinance 814. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

Less than Significant Impact. The Beaumont Police Department provides police protection services in the area of the Project Site. The closest police station, located at 660 Orange Avenue, is approximately 1.5 miles northwest of the Project Site. Public concerns have been related to the addition of businesses that sell alcohol could increase crime. The Beaumont Market across the street from the Project Site currently sells beer and wine. The Beaumont Police Department has indicated in an October 22, 2020 communication that the Proposed Project would increase crime rate as there are many alcohol-selling businesses along the I-10 freeway, but the increase would not be significant. According to the City General Plan, City General Fund revenues are typically used to provide and supplement police services, as required. Revenues from the Proposed Project would be allocated to finance an increased demand for police protection services. The Project Applicant would be required to pay a one-time basic service facility fee under City Ordinance 506. An increase in demand for police protection resulting from the Proposed Project would be accounted for in the General Plan and would be considered insignificant. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

Less than Significant Impact. The Project Site is located within the Beaumont Unified School District (BUSD). The increase in employment from the Proposed Project is anticipated to be fulfilled by the local population. The Proposed Project is not anticipated to result in an increase in population growth within the area, thereby not increasing the number of students. The Project Applicant will be required to pay applicable development fees in support of public-school facilities. This fee will be sufficient in mitigating potential impacts of the Proposed Project on schools. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

Less than Significant Impact. The City shall improve the requirement of establishing five acres of parkland for every one thousand persons in conjunction with residential development.³³ The City of Beaumont and Cherry Valley Recreation and Park District own and operate park facilities. Population growth resulting from the implementation of the General

³³ City General Plan. Page 52.

Plan will lead to an increased demand for public parks. The City's Local Park Code and the State of California Quimby Act require new development to provide parkland dedications or appropriate fees in case the Proposed Project might have direct or indirect impacts on parks. The increase in employment from the Proposed Project is anticipated to be fulfilled by the local population. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

Less than Significant Impact. The Proposed Project is not anticipated to have a significant impact on public facilities/services because an increase in the City's population is not anticipated with the Proposed Project. In addition, the Project Applicant's payment of development impact fees will mitigate any potential impacts on public services. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.16 RECREATION

16.	RECREATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.16.1 Environmental Setting

The General Plan's Resource Management Element addresses open space and recreational resources. The City manages parks and recreational facilities to ensure these facilities stay in good condition. The City intends to increase the recreational facilities available to residents. The Project Site is primarily surrounded by commercial and residential development.

3.16.2 Impact Analysis

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact. The implementation of the Proposed Project is not expected to lead to substantial population growth. As a result, the Proposed Project would not lead to substantial physical

deterioration of neighborhood and regional parks or other recreational facilities. It would not require the construction or expansion of park or other recreational facilities to meet demands. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. The Proposed Project is a commercial development and its demand for employment is anticipated to be filled by the local population. It would not require the construction or expansion of recreational facilities to meet demands of residential development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

3.17 TRANSPORTATION

17.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.17.1 Environmental Setting

The Proposed Project is anticipated to be constructed and fully operational by 2022. Access to and from the Project Site would be via a right-in/right-out only access to Pennsylvania Avenue and an existing right turns in/out only access to Sixth Street currently being used by Auto Zone store. A Traffic Impact Analysis, dated August 25, 2020, was prepared for the Proposed Project by Ganddini Group, Inc. to provide an assessment of traffic operations resulting from development of the Proposed Project and to identify measures necessary to mitigate potentially significant traffic impacts (see Appendix I) for report).

3.17.2 Impact Analysis

a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?*

Less than Significant with Mitigation Incorporated.

Based on the study intersections identified in the approved scoping agreement, the study area consists of the following study intersections within the City of Beaumont jurisdiction:

1. Project Driveway (NS) at Sixth Street (EW)

2. Pennsylvania Avenue (NS) at Sixth Street (EW)
3. Pennsylvania Avenue (NS) at Project Driveway (EW)
4. Pennsylvania Avenue (NS) at I-10 Westbound Off-Ramp (EW)
5. Pennsylvania Avenue (NS) at I-10 Eastbound On-Ramp (EW)

The following scenarios are analyzed during typical weekday morning and evening peak hour conditions:

- Existing Conditions
- Existing Plus Project Conditions
- Opening Year (2022) Without Project Conditions
- Opening Year (2022) With Project Conditions

The City of Beaumont has established Level of Service D as the target Level of Service and Level of Service E as a threshold standard. As stated in the Guide for the Preparation of Traffic Impact Studies (State of California, 2002), "California Department of Transportation endeavors to maintain a target LOS [Level of Service] at the transition between LOS "C" and LOS "D" on State highway facilities". For consistency with local requirements, the TIA defines Level of Service D as the minimum acceptable Level of Service for State Highway facilities. The Proposed Project is forecast to generate a total of approximately 1,401 net daily trips, including 170 net trips during the AM peak hour and 162 net trips during the PM peak hour

Existing

The study intersections currently operate within acceptable Levels of Service during the peak hours for Existing conditions, except for the following study intersection that is projected to operate at deficient Levels of Service (E or F):

- Pennsylvania Avenue at I-10 Westbound Off-Ramp – (PM peak hour)

Existing Plus Project

The study intersections are forecast to operate within acceptable Levels of Service (D or better) during the peak hours for Existing Plus Project conditions, except for the following study intersection that is projected to operate at deficient Levels of Service:

- Pennsylvania Avenue at I-10 Westbound Off-Ramp – (PM peak hour)

The California Department of Transportation (Caltrans) has been collaborating with the City of Beaumont to develop a long-term plan to construct a new freeway interchange and signalized ramps on Pennsylvania Avenue at the I-10 Freeway. The City of Beaumont has provided the conceptual design plan for the Pennsylvania Avenue Widening Project. The Opening Year (2022) analysis has been conducted with these lane geometrics and intersection controls.

As part of the project, the I-10 Westbound Off-Ramp would be relocated north on Pennsylvania Avenue. A project referred to as the New Gas Station NWC of Pennsylvania Avenue and I-10 WB Off Ramp located adjacent to the subject Project Site to the south is proposing to construct the west leg of the intersection as a project driveway. The intersection lane geometrics and traffic volumes for this project have been included in this analysis.

The improvements are expected to fully resolve the existing deficient level of service during the PM peak hour for Existing Plus Project conditions. Without the Caltrans-planned interchange improvements, the Proposed Project would have significant impacts on LOS. To ensure that the Proposed Project will have no significant impacts at the intersection of Pennsylvania Avenue at I-10 Westbound Off-Ramp, Mitigation Measure T-1 should be implemented.

The Proposed Project is forecast to result in no significant Level of Service impacts at the study intersections during the weekday AM and PM peak hours for Opening Year (2022) traffic conditions, with the Caltrans-planned I-10 freeway interchange improvements at Pennsylvania Avenue would will resolve existing deficient level of service. Consultation between the City of Beaumont and Caltrans should determine whether or not this improvement should be implemented for interim conditions." This interim improvement is considered counter-intuitive since Caltrans currently has planned I-10 freeway interchange improvements at this location which once constructed will result in the interchange operating at acceptable LOS during the peak hours. Construction of the interim improvement may coincide with Caltrans planned improvements (which are more intensive) or interfere with the scheduling/construction of Caltrans planned improvements, deeming the interim improvement superfluous. Construction of the interim improvement may also be completed just prior to Caltrans starting construction on its planned freeway interchange project, thus negating any potential benefit of the interim improvement on the roadway network. This would depend on Caltrans construction schedule. Therefore, as recommended, the City of Beaumont and Caltrans should determine the necessity and feasibility of this interim improvement.

Opening Year (2022) Without Project

The study intersections are forecast to operate within acceptable Levels of Service (D or better) during the peak hours for Opening Year (2022) Without Project conditions.

Opening Year (2022) With Project

The study intersections are projected to operate within acceptable Levels of Service (D or better) during the peak hours for Opening Year (2022) With Project conditions. The Proposed Project is forecast to result in no significant traffic impacts at the study intersections for Opening Year (2022) With Project conditions without improvements.

The TIA assumes the Proposed Project shall comply with the following conditions as part of the City of Beaumont standard development review process:

- A construction work site traffic control plan shall comply with State standards set forth in the California Manual of Uniform Traffic Control Devices and shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bike route, or bus stop closures and detours as well as haul routes and hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.
- All on-site and off-site roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards and to the satisfaction of the City of Beaumont.

- Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Beaumont.
- Adequate off-street parking shall be provided to the satisfaction of City of Beaumont. Adequate emergency vehicle access shall be provided to the satisfaction of the Riverside County Fire Authority.
- The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable City of Beaumont/California Department of Transportation sight distance standards.

Queuing Analysis

The existing storage length for the northbound right turn lane at the intersection of Project Driveway at Sixth Street and the eastbound right turn lane at the intersection of Pennsylvania Avenue at Project Driveway are forecast to provide adequate queuing capacity with the addition of new project trips. The proposed storage lengths for the project driveways are forecast to provide adequate queuing capacity with the addition of new project trips.

The Proposed Project is the development of a gas station, convenience store and a drive-thru car wash. It is a land use project that would allow commercial services to be more accessible to residents of the neighborhoods west, southwest and north of the Project Site. The study area is currently served by PassTransit bus service. Routes 1, 2, and 3 run along Sixth Street. There are currently existing bicycle lanes along Sixth Street. Sidewalks are provided intermittently on the north and south sides of Sixth Street, and generally not provided on Pennsylvania Avenue. The Proposed Project would be easily accessible to residents. It would not alter existing transit, roadways, bicycle lanes and pedestrian facilities.

Mitigation Measure T-1: Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and one exclusive right turn lane. The City shall ensure compliance.

With implementation of Mitigation Measure T-1, as dictated by the City and CalTrans, the Proposed Project would not result in LOS operational deficiency and would meet the minimum acceptable Level of Service for State Highway facilities..

b) Conflict or be inconsistent with CEQA Guidelines s § 15064.3, subdivision (b)?

Less than Significant Impact. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region.

The City of Beaumont adopted its VMT guidelines on June 16, 2020 via the Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (January 2020) developed for Western Riverside Council of Governments (WRCOG) agencies [“WRCOG TIA Guidelines”]; therefore, the project-related VMT impact has been assessed based on guidance from this document.

The WRCOG TIA Guidelines, as adopted by the City of Beaumont, include guidance for certain types of projects/activities that generally will not require a VMT analysis. A presumption of less than significant VMT impact for the following activities is based on substantial evidence provided in the OPR Technical Advisory, or is related to projects that are local serving, thus reducing the number of trips/trip lengths and VMT:

- Projects located in a Transit Priority Areas (TPA)
- Projects located in a low-VMT generating area
- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 110 daily vehicle trips:
 - 11 single family housing units
 - 16 multi-family, condominiums, or townhouse housing units
 - 10,000 square feet of office
 - 15,000 square feet of light industrial
 - 63,000 square feet of warehousing
 - 79,000 square feet of high-cube transload and short-term storage warehouse

The Proposed Project involves construction of a local-serving gas station, which is listed as a VMT-reducing project in the WRCOG TIA Guidelines. Therefore, the Proposed Project would result in a less than significant VMT impact based on the local-serving nature of the project in accordance with the WRCOG TIA Guidelines, as adopted by the City of Beaumont. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less than Significant Impact. The Proposed Project is the development of a gas station, drive-thru car wash and convenience store. It includes a 35-foot driveway on Pennsylvania Avenue and a 35-foot driveway on Sixth Street that would be shared with the adjacent Auto Zone store. The Proposed Project does not include geometric design features or incompatible uses that would substantially increase hazards. The Project Site has a rectangular shape and is not adjacent to windy roads. Furthermore, the Sixth Street and Pennsylvania Avenue intersection is a signalized intersection, which can help minimize potential safety hazards resulting from implementation of the Proposed Project. The Proposed Project would share the existing driveway at Sixth Street currently utilized by the Auto Zone store. The driveway would include one inbound lane and one outbound lane with northbound stop-control and maintain

the existing lane configurations. Therefore, this new design feature is not anticipated to increase hazards. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) *Would the project result in inadequate emergency access?*

Less than Significant Impact. The Beaumont Code of Ordinances requires that minimum driveway width shall be 12 feet per lane for a one-way driveway and 25 feet for a two-way driveway. The Proposed Project includes a 35-foot driveway on Pennsylvania Avenue. The Proposed Project would share the existing right turns in/out only access to Sixth Street currently being used by Auto Zone store. The driveways would be wide enough to allow evacuation and emergency vehicles simultaneous access. The City Fire Department shall have the authority to inspect the Project Site as often as necessary to ensure that there are no hazards violating fire safety, such as inadequate emergency access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.18 TRIBAL CULTURAL RESOURCES

18.	TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.18.1 Environmental Setting

The Pass Cahuilla, Desert Cahuilla and Mountain Cahuilla are the main Cahuilla populations associated with western Riverside County. The cultural remains of the Native American Cahuilla peoples who inhabited the area until the mid1800s have been found in numerous locations throughout the City and region.³⁴

³⁴ City General Plan. Page 119.

3.18.2 Impact Analysis

- i) *Would the project cause a substantial adverse change in a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- ii) *Would the project cause a substantial adverse change in a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

Less than Significant Impact. California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

According to the City General Plan, the cultural remains of the Native American Cahuilla peoples have been found in numerous locations throughout the City and region. Rincon found 148 previously recorded cultural resources within a 1.0-mile radius of the Project Site. No cultural resources were identified on the Project Site. Moreover, review of historical topographic map from 1901 to 2018 s and aerial imagery spanning from 1953 to 2016 show that the Project Site has been undeveloped. Development to the north, south and west of the project site is seen as early as 1942.

Rincon contacted the Native American Heritage Commission (NAHC) on April 27, 2020, to request a search of the Sacred Lands File (SLF) and a contact list of Native Americans culturally affiliated with the project area. A response was received from the NAHC on April 30, 2020, stating the SLF search had been completed with “negative” results. On May 8, 2020, Rincon sent letters to 21 Native American contacts to request information on potential cultural resources in the project vicinity that may be impacted by project development. As of the date of the memorandum, no responses have been received. According to CEQA guidelines, this outreach does not constitute formal Assembly Bill (AB) 52 consultation.

As required by CEQA, AB 52 consultation is performed between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area. The City of Beaumont initiated the AB 52 consultation process on June 23, 2020. The City received a response from the Cabazon Band of Mission Indians in an email dated June 23, 2020, stating that they have no comments regarding the Proposed Project. Consultation concluded on July 24, 2020 with no other responses. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

3.19 UTILITIES AND SERVICE SYSTEMS

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.19.1 Environmental Setting

The City is serviced by the Beaumont/Cherry Valley Water District (BCVWD) for water treatment and delivery system. The City of Beaumont Wastewater Treatment Plant recycles wastewater made available to the community. Electrical service is provided by Southern California Edison. The Southern California Gas Company (SoCal Gas Company) provides basic residential and business gas services with no constraints to substantial future development. Landfill and recycling services are provided by Waste Management.

3.19.2 Impact Analysis

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or expansion of which could cause significant environmental effects?*

Less than Significant Impact. The implementation of the City's Sewer Master Plan will avoid the need for additional septic tank use within the General Plan Area. New development under the General Plan will be served through the City sewer system and wastewater treatment plant. The Proposed Project will construct sewer laterals from the convenience store with attached car wash to an existing 18" sewer line in Pennsylvania Avenue. The Beaumont-Cherry Valley Water District will provide water service to the Proposed Project. There is an existing 6" water line in Pennsylvania Avenue that the Proposed Project would connect to. Implementation of the Proposed Project would not require the construction of new water or wastewater treatment facilities or existing facilities.

Implementation of the City Master Plan of Drainage ensures that future increases in the peak rates of runoff are managed and maintained within acceptable parameters. Furthermore, implementation of storm water Best Management Practices will ensure that the Proposed Project appropriately conveys storm water runoff without adversely impacting upstream or downstream drainage characteristics. Therefore, no construction or expansion of stormwater drainage facilities are required with implementation of the Proposed Project.

Southern California Edison will provide basic electrical services to the Project Site. The Proposed Project will connect to the existing lines serving the adjacent AutoZone store. The Proposed Project will be conditioned to underground the existing power poles along Pennsylvania Avenue, along the project frontage and extending to the nearest power pole beyond the Project Site boundary. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt Hour (GWh) between the years 2015 and 2026. Gigawatt hour is a unit of energy representing one billion watt hours. The commercial building sector of the Southern California Edison planning area consumed 37260.897803 GWh of electricity in 2018.³⁵ The estimated electricity demand for the Proposed Project is 0.083219 GWh per year. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

The Project Site would be serviced by Southern California Gas Company (SoCalGas). According to the California Energy Commission, the natural gas consumption of the SoCalGas planning area commercial building sector was 937.882107 therms in 2018.³⁶ The Proposed Project's estimated natural gas demand is 146.276 therms per year; it would represent an insignificant percentage to the overall natural gas demand in SoCalGas's commercial building sector. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas.

The Proposed Project will be served by AT&T for telecommunication services. AT&T continues to drive reductions in emissions and increases in resource efficiency and alternative energy deployment. The company will enable their customers to lead more sustainable lives by expanding access technology, further integrating sustainability solutions.³⁷ The Proposed Project is the development of a gas station, convenience store and attached car wash tunnel. It would not adversely impact or conflict with AT&T's sustainability goals.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal dry and multiple dry years?*

Less than Significant Impact. The Project Site will be serviced by the Beaumont-Cherry Valley Water District (BCVWD). The BCVWD's 2015 Urban Water Management Plan (UWMP) estimated the City's water demand to the multi-family, commercial, industrial, institutional/governmental and other categories from the actual 2015 values through 2040 on

³⁵ California Energy Commission. California Energy Consumption Database.

³⁶ California Energy Commission. California Energy Consumption Database.

³⁷ AT&T. Progress Toward our 2020/2025 Goals. <https://about.att.com/ecms/dam/csr/sustainability-reporting/PDF/2017/ATT-Goals.pdf>.

the basis that the changes in demand would be proportional to the changes in single family demand. At the time the UWMP was prepared, the population served by BCVWD was expected to nearly double by 2040-50, based on the City's 2007 General Plan projected build-out population. The build-out population estimate will set the ultimate water demand.

The Project Site has a current General Plan designation and Zoning of General Commercial (CG), and the Proposed Project would be consistent with this designation. Any increase in demand for water resulting from the development and operation of the proposed uses has been accounted for in BCVWD's supply and demand projections.

As stated in the 2015 UWMP, the Beaumont Groundwater Basin has large storage capacity for banked water. BCVWD banks imported water in BCVWD's storage account in the Beaumont Basin when available from San Gorgonio Pass Water Agency (SGPWA) and as funds permit. This imported water can be extracted in future years when water allocations are insufficient to meet demands. Banking water in the storage account is critical to meeting demands during dry years. During wet years, BCVWD can bank State Project Water for dry years.

According to the UWMP, water supplies will be able to meet demand until 2040 for normal years. However, water supplies will not be able to meet demands for single and multiple years until 2040. Difference between supply and demand will be provided from previously banked water in the Beaumont Basin.

The Proposed Project would be subject to the five (5) stages of action in the event of a water shortage. The District would declare a water shortage and impose voluntary water conservation on all its customers. Water demand projections rely on growth and population estimates from local land use plans. The Proposed Project is accounted for in the City's General Plan and will not result in unaccounted water demand increases. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Compliance with BCVWD's development conditions will ensure that the Proposed Project does not substantially decrease groundwater supplied or interfere substantially with groundwater recharge. The Proposed Project is required to conform to the City of Beaumont and County of Riverside Landscaping Ordinances that pertain to water efficient landscape requirements. In addition, as is required by BCVWD, landscaped areas which have turf shall have smart irrigation controllers and systems shall have automatic rain sensors. Landscaping in non-turf areas should be drought-tolerant with drip or bubbler irrigation systems. No significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less than Significant Impact. According to the City General Plan, Beaumont will continue to provide for the development of wastewater treatment infrastructure to accommodate future demand. The Proposed Project has a General Plan land designation of General Commercial and its development is included in the City's expected future growth. As of 2015, the Beaumont WWTP had a wastewater treatment capacity of 4 million gallons per day (MGD), which is not sufficient to accommodate all expected future growth within the city. The facility

is planned to expand to provide a minimum treatment capacity of 8.0 MGD. The Project Applicant will be required to pay developer impact fees to finance treatment plant expansion. Upon completion of the facility expansion, the Beaumont WTPP would have a surplus wastewater capacity of approximately 5.5 MGD to serve existing and future demands. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?*

Less than Significant Impact. The nearest landfill to serve the Proposed Project is the Riverside County Lambs Canyon Landfill (approximately 3 miles south of the Project Site). During a permit review process in 2007, the landfill's capacity was increased, and the life of the facility was extended from 2024 to 2029. Wastes generated under build-out conditions will be directed to landfills with available capacity, as determined by the County. The City General Plan EIR concludes that, upon implementation of the General Plan, compliance with the City's adopted Source Reduction and Recycling Element (SRRE) target waste reduction and recycling goals, and proper management and disposal of waste streams would not result in a significant exceedance of permitted landfill capacities. The General Plan land use designation for the Project Site is General Commercial (CG), and the Proposed Project would be developed in accordance with the requirements of this land use designation. Solid waste generation from the Proposed Project was accounted for in the General Plan and the City's expected increase in waste generation. Additionally, the Proposed Project is required to comply with Chapter 8.12 Solid Waste Management of the City's municipal code. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) *Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Less than Significant Impact. The Riverside Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989 (AB 939). The SRRE is included in the CIWMP and analyzes the local wastestream to determine where to focus diversion efforts, including programs and funding. The City of Beaumont requires all development to adhere to all source reduction programs set forth in the SRRE for all the disposal of solid waste including yard waste. The Project would adhere to the SRRE and comply with all other applicable local, State, and federal solid waste disposal standards. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3.20 WILDFIRE

20.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.20.1 Environmental Setting

Open space and undeveloped portions of the General Plan’s Planning Area are at the highest risk for wildfires. However, since most of the Beaumont area consists of flat areas with sparse vegetation, the risk of wildfires is reduced. The City will continue to implement measures to reduce the potential for wildfires. The Project Site is not within a Very High Fire Hazard Severity Zone (VHFHSZ).

3.20.2 Impact Analysis

a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project Site is in the southwest corner of Pennsylvania Avenue and Sixth Street. According to the City General Plan Exhibit 5.3, these streets are not major roadways identified as evacuation routes. The General Plan Circulation Element provides for appropriate evacuation routes and circulation throughout the General Plan Area to facilitate rapid response to emergency situations. Moreover, the General Plan will provide for public education related to emergency conditions and emergency preparedness, response and evacuation plans. The Proposed Project will not include elements that would conflict or interfere with adopted emergency response or evacuation plans. Furthermore, new development plans are subject to review and approval by the RCFD, thereby ensuring that the Proposed Project does not interfere with evacuation. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b, c) *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less than Significant Impact. As shown on CalFire’s Very High Fire Hazard Severity Zone (VHFHSZ) Local Responsibility Area Map for the Western Riverside County Region, the Project Site does not lie within a VHFHSZ and is not in area considered a wildfire risk. The Proposed Project is subject to environmental and building permit review procedures to reduce the risk of wildfires. The Project Sites is relatively flat, with elevations on-site ranging from approximately 2607 to 2610 feet in elevation. High winds are expected to cause potentially adverse effects within the General Plan Area. However, the implementation of the Proposed Project would reduce the risk of wildfires by eliminating the site’s existing non-native grasses and providing a paved foundation. Moreover, the Project Site is surrounded by either vacant land or commercial development and is not anywhere near an area of combustible vegetation. The risk of wildfires is low due to the lack of wildfire fuel factors. Riverside County Fire Department (RCFD) will review the final design to ensure the mitigation of fire hazards and minimal impacts to the environment. Additionally, the Project Site is not within a VHFHSZ.³⁸ Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?*

Less than Significant Impact. The Project Site and its immediate vicinity is relatively flat and is not subject to post-fire slope instability. According to the City General Plan, peak rates of runoff will be managed within acceptable parameters throughout the implementation of the City Master Plan of Drainage and City Capital Improvement Programs. The implementation of associated storm water BMPs will ensure that the Proposed Project appropriately conveys storm water runoff without affecting upstream or downstream drainage characteristics. The Proposed Project will be conditioned to retain the incremental increase in site-generated runoff. As a result, the Proposed Project will not expose people or structure to significant risks, such as downslope flooding or landslides. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

21.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially 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 a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

³⁸ Calfire. Fire Hazard Severity Zone Maps.

21.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a 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?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.21.1 Impact Analysis

- a) *Does the project have the potential to substantially 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 a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less than Significant with Mitigation Incorporated. A Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) and Consistency Analysis was prepared for the Proposed Project by RCA Associates, Inc. (RCA). RCA conducted a site visit to assess the Project Site’s potential to support special-status species and the presence of other sensitive resources protected by local, state and federal laws and regulations. The report contained an evaluation of potential impacts to special-status species and sensitive biological resources, which may occur as a result of the Proposed Project. There are eighteen federal and/or State listed wildlife species and fourteen federal and/or State listed plants occurring in the region. However, no listed or special status plant or wildlife species or sensitive habitats were observed within the Project Site during the field investigations. In addition, the Project Site does not contain any vernal pools or Urban/Wildlife interface areas. Nesting birds are not likely to utilize the few shrubs on the site and trees along the boundary but potential impacts to nesting birds can be reduced significantly or eliminated by implementing mitigation measure BIO-1. To ensure that the Proposed Project is consistent with the MSHCP and that potential impacts to burrowing owls do not occur on the site, mitigation measure BIO-2 should be implemented.

A Cultural Resources Technical Memorandum, dated May 18, 2020, was prepared for the Proposed Project by Rincon Consultants, Inc. (Rincon). According to Rincon’s Cultural Resources Records Search, 148 cultural resources were identified within 1.0-mile radius of the Project Site. None of these resources were found on the Project Site. As shown on historical topographic maps and aerial imagery, the Project Site is depicted as undeveloped land, with much of the surrounding area developed for at least 75 years. Furthermore, no prehistoric or historic-period cultural resources were observed during the field survey. The Native American Heritage Commission stated that the Sacred Lands File search returned with negative results for the Project Site. Based on the results of the cultural resources technical memorandum, no significant cultural resources were identified on the Project Site that would be impacted by the implementation of the Proposed Project. Therefore, Rincon recommends

a finding of no impact to historical resources. Because there is always a possibility of unanticipated discovery of cultural resources, Mitigation Measure CR-1 shall be implemented to avoid potential significant impacts.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a 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?)*

Less than Significant Impact. Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Ganddini Group, Inc. accounted for ambient growth on roadways and trips generated by future development when forecasting future volume in the Traffic Impact Analysis. To account for trips generated by future development, trips generated by pending or approved other development projects in the City of Beaumont were added to the analysis. This list of project includes the New Gas Station NWC of Pennsylvania Avenue and I-10 WB Off Ramp. The Proposed Project is forecast to result in no significant traffic impacts at the study intersections for Opening Year (2022) With Project conditions without improvements.

Development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality. Development of the drive-thru car wash, gas station, and convenience store on a 1.39-acre is not anticipated to generate significant impacts or generate significant operational mobile emissions. The Proposed Project is anticipated to generate approximately 1,401 daily trips. Approval of the project does not require a zone change nor a general plan amendment and is consistent with the 2007 Beaumont General Plan.

Therefore, impacts associated with the Proposed Project would not be considered individually adverse or unfavorable. A less than significant impact would occur.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant with Mitigation Incorporated. Impacts related to construction noise will be minimized with adherence to applicable Municipal Ordinances and implementation of

the mitigation measures N-1 to N-7. Mitigation measures N-4 and N-5, in particular, serve to mitigate construction noise impacts on nearby sensitive receptors.

The City of Beaumont, as is the case for most of Southern California, is located within a seismically active region. The potential for seismically induced dynamic settlement of the onsite sandy soils during a strong earthquake is low but cannot be precluded. Implementation of Mitigation Measures GEO-1 and GEO-2 can reduce the potential substantial adverse effect involving seismic activity and soil erosion.

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MITIGATION MONITORING REPORTING PROGRAM

Project: Beyond Convenience Store at SWC of Pennsylvania Avenue and Sixth Street

Applicant: Beyond Food Mart, Inc.

Lead Agency: City of Beaumont

Date: November 2020

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Biological Resources					
BIO-1: Vegetation suitable for nesting birds should be removed outside of the nesting bird season. The nesting bird season typically occurs from February 15 to August 31. If grading and clearing activities must occur during the nesting season, a nesting bird survey should be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the Project Site. If nesting birds are not found within the Project Site, no further actions will be required. If nesting birds are observed, no impacts shall occur within 250 feet (500 feet for raptors) for any active nests. Moreover, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.	Contractor/City Planner/ Biologist	Prior to ground disturbing activities if construction is scheduled to occur between February 15 and August 31	No more than 7 days prior to the start of construction	City review of Survey findings	
BIO-2: A pre-construction survey for burrowing owls should be conducted 30-days prior to the start of future ground clearing activities to ensure no burrowing owls have moved onto the site since the initial surveys conducted in May 2020. Owls observed during the pre-construction survey will be documented and passive relocation may be necessary, under the direction of CDFW as per <i>The California Burrowing Owl Consortium, 1993</i> . If burrowing owls have colonized the site prior to initiation of site development, the Project Proponent should inform the Regional Conservation Authority (RCA) and the wildlife agencies.	Contractor/City Planner/ Biologist	No more than 30 days prior to ground disturbing activities	Once survey is completed	City review of Survey findings	
BIO-3: Drainage: 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.	Contractor/City Engineer	During earthmoving activities	Prior to building	City Engineer on-site inspections	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<p>Toxics: 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.</p> <p>Lighting: Night lighting shall be directed in such a way as to protect wildlife species from direct night lighting.</p> <p>Invasive Species: No invasive species from MSHCP shall be included in any landscaping for the Proposed Project.</p> <p>Barriers: As needed, the Proposed Project should 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.</p> <p>Grading: Project related grading would be outside of any MSHCP Conservation Areas.</p>					
Cultural Resources					
<p>CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program should be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by treating resources in a professional manner and evaluated in accordance with current CEQA criteria.</p>	Contractor/Archeological Monitor	Upon discovery of historical or archaeological resources	As determined by archaeologist	City Review of monitoring reports	
<p>CR-2: If any bones are uncovered during the course of project-related ground disturbance and the</p>	Contractor; Archaeological	Upon discovery of	As determined by archaeologist	NAHC and MLD on-site	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
archaeologist determines that it is likely human, all appropriate cultural resources and health and safety laws will be followed and the developer will work with the NAHC-appointed Most Likely Descendent to determine appropriate measures for avoidance and preservation or other suitable treatment.	Monitor	human remains	and NAHC	inspections	
Geology and Soils					
GEO-1: During construction, the upper foundation soils should be over-excavated and recompact. All grading and backfills should be performed in accordance with the City of Beaumont Grading Ordinance. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.	Contractor/City Engineer	During earthmoving activities	Prior to building	City Engineer on-site inspections	
GEO-2: Drainage should be directed to established swales and then to appropriate drainage structures. Water, either natural or irrigation, should not be permitted to pond or saturate the surface soils. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.	Contractor/City Engineer	During earthmoving activities	Prior to building	City Engineer on-site inspections	
GEO-3: Should Paleontological resources be encountered during excavation and grading activities all work would cease until appropriate salvage measures are established. If required, the Project Applicant shall prepare and file with the City a paleontological monitoring program. The City will ensure compliance.	Contractor; Paleontological Monitor	Upon discovery of paleontological resources	As determined by paleontologist	City Review of monitoring reports	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Hydrology and Water Quality					
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.	Project Applicant/City Engineer	During construction	Prior to Certificate of Occupancy	Plan check, City Engineer on-site inspection	
Noise					
N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-3: Equipment shall be shut off and not left to idle when not in use.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-5: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-6: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
N-7: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	Contractor/ Project Applicant	During construction	Prior to building	City on-site inspections	
Transportation/Traffic					
T-1: Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and one exclusive right turn lane.	Project Applicant/ City Engineer	Prior to Certificate of Occupancy	During site inspections	City on-site inspections	



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

PLANNING COMISSION DATE: January 12, 2021

PROJECT NAME: BEYOND BEAUMONT

PROJECT NOS.: PP2019-0253, CUP2019-0042, CUP2019-0043 & ENV2020-0013

DESCRIPTION: A request for a commercial development on an approximately 1.39-acre site, to construct and operate a gas station with eight (8) fuel pumps with 16 dispensers, a 4,310 square foot canopy, 5,185 square foot convenience store with an off-sale general license (type 21) for the sale of beer, wine and distilled spirits, and an attached 1,404 square foot drive-thru carwash; located on the southwest corner of 6th Street and Pennsylvania Avenue (APN 418-122-028) in the Commercial General (CG) Zone.

APPLICANT: Beyond Food Mart, Inc.

LOCATION: Southwest corner of 6th Street and Pennsylvania Avenue

APN: 418-122-028

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 Conditional Use Permits consists of all Conditions of Approval herein. All Conditions of Approval for PP2019-0253, CUP2019-0042 & CUP2019-0043 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a gas station with a convenience store with a Type 21 Off-site sale of beer, wine and distilled spirits, and one (1) drive-thru carwash located on the southwest corner of 6th Street and Pennsylvania Avenue.
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 PP2019-0253, Conditional Use Permit CUP 2019-0042 and Conditional Use Permit CUP2019-0043. 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 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
6. This approval is subject to the City of Beaumont Municipal Code Section 17.02.170 Plot Plans and is subject to timing specified in Sections (I) Plot Plan Time Limits and (J) Plot Plan Lapse in Time.
7. The Planning Commission herewith grants a “certificate of public convenience and necessity” for Type 21 – Off-Sale of Beer, Wine and Distilled Spirits for sales for the convenience store proposed on the southwest corner of 6th Street and Pennsylvania Avenue.
8. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
9. The conditions as established by the State of California, Alcohol Beverage Control, shall be fully complied with in the operation of the business.
10. 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.
11. 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.
12. For Sales Tax Purposes, this location shall be the “Point-of-Sale” for all transactions conducted.
13. 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.

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 3

14. 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.
15. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, ABC and any other necessary departments or agencies.
16. 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.
17. 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.
18. The project shall comply the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.

Service Stations

19. Per Table 17.05-1 of the Beaumont Municipal Code, gasoline service stations are parked at a minimum of one (1) space per 200 square feet of gross floor area.
20. Municipal Code Section 8.50.080 identifies service stations as a special use zone in regard to lighting. Prior to the issuance of a Building Permit, the applicant shall demonstrate that the proposed lighting installation:
 - A. Is not within a Residential Lighting Zone;
 - B. Utilizes fully shielded, side shielded and internally shielded light fixtures to the maximum extent practicable; and
 - C. Includes measures to mitigate light trespass and artificial sky glow.
21. 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.

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 4

22. Conceptual signage has been included as part of this project but will require Planning and Building sign permits prior to installation. All service station signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, Section 17.07.110.D.
23. The hours of operation for the gas station and convenience store shall be a 24-hour operation, 7 days a week and the carwash operation shall be from 7am to 8pm, 7 days a week.
24. Outdoor merchandise displays are not permitted as part of this project, with the exception of propane sales subject to plan check review and approval by the Planning, Fire and Building Departments.
25. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
26. Outside operations shall be limited to the dispensing of petroleum products, water and air.
27. Outdoor storage of motor vehicles is prohibited.
28. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
29. No vehicles may be parked on the premises for the purpose of offer for sale.
30. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
31. Prior to the issuance of a Certificate of Occupancy, the applicant must complete and submit a hazardous waste generator application and obtain and operate under a hazardous waste generator permit for the County of Riverside Department of Environmental Health.
32. Alcohol sales for the convenience store only are included as part of Conditional Use Permit No. 2019-0042, and any future alcohol sales on the project site would be subject to the Beaumont Municipal Code, Section 17.03.120 and will require a Conditional Use Permit.
33. Future development beyond the gas station, convenience store and drive-thru carwash proposed as part of PP2019-0253, CUP2019-0042 & CUP2019-0043, shall

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 5

be required to apply for the appropriate planning entitlement application(s) and provide the required CEQA analysis.

BUILDING DEPARTMENT CONDITIONS

34. 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:

35. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, 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. 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.

36. 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 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 6

37. 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
38. 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.
39. Fire Sprinkler System: All new commercial structures and canopies 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.
40. Fire Alarm and Detection System: A water flow monitoring system shall be required. Ref. CFC 903.4, CFC 907.2 and NFPA 72
41. Knox Box: 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. Ref. CFC 506.1
42. 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

43. 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.
44. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
45. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
 - A. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in

PP2019-0253, CUP2019-0042 & CUP2019-0043
 Draft Conditions of Approval
 Page 7

plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).

B. Operating Standards, Retail – The following requirements apply:

46. Post “No Loitering” signs upon written notice from the ABC.
47. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensees’ control and sweep/clean these areas weekly.
48. Remove graffiti from premises and parking lot.
49. Have no more than 33% of the windows covered with advertising or signs.
50. The convenience store and gas station shall install digital video surveillance camera system shall be strategically positioned to capture persons and vehicles entering/exiting the site. The surveillance system should have the capability of retaining video for a time period of at least 30 days.
51. The convenience store and gas station shall have security cameras operating at all times when the business is operating. Security camera quality, lighting and positioning must be capable of providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement’s request to view and/or copy images captured on video surveillance system. All images must be recorded and retained for at least 30 days. The exact location and quantity of all security cameras shall be subject to approval by the Police Department prior to final occupancy.
52. 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

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 8

53. 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. Traffic Signal Plan
- iii. Street Light Plan
- iv. Landscape Plan offsite
- v. Precise Grading Plan
- vi. Erosion Control Plan
- vii. Sewer Improvement Plan
- viii. BCVWD Water Improvement Plan
- ix. Storm drain Improvement Plan
- x. Onsite composite utility Plan
- xi. Traffic Control Plan

B. Reports & Studies:

- i. Geotechnical Report
- ii. Soils Investigation Report w/ Infiltration study & Analysis (if infiltration is proposed)
- iii. Stormwater Pollution Prevention Plan (SWPPP)
- iv. Final Hydrology and Hydraulics Report
- v. Final Water Quality Management Plan (F-WQMP)
- vi. Offsite Improvement Engineer's Cost Estimate (ECE)
- vii. Grading & Pad Certification
- viii. Compaction Report

C. Permits and agreements:

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

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 9

viii. Maintenance Bond

D. Survey Documents:

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

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

54. 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.

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 10

55. 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.
56. 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.
57. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
58. 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.
59. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.
60. The Applicant shall construct all public improvements during the initial phase and prior to the first certificate of occupancy. If phasing is proposed, a phasing plan must be provided to the Public Works Department which illustrates the constructed sequence and all interim conditions.
61. 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.

MAPPING & SURVEYING

62. 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).
63. 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

PP2019-0253, CUP2019-0042 & CUP2019-0043
 Draft Conditions of Approval
 Page 11

Land Surveying Practices. All right-of-way dedications shall be monumented. As necessary, a Corner Record or Record of Survey shall be filed with the County of Riverside.

64. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall dedications all right-of-way necessary for the construction of all streets.
65. Sixth Street is designated as a Secondary Highway (88' ROW). The Applicant shall verify that the appropriate right-of-way exist and/or the Applicant shall dedicate all additional right-of-way necessary to achieve the required 44-foot half-width ROW per the General Plan.
66. Pennsylvania Avenue is designated as a Major Highway (100' ROW). The City is requesting an additional four feet (4') to accommodate a safe and efficient lane configuration along Pennsylvania Avenue, at the intersection of Sixth Street per the City's "Pennsylvania Avenue Street Widening Project". The Applicant shall dedicate all additional right-of-way necessary to achieve the required 54-foot half-width ROW per the City's CIP project.
67. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall dedicate right-of-way at the southwest corner of the intersection of Sixth Street and Pennsylvania Avenue to accommodate a corner cutback per RCTD std. 805.
68. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The applicant shall provide an easement over, across and which provides ingress and egress to all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress, egress and right to inspect unless otherwise directed by the City Engineer.

STREET IMPROVEMENTS

69. 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).
70. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall underground all overhead utilities coincident with the project boundary and as necessary to transition to existing facilities per Beaumont Municipal Code Section 17.04.100. Should any overhead utility be exempt from undergrounding, the applicant

PP2019-0253, CUP2019-0042 & CUP2019-0043
 Draft Conditions of Approval
 Page 12

shall relocate the utility and appurtenances as needed for safe and equitable operation of other improvements.

71. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall enter into an improvement agreement with the City and provide a cash in lieu of construction for 100% of the estimated cost at the time of deposit, to improve the westbound off-ramp from the I-10 freeway as identified in the approved Traffic Impact Analysis report, summarized as follows:

- a. Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and one exclusive right turn lane”

72.

- a. Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and one exclusive right turn lane

73. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The applicant shall construct all traffic signal improvements at the intersection of Pennsylvania Avenue and Sixth Street necessary for the development of this project. The southwest traffic signal poles and appurtenances will need to be relocated as part of the improvements.

74. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Sixth Street in accordance with RCTD std. 94, coincident with the project boundary and as necessary to safety transition to the existing improvements.

75. PRIOR TO ISSUANCE OF 1st OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements for Pennsylvania Avenue in accordance with the City’s “Pennsylvania Avenue Street Widening Project”.

76. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:

- a. Grind (0.17’ Min.) and overlay from street centerline to edge of pavement
- b. Full-section removal and replacement from street centerline to edge of pavement

77. PRIOR TO ISSUANCE OF 1ST 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

PP2019-0253, CUP2019-0042 & CUP2019-0043
 Draft Conditions of Approval
 Page 13

Lighting Specifications. The Applicant shall coordinate with Public Works before submitting streetlight plans.

78. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The Applicant shall work with staff to develop and implement traffic measures and/or devices to prohibit left turn maneuvers from the Sixth Street driveway and Pennsylvania Avenue Driveway.
79. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall design and install offsite landscaping and supporting irrigation system. All irrigation and landscaping associated with this project will be privately maintained.
80. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb and gutter, drive approach, AC pavement or other improvement damaged during construction as determined necessary by the City Engineer.

GRADING AND DRAINAGE IMPROVEMENTS

81. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Hydrology/Hydraulics report shall be submitted to the Public Works department. The project/report shall:
- a. Follow the general guidelines set forth by Riverside County Flood Control and Water Conservation District's (RCFC&WCD) Hydrology Manual.
 - b. Examine the 10-year and 100-year storm events utilizing the RCFC&WCD rational method. The 10-year storm flow shall not exceed the top of curb depth. 100-year storm flow shall not exceed the right-of-way line. If the 10-year storm flow exceeds the top of curb depth, underground storm drain facilities will be required. Underground storm drain facilities shall be designed to accommodate a 100-year storm flow;
 - c. Examine the 2, 5 and 10-year storm frequencies in combination with the 1,3,6 and 24-hour storm durations utilizing the RCFC&WCD synthetic unit hydrograph method;
 - d. Mitigate for increased runoff by directing drainage to a downstream facility that has sufficient capacity or mitigate the increased runoff onsite and/or as otherwise required by the City Engineer.
82. 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.

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 14

83. 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.
84. 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
85. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
86. 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.
87. 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.
88. 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.
89. 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.
90. 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.
91. 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,

PP2019-0253, CUP2019-0042 & CUP2019-0043
 Draft Conditions of Approval
 Page 15

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.

92. PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall ensure that all WQMP BMP's are fully operational and a maintenance mechanism is place.
93. 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.
94. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.

SEWER IMPROVEMENTS

95. PRIOR TO IMPROVEMENT PLAN APPROVAL: The applicant shall ensure that the downstream sewer facilities have sufficient capacity.
96. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's public sewerage system in accordance with the Master Sewer Plan, Beaumont Municipal Code, Eastern Municipal Water District (EMWD), and Health Department requirements. No septic systems are permitted.
97. PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM: The applicant shall pay all applicable sewer connection fees.

WATER IMPROVEMENTS

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

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 16

99. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall comply with the requirements of the Beaumont Cherry Valley Water District.
100. 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.
101. 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.
102. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall ensure that water line locations follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.

MITIGATION MEASURES

103. BIO-1: Vegetation suitable for nesting birds should be removed outside of the nesting bird season. The nesting bird season typically occurs from February 15 to August 31. If grading and clearing activities must occur during the nesting season, a nesting bird survey should be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the Project Site. If nesting birds are not found within the Project Site, no further actions will be required. If nesting birds are observed, no impacts shall occur within 250 feet (500 feet for raptors) for any active nests. Moreover, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.
104. BIO-2: A pre-construction survey for burrowing owls should be conducted 30-days prior to the start of future ground clearing activities to ensure no burrowing owls have moved onto the site since the initial surveys conducted in May 2020. Owls observed during the pre-construction survey will be documented and passive relocation may be necessary, under the direction of CDFW as per The California Burrowing Owl Consortium, 1993. If burrowing owls have colonized the site prior to initiation of site

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 17

development, the Project Proponent should inform the Regional Conservation Authority (RCA) and the wildlife agencies.

105. BIO-3: Drainage: 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.

Toxics: 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.

Lighting: Night lighting shall be directed in such a way as to protect wildlife species from direct night lighting.

Invasive Species: No invasive species from MSHCP shall be included in any landscaping for the Proposed Project.

Barriers: As needed, the Proposed Project should 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.

Grading: Project related grading would be outside of any MSHCP Conservation Areas.

106. CR-1: A qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. The monitoring program should be in accordance with current professional guidelines and protocols. The program should be flexible and account for changes in findings by

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 18

treating resources in a professional manner and evaluated in accordance with current CEQA criteria.

107. CR-2: If any bones are uncovered during the course of project-related ground disturbance and the archaeologist determines that it is likely human, all appropriate cultural resources and health and safety laws will be followed and the developer will work with the NAHC-appointed Most Likely Descendent to determine appropriate measures for avoidance and preservation or other suitable treatment.

108. GEO-1: During construction, the upper foundation soils should be over-excavated and recompact. All grading and backfills should be performed in accordance with the City of Beaumont Grading Ordinance. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.

109. GEO-2: Drainage should be directed to established swales and then to appropriate drainage structures. Water, either natural or irrigation, should not be permitted to pond or saturate the surface soils. It is the responsibility of the owner to ensure that the information and recommendations contained in the soils report are brought to the attention of the architect and engineer for the project and incorporated into design plans, and necessary steps are taken to ensure that contractor and subcontractor carry out the recommendations. The City Engineer would inspect the work to ensure compliance.

110. GEO-3: Should Paleontological resources be encountered during excavation and grading activities all work would cease until appropriate salvage measures are established. If required, the Project Applicant shall prepare and file with the City a paleontological monitoring program. The City will ensure compliance.

111. 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.

PP2019-0253, CUP2019-0042 & CUP2019-0043
Draft Conditions of Approval
Page 19

112. N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
113. N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
114. N-3: Equipment shall be shut off and not left to idle when not in use.
115. N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
116. N-5: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
117. N-6: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
118. N-7: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
119. T-1: PRIOR TO ISSUANCE OF 1ST OCCUPANCY PERMIT (COO): The applicant shall enter into an improvement agreement with the City and provide a cash in lieu of construction for 100% of the estimated cost at the time of deposit, to improve the west-bound off-ramp from the I-10 freeway as identified in the approved Traffic Impact Analysis report, summarized as follows:
- a. Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and one exclusive right turn lane”

End of Conditions

Color & Materials Reference Notes:

- 1 LED STRIP LIGHT
- 2 PINNALE OR EQUAL
EDGE EV6 WET
- 3 ACM PANEL
- 4 ACM GUTTER
- 5 ACRYLIC WITH METAL FRAME – BACK LIT
- 6 PERFORATED METAL PANEL
2 FEET DIAMETER
- 7 MPD @ 8 LOCATIONS
- 8 PIC UNIT @ 4 LOCATIONS
- 9 CONCRETE SLAB
- 10 CONCRETE CURB
- 11 1/2" CONCRETE CONTROL JT
- 12 CANOPY ABOVE
- 13 LANDSCAPE POT (OPTIONAL)
- 14 SIGNAGE BY OTHERS
- 15 STUCCO FINISH
- 16 PUMP MARKET WITH LED LIGHT
- 17 PERFORATED METAL PANEL
8" DIAMETER
- 18 STUCCO FINISH

GRANGER OR EQUAL,
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
SHERWIN WILLIAMS
COLOR: 7005 PURE WHITE-255-C1

SHERWIN WILLIAMS
COLOR: SW7037 BALANCED BEIGE

GRANGER OR EQUAL,
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
SHERWIN WILLIAMS
COLOR: SW7037 BALANCED BEIGE

SHERWIN WILLIAMS
COLOR: SW7040 SMOKEHOUSE

PROPOSED CANOPY ELEVATIONS

SHEET TITLE:
KEY MAP
SEAL/STAMP

REVISIONS

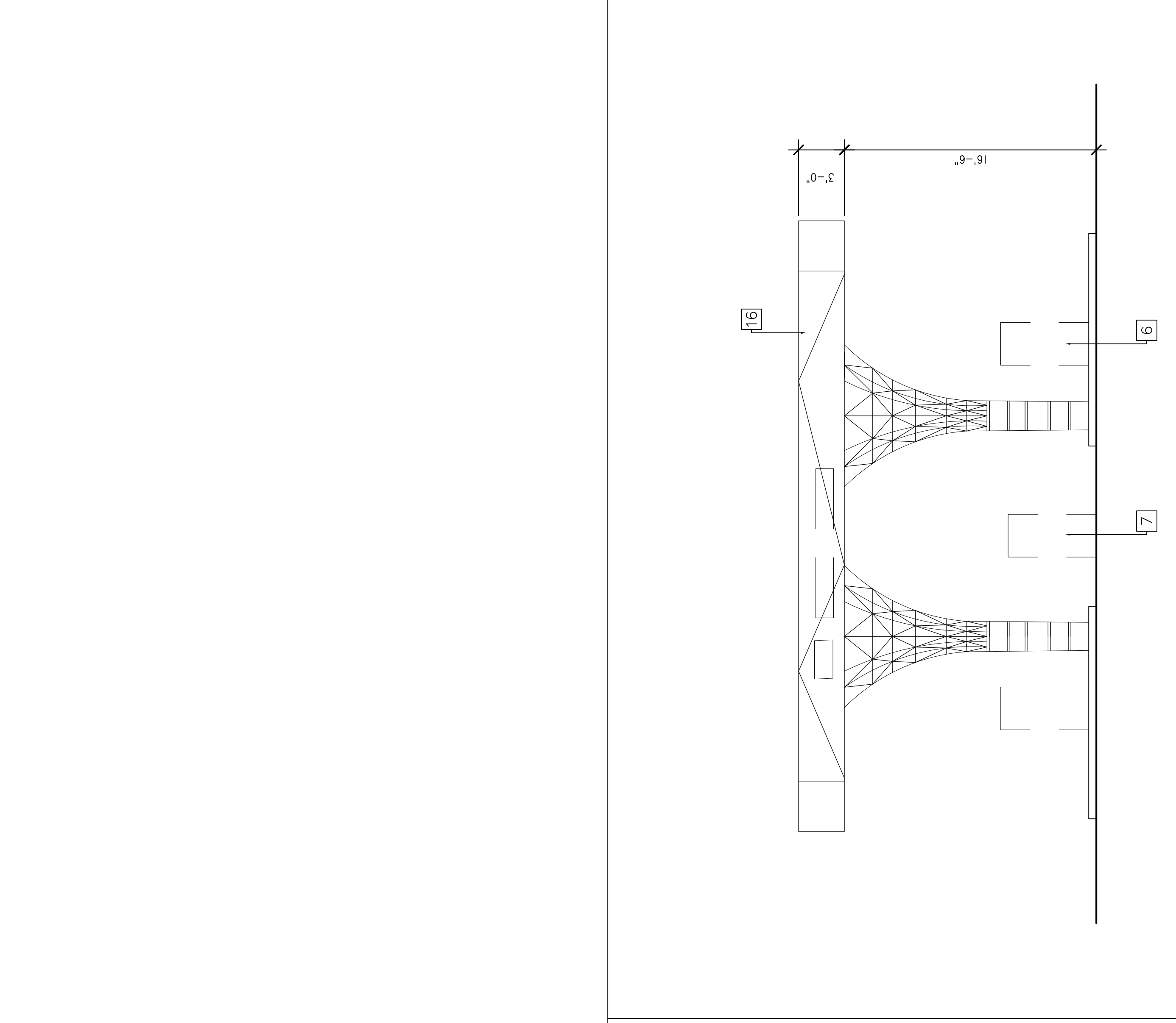
JOB NO.	TL/ZL
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BID SET	

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

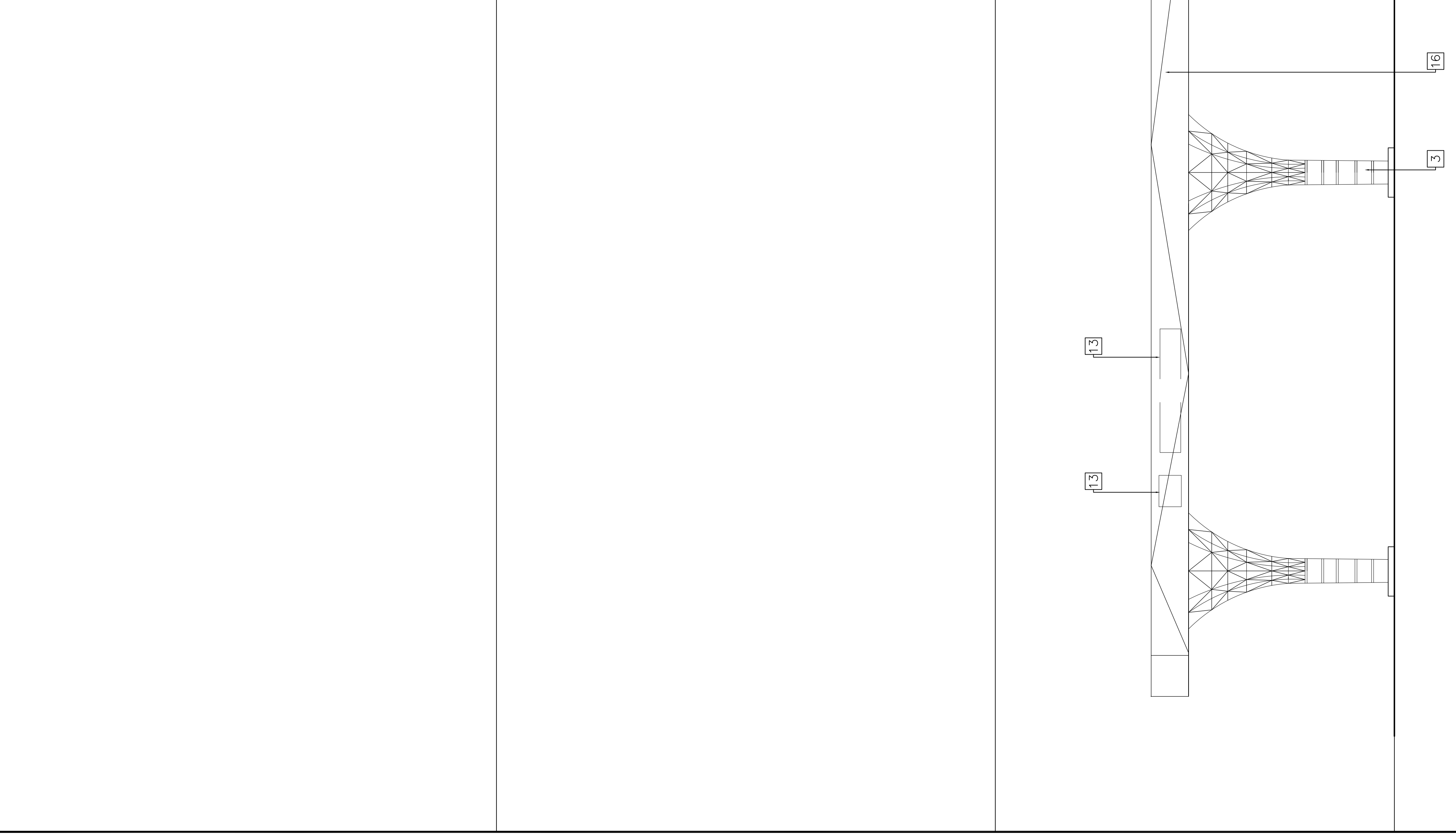
PROJECT: NEW DEVELOPMENT OF A BEYOND
FOOD MART, 8 PUMPS GAS STATION
AND CARWASH TUNNEL
ADDRESS: SOUTHWEST CORNER INTERSECTION OF
SIXTH ST., & PENNSYLVANIA AVE.,
BEAUMONT, CA 92223
CLIENT: TABEL CENTER LLC

A1.11

OF SHEETS
S H E E T



2 Proposed Canopy East/West Elevation
SCALE: 3/8" = 1'-0"



1 Proposed Canopy North/South Elevation
SCALE: 3/8" = 1'-0"

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED,
AND OWNED BY BEYOND FOOD MART.

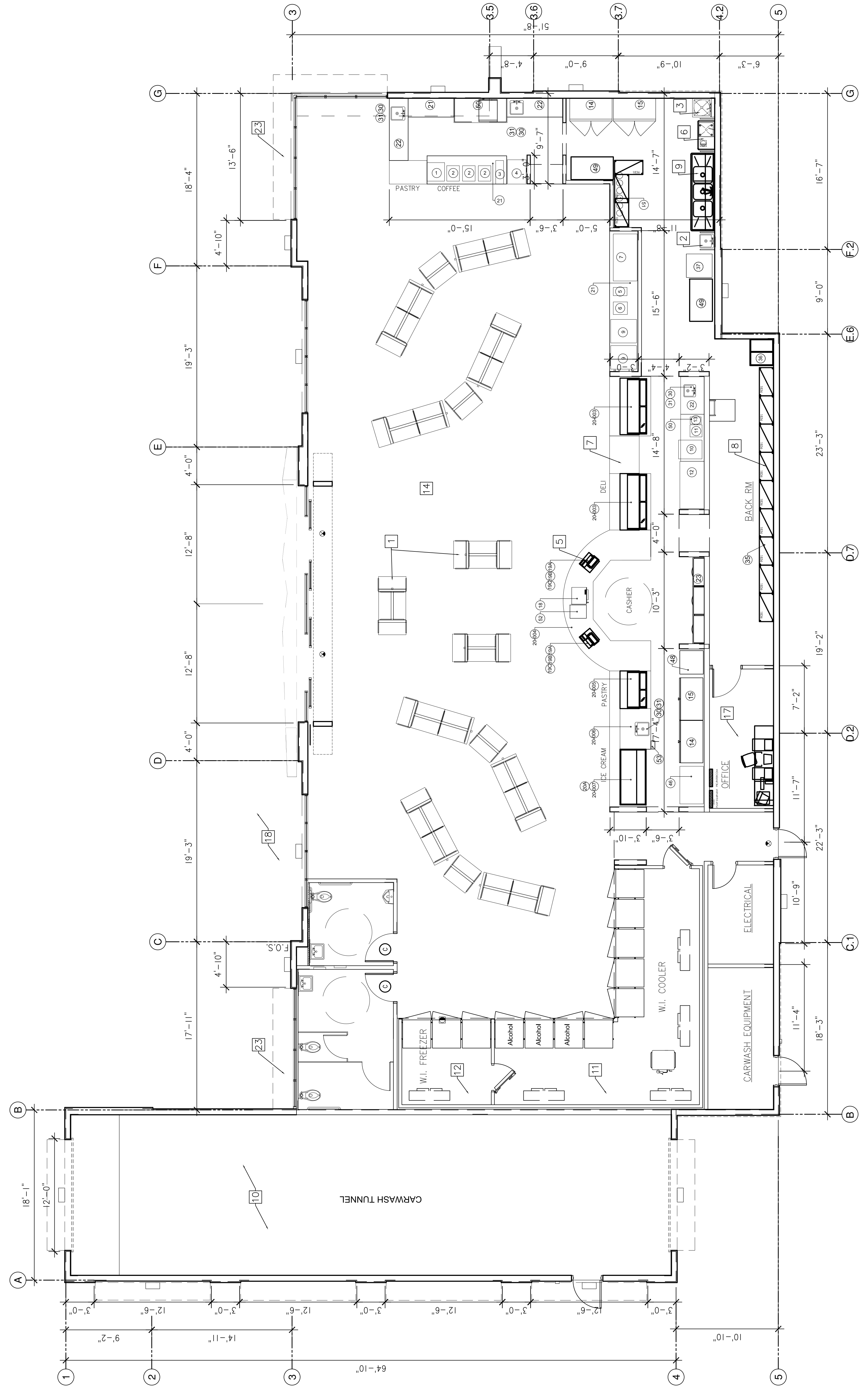
SHEET NO:

ALL BASIS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY W&W LAND DESIGN CONSULTANTS INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF W&W LAND DESIGN CONSULTANTS INC.

Reference Notes

- 1 CONDOLAS.
- 2 HAND SINK.
- 3 MOP SINK.
- 4 NOT USED.
- 5 CASHIER COUNTER
- 6 VEGETABLE SINK
- 7 3'-0" WIDE COUNTER
- 8 18"X36" NSF RACKS, 4-TIERS PER RACK
- 9 3-COMPARTMENT SINK
- 10 CARWASH
- 11 WALK-IN FREEZER
- 12 WALK-IN COOLER
- 13 COMMON PATH OF TRAVEL <75"-0", CBC1006.2.1
- 14 CONVENIENCE STORE
- 15 ROOF ACCESS LADDER W/ 2'-6" SQ. CLR. OPENING ABOVE.
- 16 FLOOR SINK, SEE PLUMBING
- 17 OFFICE.
- 18 CONC. PAVED SIDEWALK.
- 19 NOT USED.
- 20 TACTILE EGRESS SIGN.
- 21 NOT USED.
- 22 LINE OF CEILING AT 8'-10" A.F.F.
- 23 LINE OF STEEL TRELLIS ABOVE.
- 24 LINE OF METAL CANOPY

ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.



W&W LAND DESIGN CONSULTANTS INC.
 ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
 PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF A BEYOND FOOD MART, 8 PUMPS GAS STATION AND CARWASH TUNNEL

ADDRESS: SOUTHWEST CORNER INTERSECTION OF SIXTH ST. & PENNSYLVANIA AVE., BEAUMONT, CA 92223

CLIENT: TABEL CENTER LLC

PROPOSED FLOOR PLAN

SHEET TITLE:

KEY MAP

SEAL/STAMP

REVISIONS

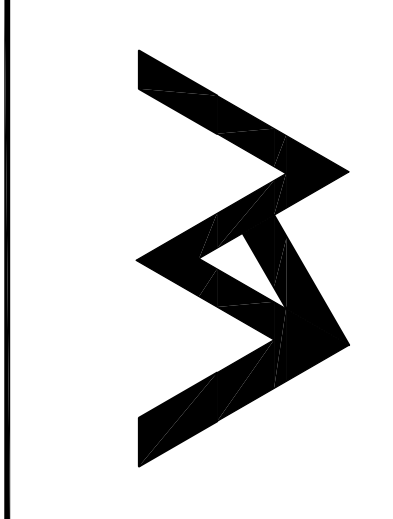
JOB NO.	DRAWN BY:	CHECKED BY:	PLAN CHECK:	PERMIT SET:	BID SET:
	TL/ZL	TL			

SHEET NO: A2.01

OF SHEETS: 1

SCALE: 3/16" = 1'-0"

Proposed Floor Plan



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF A BEYOND
FOOD MART, & PUMPS GAS STATION
AND CARWASH TUNNEL
ADDRESS: SOUTHWEST CORNER INTERSECTION OF
SIXTH ST., & PENNSYLVANIA AVE.,
BEAUMONT, CA 92223
CLIENT: LABEL CENTER LLC

**PROPOSED
NORTH & SOUTH ELEVATIONS**

SHEET TITLE:
KEY MAP
SEAL/STAMP
REVISION SET / 104

REVISIONS	
JOB NO.	TL/UL
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BID SET	

SHEET NO:
OF
A3.01
SHEETS
OF
S H E E T

Reference Notes

[1] NOT USED.

Color Legend

- EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS; SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE [13]
- EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS; SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE [9]
- EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS; SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE [3]

Colors & Materials

[1] JAMESHARJIE PLANK
ARTISAN SHIPLAP SIDING
COLOR: WOODPILE, COPPER PENNY
NUT BROWN, & MANSION TAN

[2] ALUMINUM PERFORATED METAL PANEL

[3] STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[4] GLASS/ALUM. STOREFRONT CLEAR ANODOZIED
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[5] FOAM MOLDING
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[6] ALUMINUM PERFORATED METAL PANEL

[7] GLASS CURTAIN WALL

[8] STEEL CHANNEL

[9] STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[10] THE PIN
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[11] 3/4" FRY REVEAL
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[12] GLASS/ALUM. WINDOW
CLEAR GLASS/ CLEAR ANODOZIED

[13] STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6

[14] METAL DOOR AND FRAME
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 (METALLIC)

[15] SIGNAGE
BY LITHONIA LIGHTING OR EQUAL; WDG3 LED

[16] EXTERIOR WALL MOUNTED LIGHT FIXTURE
BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE

[17] EXTERIOR WALL MOUNTED LIGHT FIXTURE
ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.

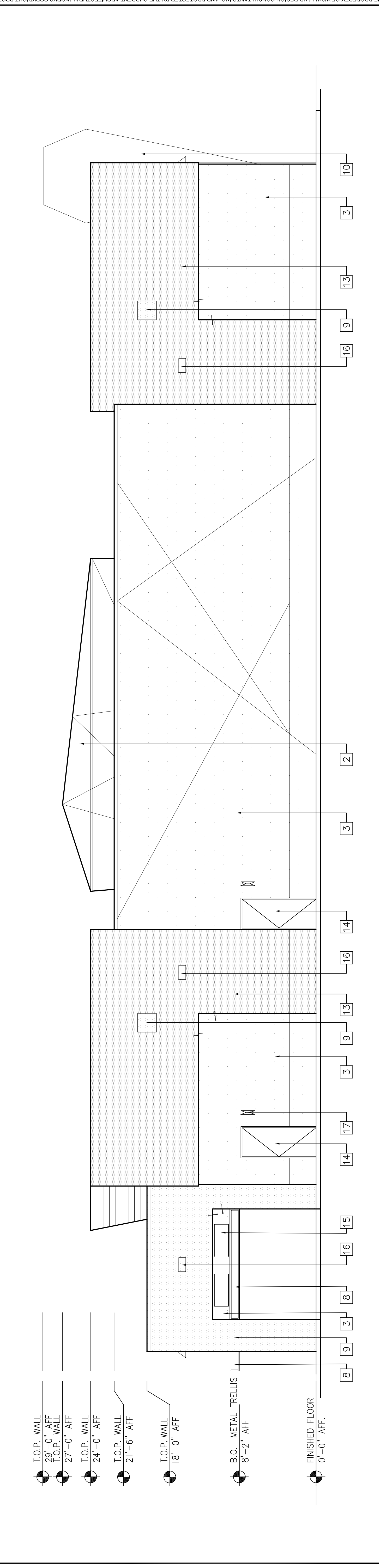
[1] CEMENT BOARD
LAP SIDING

[2] ALUMINUM PERFORATED METAL PANEL

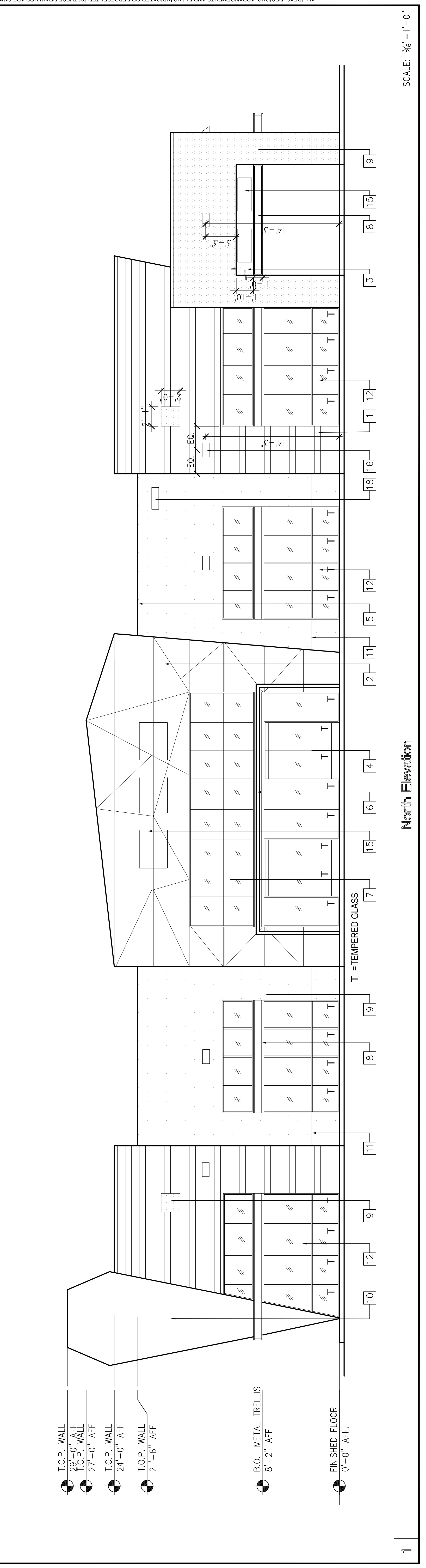
[3] STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

[4] GLASS/ALUM. STOREFRONT CLEAR ANODOZIED
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

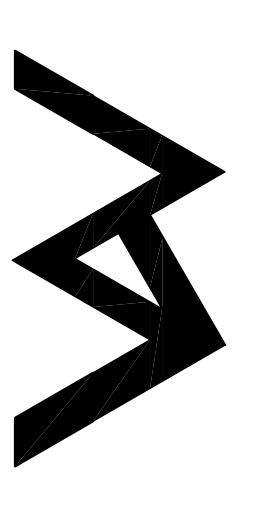
[5] FOAM MOLDING
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1



2 South Elevation
SCALE: 3/16" = 1'-0"



1 North Elevation
SCALE: 3/16" = 1'-0"



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PHONE: (909) 608-7118 FAX: (909) 946-1137

**PROJECT: NEW DEVELOPMENT OF A BEYOND
FOOD MART, & PUMPS GAS STATION
AND CARWASH TUNNEL**

ADDRESS: SOUTHWEST CORNER INTERSECTION OF
SIXTH ST. & PENNSYLVANIA AVE.,
BEAUMONT, CA 92223

CLIENT: LABEL CENTER LLC

**PROPOSED
EAST & WEST ELEVATIONS**

SHEET TITLE:

KEY MAP

SEAL/STAMP

REVISION SET # 104

JOB NO.	
DRAWN BY:	TUZZI
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK:	
PERMIT SET:	
BID SET:	

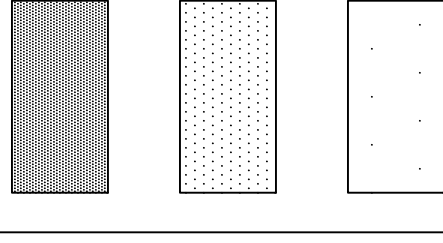
REVISIONS

SHEET NO:

Reference Notes

1 NOT USED.

Color Legend



EXTERIOR STUCCO W/ PAINTED FINISH,
COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE
SEE COLOR & MATERIALS NOTE **13**

EXTERIOR STUCCO W/ PAINTED FINISH,
COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE
SEE COLOR & MATERIALS NOTE **9**

EXTERIOR STUCCO W/ PAINTED FINISH,
COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE
SEE COLOR & MATERIALS NOTE **3**

18 ADDRESS NUMBER SIGNAGE

11 3/4" FRY REVEAL
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

12 GLASS/ALUM. WINDOW
CLEAR GLASS/ CLEAR ANODIZED

13 STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6

14 METAL DOOR AND FRAME
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 (METALLIC)

15 SIGNAGE

16 EXTERIOR WALL MOUNTED LIGHT FIXTURE
BY LITHONIA LIGHTING OR EQUAL; WDG53 LED

17 EXTERIOR WALL MOUNTED LIGHT FIXTURE
BY SONNEMAN LIGHTING; PRISMA TALL LED SCENCE
AND OWNED BY BEYOND FOOD MART.

Colors & Materials

1 CEMENT BOARD
LAP SIDING
JAMESHARJIE PLANK
ARTISAN SHIPLAP SIDING
COLOR: WOODPILE, COPPER PENNY
NUT BROWN, & MANSION TAN

2 ALUMINUM PERFORATED
METAL PANEL
GRANGER OR EQUAL
I6-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2

3 STUCCO FINISH
LAHABRA STUCCO OR EQUAL
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

4 GLASS/ALUM. STOREFRONT CLEAR ANODIZED

5 FOAM MOLDING
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1

● I.O.P. WALL
27'-0" AFF

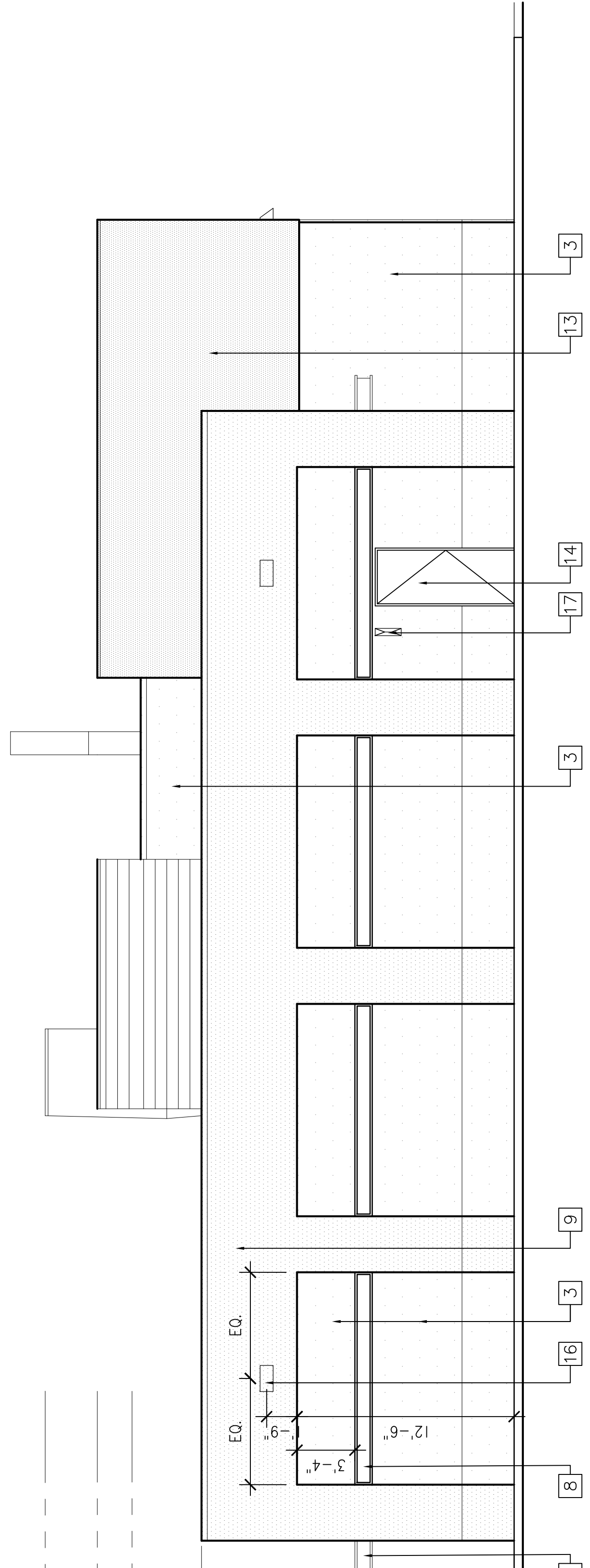
● I.O.P. WALL
24'-0" AFF

● I.O.P. WALL
22'-0" AFF

● I.O.P. WALL
18'-0" AFF

● B.O. METAL TRELLIS
8'-2" AFF

● FINISHED FLOOR
0'-0" AFF.



SCALE: 3/16" = 1'-0"

West Elevation

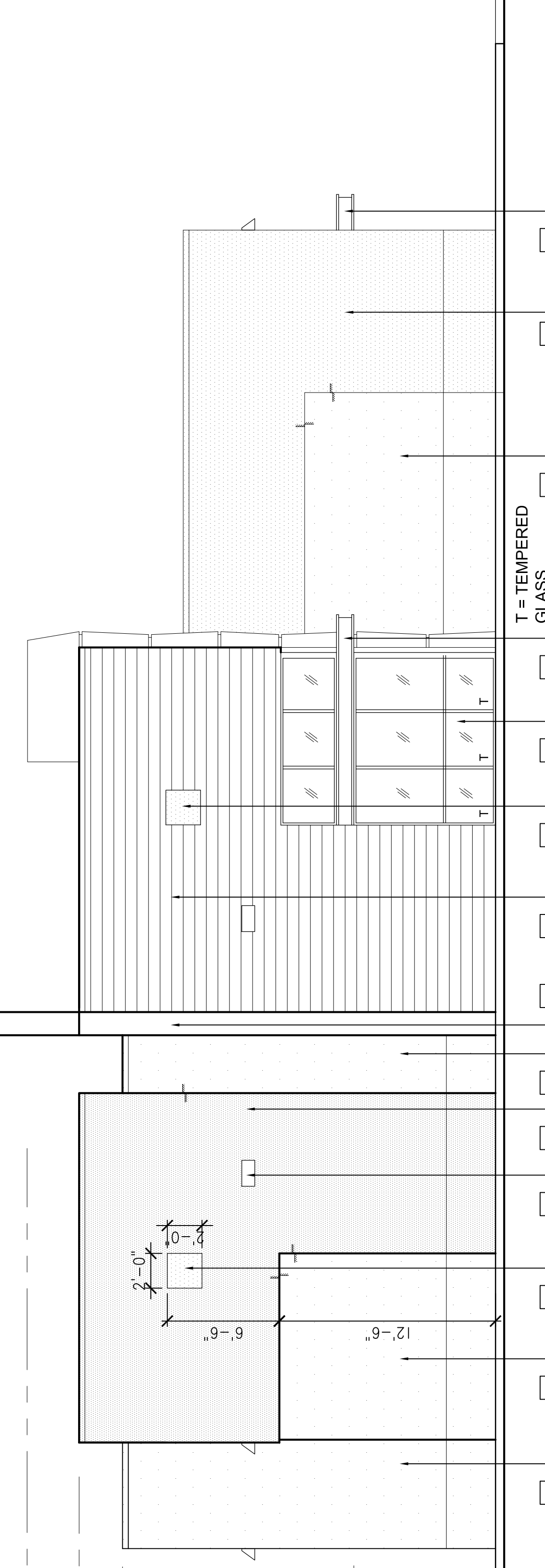
● I.O.P. WALL
27'-0" AFF

● I.O.P. WALL
24'-0" AFF

● I.O.P. WALL
21'-6" AFF

● B.O. METAL TRELLIS
8'-2" AFF

● FINISHED FLOOR
0'-0" AFF.



SCALE: 3/16" = 1'-0"

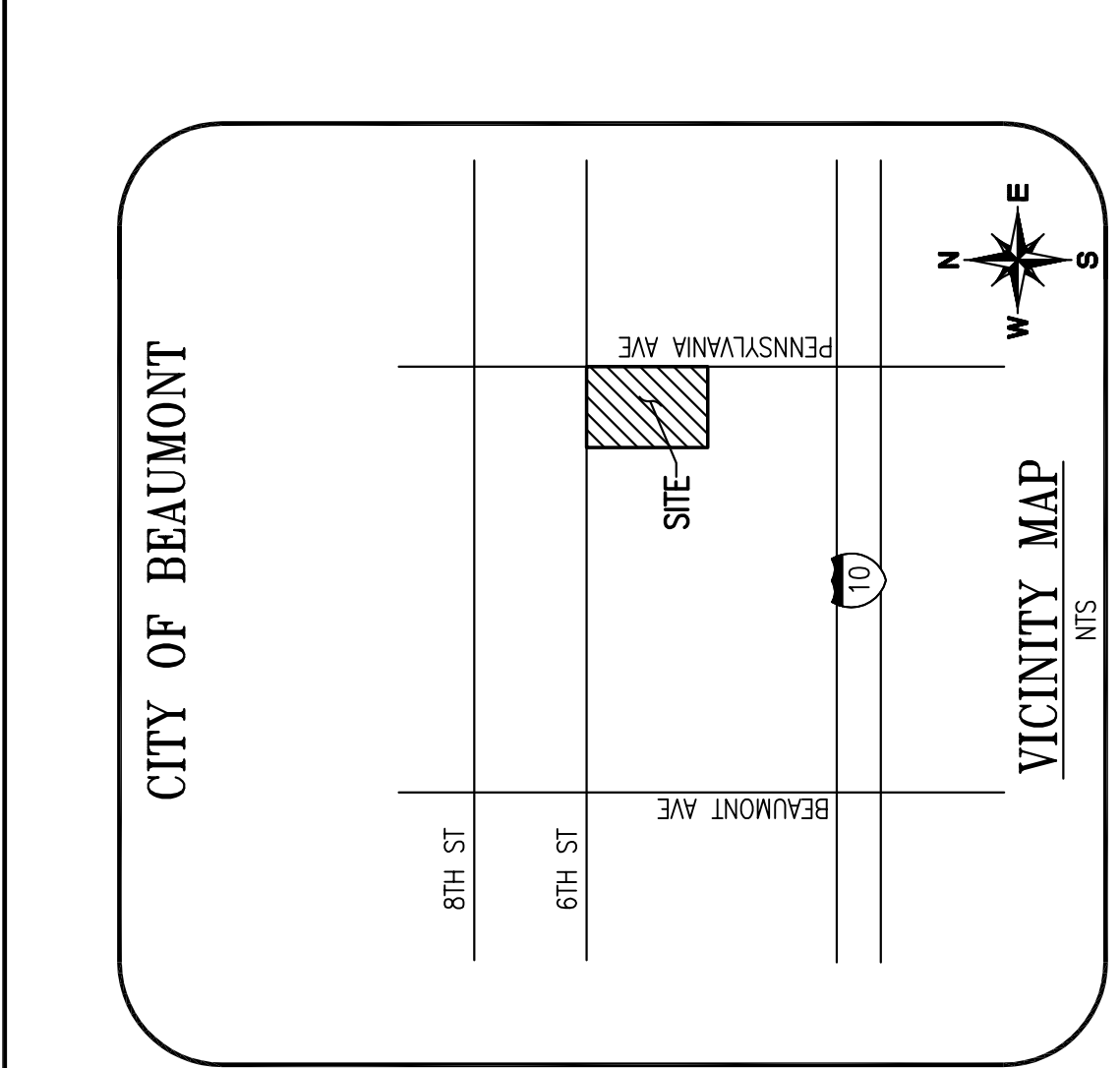
East Elevation

Monument sign

SCALE: 1/4" = 1'-0"

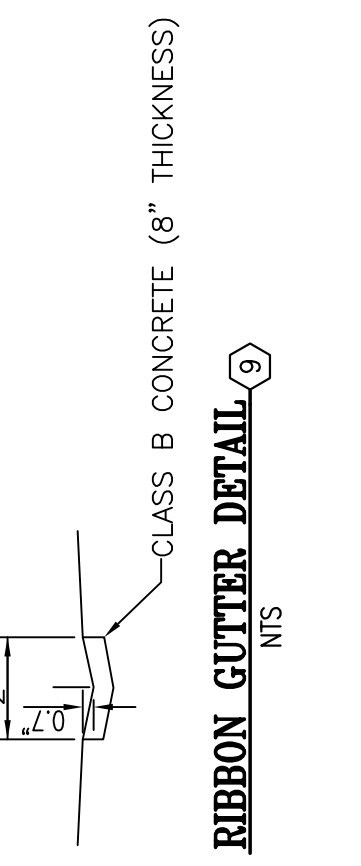
3

1



SITE DATA
GROSS ACREAGE: 1.33 acres
NET ACREAGE: 1.25 acres
NET USEABLE: 1.25 acres
EARTHWORK:
CUT: 200 CY
FILL: 200 CY

SOURCE OF TOPOGRAPHY
CONTOURS & ELEVATIONS PROVIDED FROM
FIELD DATA GATHERED ON NOVEMBER 3, 2019 BY:
HESS DEVELOPMENT
7565 SHERBORN DRIVE, SUITE D-387
MURFREESBORO, TN 37132
951-325-2200
BASIS OF BEARINGS
BASIS OF BEARINGS IS N001°14'10"E ALONG
THE CENTERLINE OF PENNSYLVANIA AVE
PER RS 151/28-29



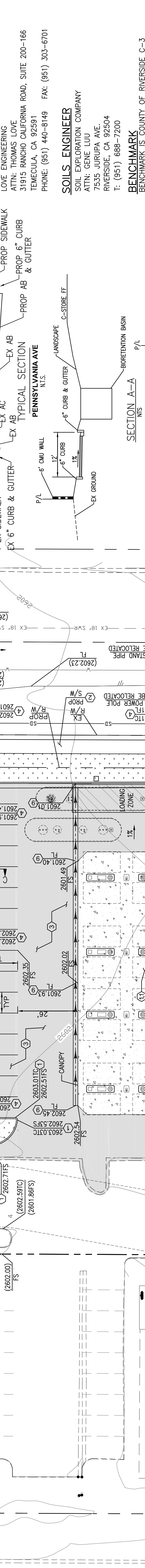
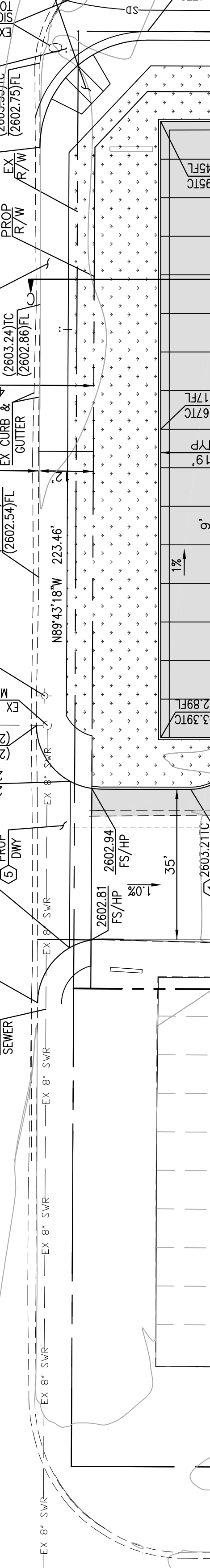
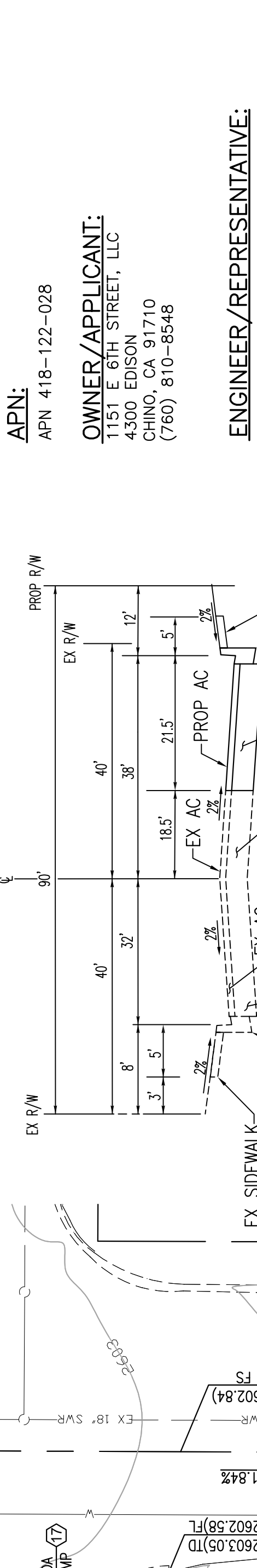
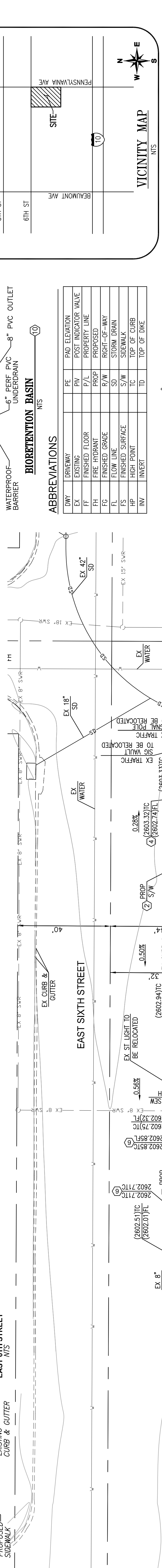
BIORETENTION BASIN
PROP 6" BLOCK WALL W/O FOOTING
PROP 6" BLOCK WALL W/O FOOTING
8" PVC OVERFLOW
ENGINEERED SOIL MIX
20% SANDY LOAM SOIL
15% WOOD-BASED COMPOST
1" TO 3" DIA. ROCK
6" PERFORATED UNDERDRAIN
8" PVC OUTLET
WATERPROOF BARRIER
PROP 6" CURB & GUTTER

SYM	DESCRIPTION	SYM	DESCRIPTION	SYM	DESCRIPTION
D/W	DRIEWAY	PE	POST ELEVATION	P/L	PROPOSED PROPERTY LINE
EX	EXISTING	P/W	POST INDICATOR VALVE	PROP	PROPOSED
EX AC	EXISTING ASPHALT CURB	R/W	RIGHT-OF-WAY	SD	STORM DRAIN
EX S/W	EXISTING SIDEWALK	S/D	STORM DRAIN	S/W	SIDEWALK
EX TR	EXISTING TRAFFIC	TD	TOP OF DIKE	TOP	TOP OF CURB
FF	FINISHED FLOOR	TOP	TOP OF CURB	TOP	TOP OF CURB
FS	FINISHED SURFACE	TOP	TOP OF DIKE	TOP	TOP OF DIKE
HP	HIGH POINT				
INV	INVERT				

CONSTRUCTION NOTES
1. INSTALL 6" CURB (TYPE D) PER COUNTY OF RIV STD 204
2. INSTALL SIDEWALK PER COUNTY OF RIV STD 401
3. INSTALL 4" AC OVER 6" CLASS II AGGREGATE BASE
4. INSTALL 6" CURB & GUTTER (TYPE A) PER COUNTY OF RIV STD 200
5. INSTALL DRIVEWAY APPROACH COUNTY OF RIV STD 207A
6. INSTALL 24"X24" NDS OR EQUIVALENT INLET GRATE
7. INSTALL 8" PVC (SDR 35) STORM DRAIN
8. INSTALL RIBBON GUTTER PER DETAIL HEREON
9. INSTALL BIORETENTION BASIN PER DETAIL HEREON
10. INSTALL 6" PCC CONCRETE
11. INSTALL 4" PCC CONCRETE
12. INSTALL 6" PVC (SDR 35) STORM DRAIN
13. INSTALL FH ASSEMBLY PER BCWD STD DWG PLATE 1
14. INSTALL 6" PVC (C-900/CL150) WATER LINE
15. INSTALL ADS BARRACUDA S3 OR EQUIVALENT HYDRODYNAMIC SEPARATOR
16. INSTALL CURB RAMP (TYPE A) PER COUNTY OF RIV STD 403

LEGAL DESCRIPTION:
PARCEL AS SHOWN ON LOT LINE ADJUSTMENT NO. 05-AL-43. AS
EVIDENCED BY DOCUMENT RECORDED MAY 11, 2005 AS INSTRUMENT NO.
2005-0372888 OF OFFICIAL RECORDS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1, BLOCK 92 OF THE AMENDED MAP OF THE TOWN
OF BEAUMONT AS FILED IN MAP BOOK 6 PAGES 16. RECORDS OF
RIVERSIDE COUNTY, STATE OF CALIFORNIA LOCATED IN SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST SAN BERNARDINO MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST
ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF
111.54 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EAST CONTINUING ALONG SAID NORTHERLY LINE
223.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE
SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF
260.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST
ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF
223.48 FEET; THENCE NORTH A DISTANCE OF 260.00 FEET TO THE TRUE
POINT OF BEGINNING.

CONSTRUCTION NOTES
1. INSTALL 6" CURB (TYPE D) PER COUNTY OF RIV STD 204
2. INSTALL SIDEWALK PER COUNTY OF RIV STD 401
3. INSTALL 4" AC OVER 6" CLASS II AGGREGATE BASE
4. INSTALL 6" CURB & GUTTER (TYPE A) PER COUNTY OF RIV STD 200
5. INSTALL DRIVEWAY APPROACH COUNTY OF RIV STD 207A
6. INSTALL 24"X24" NDS OR EQUIVALENT INLET GRATE
7. INSTALL 8" PVC (SDR 35) STORM DRAIN
8. INSTALL RIBBON GUTTER PER DETAIL HEREON
9. INSTALL BIORETENTION BASIN PER DETAIL HEREON
10. INSTALL 6" PCC CONCRETE
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15. INSTALL ADS BARRACUDA S3 OR EQUIVALENT HYDRODYNAMIC SEPARATOR
16. INSTALL CURB RAMP (TYPE A) PER COUNTY OF RIV STD 403



ENGINEER/REPRESENTATIVE:
LOVE ENGINEERING
ATTN: THOMAS LOVE
31915 RANCHO CALIFORNIA ROAD, SUITE 200-166
TEMECULA, CA 92591
PHONE: (951) 440-8149 FAX: (951) 303-6701

SOILS ENGINEER
SOIL EXPLORATION COMPANY
ATTN: GENE LIU
7535 JURUPA AVE
RIVERSIDE, CA 92504
T: (951) 688-7200

BENCHMARK
BENCHMARK IS COUNTY OF RIVERSIDE C-3
ON BEAUMONT AVENUE AND BRIDGE OVER
RIVERSIDE COUNTY, STATE OF CALIFORNIA
SOUTH END OF BRIDGE, 2' EAST OF SIDEWALK
ELEV-2606.072
DATUM-NGVD29

LEGAL DESCRIPTION:
PARCEL AS SHOWN ON LOT LINE ADJUSTMENT NO. 05-AL-43. AS
EVIDENCED BY DOCUMENT RECORDED MAY 11, 2005 AS INSTRUMENT NO.
2005-0372888 OF OFFICIAL RECORDS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1, BLOCK 92 OF THE AMENDED MAP OF THE TOWN
OF BEAUMONT AS FILED IN MAP BOOK 6 PAGES 16. RECORDS OF
RIVERSIDE COUNTY, STATE OF CALIFORNIA LOCATED IN SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST SAN BERNARDINO MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST
ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF
111.54 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EAST CONTINUING ALONG SAID NORTHERLY LINE
223.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE
SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF
260.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST
ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF
223.48 FEET; THENCE NORTH A DISTANCE OF 260.00 FEET TO THE TRUE
POINT OF BEGINNING.

CONSTRUCTION NOTES
1. INSTALL 6" CURB (TYPE D) PER COUNTY OF RIV STD 204
2. INSTALL SIDEWALK PER COUNTY OF RIV STD 401
3. INSTALL 4" AC OVER 6" CLASS II AGGREGATE BASE
4. INSTALL 6" CURB & GUTTER (TYPE A) PER COUNTY OF RIV STD 200
5. INSTALL DRIVEWAY APPROACH COUNTY OF RIV STD 207A
6. INSTALL 24"X24" NDS OR EQUIVALENT INLET GRATE
7. INSTALL 8" PVC (SDR 35) STORM DRAIN
8. INSTALL RIBBON GUTTER PER DETAIL HEREON
9. INSTALL BIORETENTION BASIN PER DETAIL HEREON
10. INSTALL 6" PCC CONCRETE
11. INSTALL 4" PCC CONCRETE
12. INSTALL 6" PVC (SDR 35) STORM DRAIN
13. INSTALL FH ASSEMBLY PER BCWD STD DWG PLATE 1
14. INSTALL 6" PVC (C-900/CL150) WATER LINE
15. INSTALL ADS BARRACUDA S3 OR EQUIVALENT HYDRODYNAMIC SEPARATOR
16. INSTALL CURB RAMP (TYPE A) PER COUNTY OF RIV STD 403

LEGAL DESCRIPTION:
PARCEL AS SHOWN ON LOT LINE ADJUSTMENT NO. 05-AL-43. AS
EVIDENCED BY DOCUMENT RECORDED MAY 11, 2005 AS INSTRUMENT NO.
2005-0372888 OF OFFICIAL RECORDS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1, BLOCK 92 OF THE AMENDED MAP OF THE TOWN
OF BEAUMONT AS FILED IN MAP BOOK 6 PAGES 16. RECORDS OF
RIVERSIDE COUNTY, STATE OF CALIFORNIA LOCATED IN SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST SAN BERNARDINO MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST
ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF
111.54 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EAST CONTINUING ALONG SAID NORTHERLY LINE
223.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE
SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF
260.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST
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223.48 FEET; THENCE NORTH A DISTANCE OF 260.00 FEET TO THE TRUE
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CONSTRUCTION NOTES
1. INSTALL 6" CURB (TYPE D) PER COUNTY OF RIV STD 204
2. INSTALL SIDEWALK PER COUNTY OF RIV STD 401
3. INSTALL 4" AC OVER 6" CLASS II AGGREGATE BASE
4. INSTALL 6" CURB & GUTTER (TYPE A) PER COUNTY OF RIV STD 200
5. INSTALL DRIVEWAY APPROACH COUNTY OF RIV STD 207A
6. INSTALL 24"X24" NDS OR EQUIVALENT INLET GRATE
7. INSTALL 8" PVC (SDR 35) STORM DRAIN
8. INSTALL RIBBON GUTTER PER DETAIL HEREON
9. INSTALL BIORETENTION BASIN PER DETAIL HEREON
10. INSTALL 6" PCC CONCRETE
11. INSTALL 4" PCC CONCRETE
12. INSTALL 6" PVC (SDR 35) STORM DRAIN
13. INSTALL FH ASSEMBLY PER BCWD STD DWG PLATE 1
14. INSTALL 6" PVC (C-900/CL150) WATER LINE
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16. INSTALL CURB RAMP (TYPE A) PER COUNTY OF RIV STD 403

Underground Service Alert

DIAL BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Professional Engineer Seal

THOMAS S. LOVE
Professional Engineer
No. 626989
Exp. 9-30-21
CIVIL

APN 418-122-028

OWNER/APPLICANT:
1151 E 6TH STREET, LLC
4300 EDISON
CHINO, CA 91710
(760) 810-8546

ENGINEER/REPRESENTATIVE:
LOVE ENGINEERING
ATTN: THOMAS LOVE
31915 RANCHO CALIFORNIA ROAD, SUITE 200-166
TEMECULA, CA 92591
PHONE: (951) 440-8149 FAX: (951) 303-6701

SOILS ENGINEER
SOIL EXPLORATION COMPANY
ATTN: GENE LIU
7535 JURUPA AVE
RIVERSIDE, CA 92504
T: (951) 688-7200

BENCHMARK
BENCHMARK IS COUNTY OF RIVERSIDE C-3
ON BEAUMONT AVENUE AND BRIDGE OVER
RIVERSIDE COUNTY, STATE OF CALIFORNIA
SOUTH END OF BRIDGE, 2' EAST OF SIDEWALK
ELEV-2606.072
DATUM-NGVD29

LEGAL DESCRIPTION:
PARCEL AS SHOWN ON LOT LINE ADJUSTMENT NO. 05-AL-43. AS
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LEGEND

- BOUNDARY
- EXIST SEWER
- EXIST WATER
- RIGHT-OF-WAY
- STREET CENTERLINE
- SEWER (PROP)
- WATER (PROP)
- ADA PATH OF TRAVEL
- LANDSCAPE AREA
- ASPHALT CONCRETE
- PCC CONCRETE

IN THE CITY OF BEAUMONT, CALIFORNIA

APN 418-122-028

CONCEPTUAL GRADING PLAN

Client: FAHED

DATE: OCTOBER 21, 2019

SCALE: 1" = 30'

DATE: 10/21/19

SHEET NO. 1

OF 1 SHEETS

Color & Materials Reference Notes:

- 1** LED STRIP LIGHT
- 2** PINNAQLE OR EQUAL, EDGE EV6 WET
- 3** ACM PANEL
- 4** ACM GUTTER
- 5** ACRYLIC WITH METAL FRAME – BACK LITD
- 6** PERFORATED METAL PANEL
- 7** PERFORATED METAL PANEL, 2 FEET DIAMETER
- 8** MPD @ 8 LOCATIONS
- 9** PIC UNIT @ 4 LOCATIONS
- 10** CONCRETE SLAB
- 11** CONCRETE CURB
- 12** 1/2" CONCRETE CONTROL JT
- 13** CANOPY ABOVE
- 14** LANDSCAPE POT (OPTIONAL)
- 15** SIGNAGE BY OTHERS
- 16** STUCCO FINISH
- 17** PUMP MARKET WITH LED LIGHT
- 18** PERFORATED METAL PANEL, 8" DIAMETER
- 19** STUCCO FINISH

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF A BEYOND FOOD MART, 8 PUMPS GAS STATION AND CARWASH TUNNEL
ADDRESS: SOUTHWEST CORNER INTERSECTION OF SIXTH ST., & PENNSYLVANIA AVE., BEAUMONT, CA 92223
CLIENT: TABEL CENTER LLC

PROPOSED CANOPY ELEVATIONS

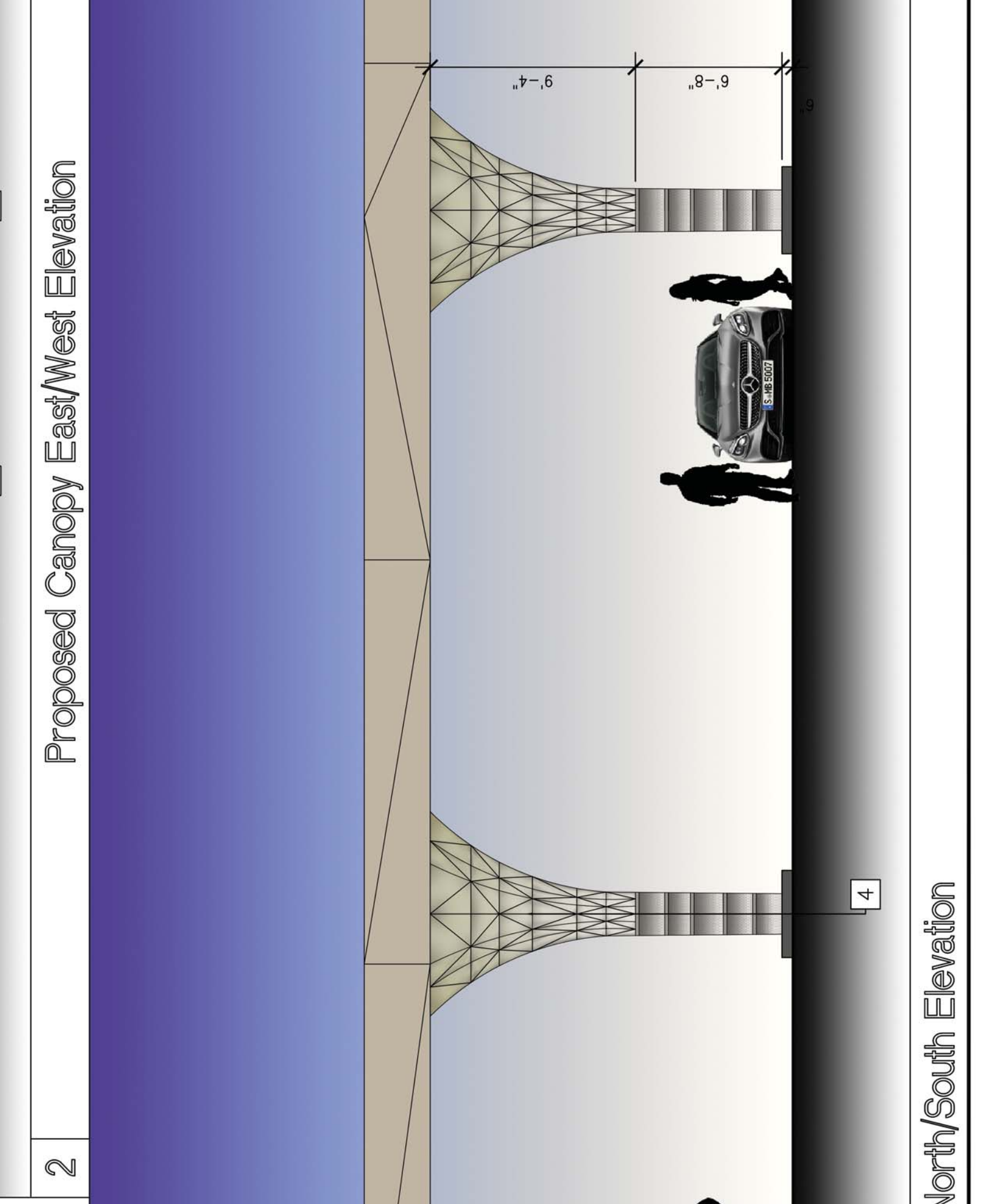
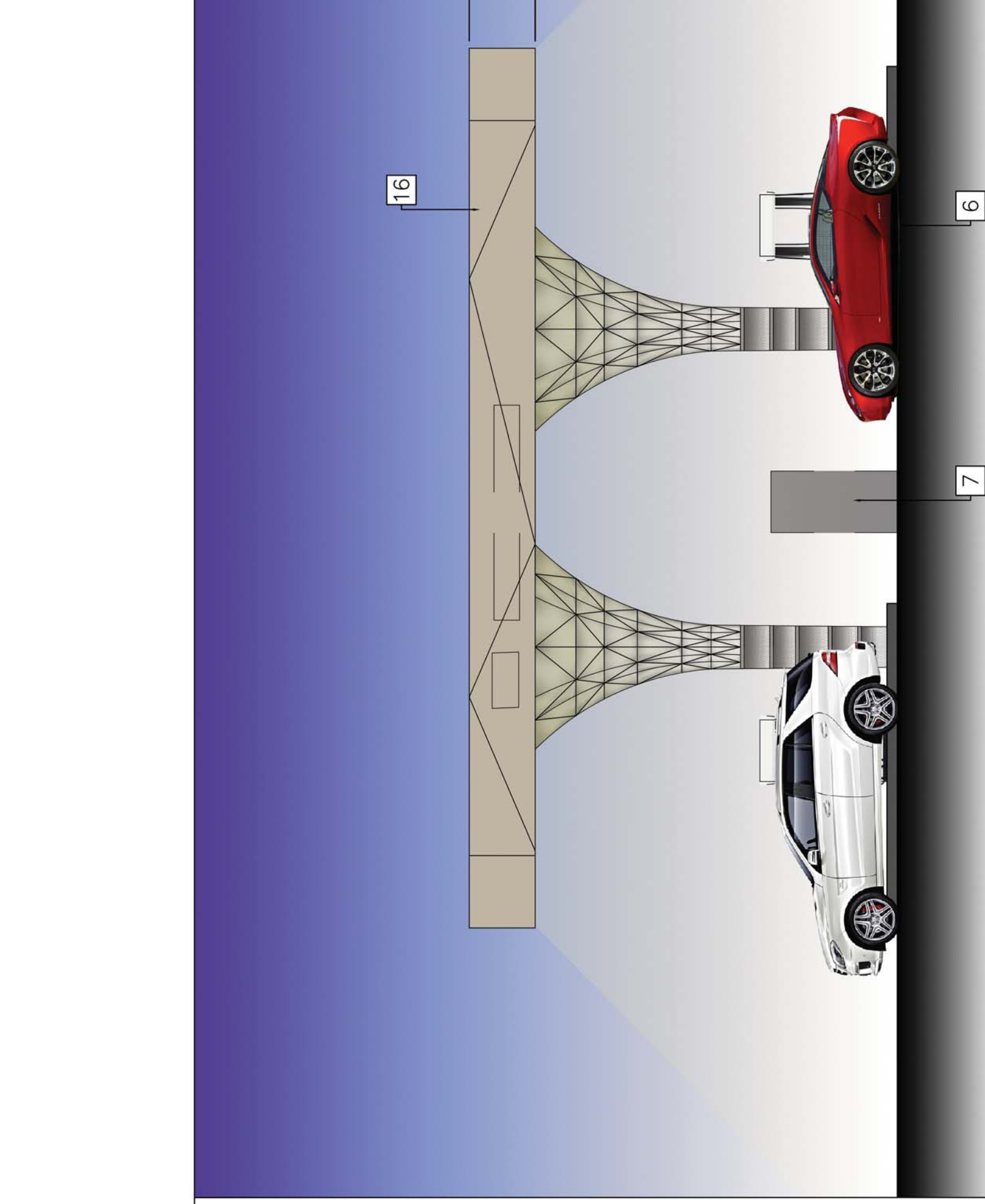
SHEET TITLE:
KEY MAP
SEAL/STAMP

JOB NO.	TL/TL
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BID SET	

REVISIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY W&W LAND DESIGN CONSULTANTS INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF W&W LAND DESIGN CONSULTANTS INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY W&W LAND DESIGN CONSULTANTS, INC. FOR CONSTRUCTION ONLY.
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ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.





W&W LAND DESIGN CONSULTANTS INC.
 ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
 2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
 PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **NEW DEVELOPMENT OF A BEYOND FOOD MART, 8 PUMPS GAS STATION AND CARWASH TUNNEL**
 ADDRESS: SOUTHWEST CORNER INTERSECTION OF SIXTH ST. & PENNSYLVANIA AVE., BEAUMONT, CA 92223
 CLIENT: TABEL CENTER LLC

PROPOSED
 NORTH & SOUTH ELEVATIONS

SEAL/STAMP
 KEY MAP

JOB NO.	TL/ZL
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	TL
PERMIT SET	TL
BID SET	TL

REVISIONS

REVISIONS

A3.01
 OF SHEETS
 S H E E T

Reference Notes

- [1] NOT USED.
- [18] ADDRESS NUMBER SIGNAGE

Color Legend

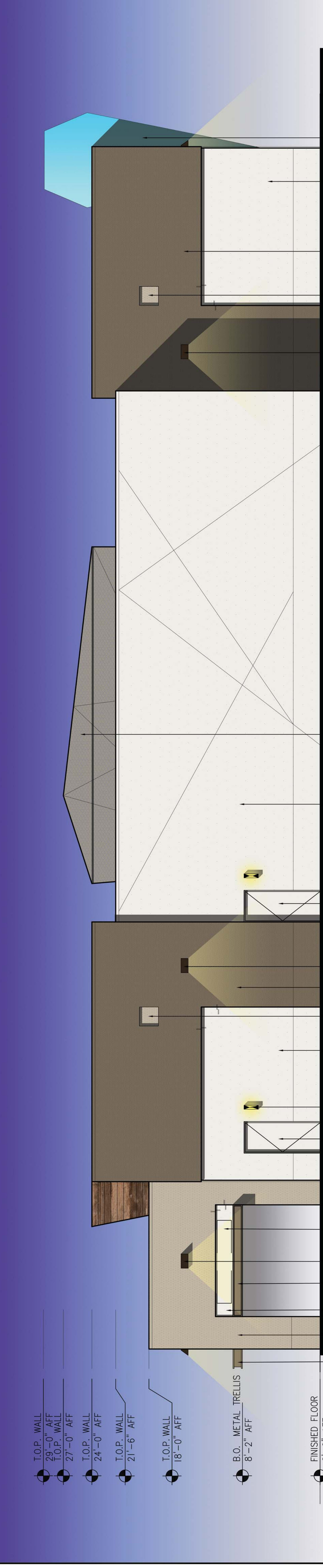


ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MART.

- [11] 3/4" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
- [12] GLASS/ALUM. WINDOW CLEAR GLASS/ CLEAR ANODIZED
- [13] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
- [14] METAL DOOR AND FRAME COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1 (METALLIC)
- [15] SIGNAGE
- [16] EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDG3 LED
- [17] EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCENCE

- [6] ALUMINUM PERFORATED METAL PANEL
- [7] GLASS CURTAIN WALL CLEAR GLASS
- [8] STEEL CHANNEL COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
- [9] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
- [10] THE PIN 3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)

- [1] CEMENT BOARD LAP SIDING JAMESHARJE PLANK ARTISAN SHIPLAP SIDING COLOR: WOODPILE, COPPER PENNY NUT BROWN, & MANSION TAN
- [2] ALUMINUM PERFORATED METAL PANEL GRANGER OR EQUAL I6-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
- [3] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
- [4] GLASS/ALUM. STOREFRONT CLEAR ANODIZED
- [5] FOAM MOLDING COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1

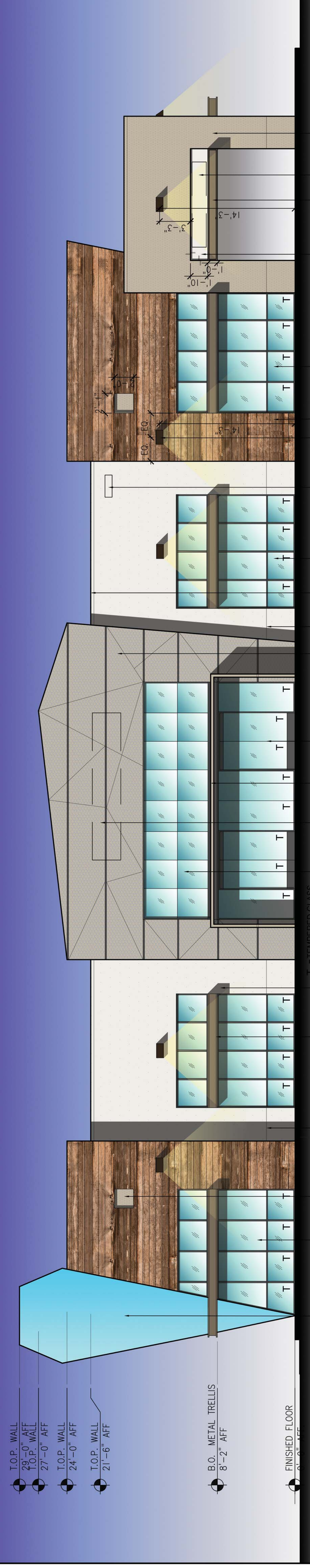


SCALE: 3/16" = 1'-0"

South Elevation

Colors & Materials

- [1] CEMENT BOARD LAP SIDING JAMESHARJE PLANK ARTISAN SHIPLAP SIDING COLOR: WOODPILE, COPPER PENNY NUT BROWN, & MANSION TAN
- [2] ALUMINUM PERFORATED METAL PANEL GRANGER OR EQUAL I6-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
- [3] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
- [4] GLASS/ALUM. STOREFRONT CLEAR ANODIZED
- [5] FOAM MOLDING COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1



SCALE: 3/16" = 1'-0"

North Elevation

Colors & Materials



W&W Land Design Consultants Inc.
Architecture Civil Engineering Interior
2335 W. Foothill Blvd., Suite 11, Upland, CA 91786
T: 909 606 7118 F: 909 946 1137

**NEW DEVELOPMENT OF A BEYOND FOOD MART, 8 PUMPS GAS STATION & CARWASH TUNNEL
SOUTHWEST CORNER INTERSECTION OF SIXTH ST. & PENNSYLVANIA AVE., BEAUMONT, CA 92223**

MATERIAL BOARD



**CEMENT BOARD SIDING
JAMES HARDIE
COLOR: NUT BROWN & MANSION TAN**



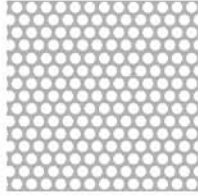
**SHERWIN-WILLIAMS, PAINT
COLOR: SW 7005, PURE WHITE 255-C1**



**SHERWIN-WILLIAMS, PAINT
COLOR: SW 7037, BALANCED BEIGE 249-C2**



**SHERWIN-WILLIAMS, PAINT
COLOR: SW 7040, SMOKEHOUSE 249-C6**



**GRAINGER ALUMINUM PERFORATED METAL PANEL
COLOR: SW 7037, BALANCED BEIGE 249-C2**

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS FACTOR	REMARKS
TREES					
	Chitaipa tashkentensis	Chitaipa	24" box	Low	Standard Trunk
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	24" box	Low	Standard Trunk
	Rhus lancea	African Sumac	24" box	Low	Standard Trunk
SHRUBS					
	Agave attenuata	Foxtail Agave	5 gal	Low	
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	Low	
	Leucophyllum f. 'Compacta'	Compact Texas Ranger	5 gal	Low	
	Grevillea noellii	Noell's Grevillea	5 gal	Low	
	Salvia greggii	Autumn Sage	1 gal	Low	
	Raphiolepis i. 'Ballerina'	Indian Hawthorne	1 gal	Low	
PERENNIALS					
	Anigozanthos f. 'Big Red'	Kangaroo Paw	5 gal	Low	
	Penstemon heterophyllus	Foothill Penstemon	1 gal	Low	
	Dianella t. 'Variegata'	Variegated Flax Lily	1 gal	Low	
GROUNDCOVERS					
	Lantana montevidensis	Trailing Lantana	1 gal	Low	
	Myoporum parvifolium	Prostrate Myoporum	flats	Low	plant @ 12" o.c.

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
 Total MAWA = (ETo x 0.55 x LA x 0.62) = Gallons per year for LA

where:
 MAWA = Maximum Applied Water Allowance (gallons per year)
 ETo = Reference Evapotranspiration Appendix C (inches per year)
 0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
 0.62 = Evapotranspiration Adjustment Factor (ETAF) non-residential
 LA = Landscaped Area (square feet)
 LA = Landscaped Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)
 SLA = Special Landscaped Area (square feet)

MAWA Calculation:

ETo	ETAF	LA or SLA (ft ²)	Conversion	MAWA (Gallons Per Year)
56.8	x 0.55	x 10,107	x 0.62	= 195,760.00
Total MAWA =				= 195,760.00 Gal./Year

Estimated Applied Water Use

EAWU = ETo x Kl x LA x 0.62 + IE = Gallons per year

where:
 EAWU = Estimated Applied Water Use (gallons per year)
 ETo = Reference Evapotranspiration (inches per year)
 Kl = Irrigation Efficiency
 LA = Landscaped Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)
 IE = Irrigation Efficiency

EAWU Calculation:

ETo	Kl	LA	Conversion	IE	EAWU (Gallons per year)
56.8	x 0.2	x 10,107	x 0.62	+ 0.81	= 87,883.00
Total EAWU =					= 87,883.00 Gal./Year

NOTE:
 ALL PROPOSED LANDSCAPE AREAS WILL
 BE IRRIGATED WITH AN AUTOMATIC
 IRRIGATION CONTROLLER SYSTEM

Scope Of Work

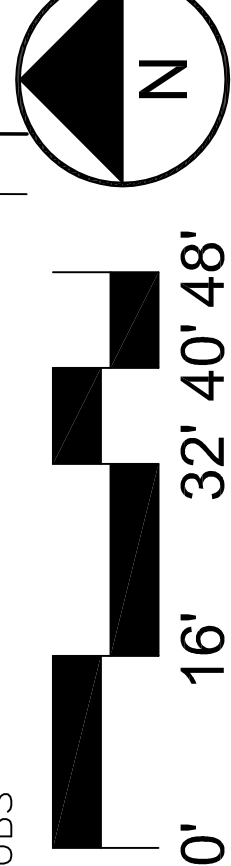
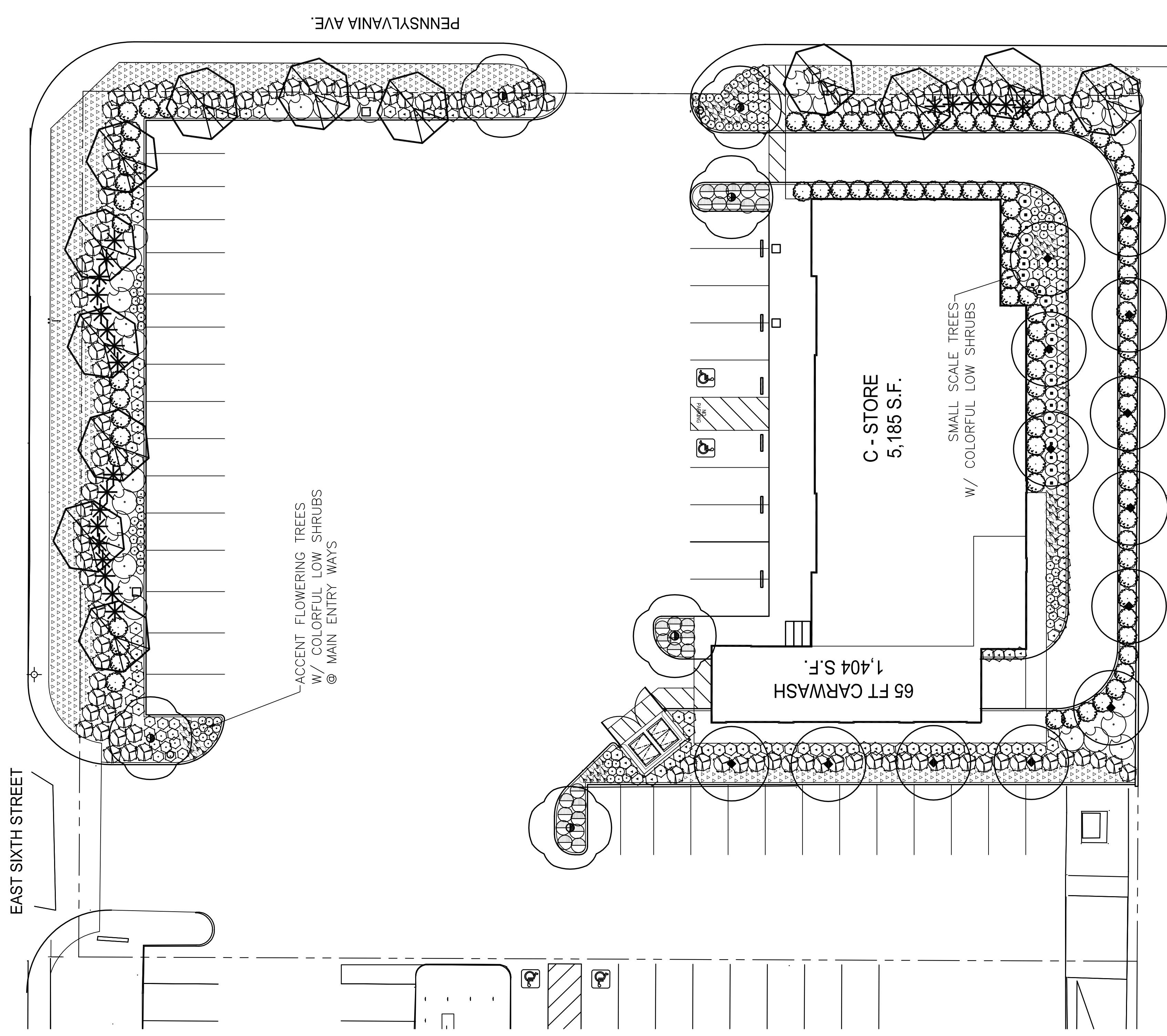
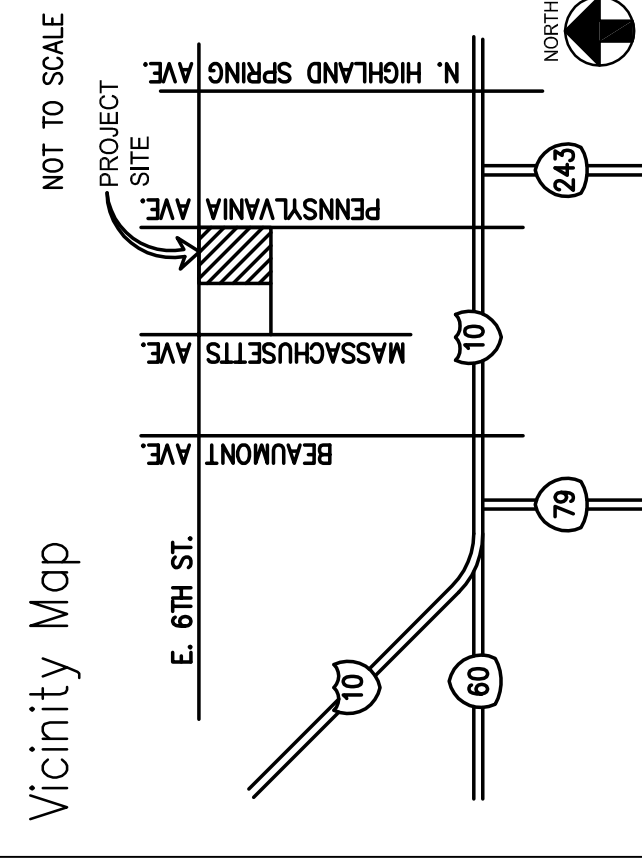
NEW CONSTRUCTION OF A SERVICE STATION WITH CANOPY, UNDERGROUND STORAGE TANKS, A GAS STATION, FOOD MART, STORE WITH GSR, AN EXPRESS CARWASH AND STANGBOGS WITH DRIVE THRU.

LEGAL DESCRIPTION
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 88 OF TRACT 31330 AS SHOWN ON A SUBDIVISION MAP THEREOF RECORDED IN BOOK 400 AT PAGES 90 TO 93 OF MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.
 APN: 480-462-004-0

Project Directory

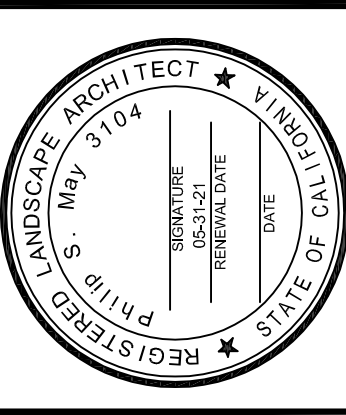
OWNER:
 AZIZ LLC
 14000 WILSON ST #175
 GARDEN, CA 92629
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 WINSTON LUI, P.E. & TOM LAU, A.L.A.
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 Upland, CA 91786
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REVISIONS	BY

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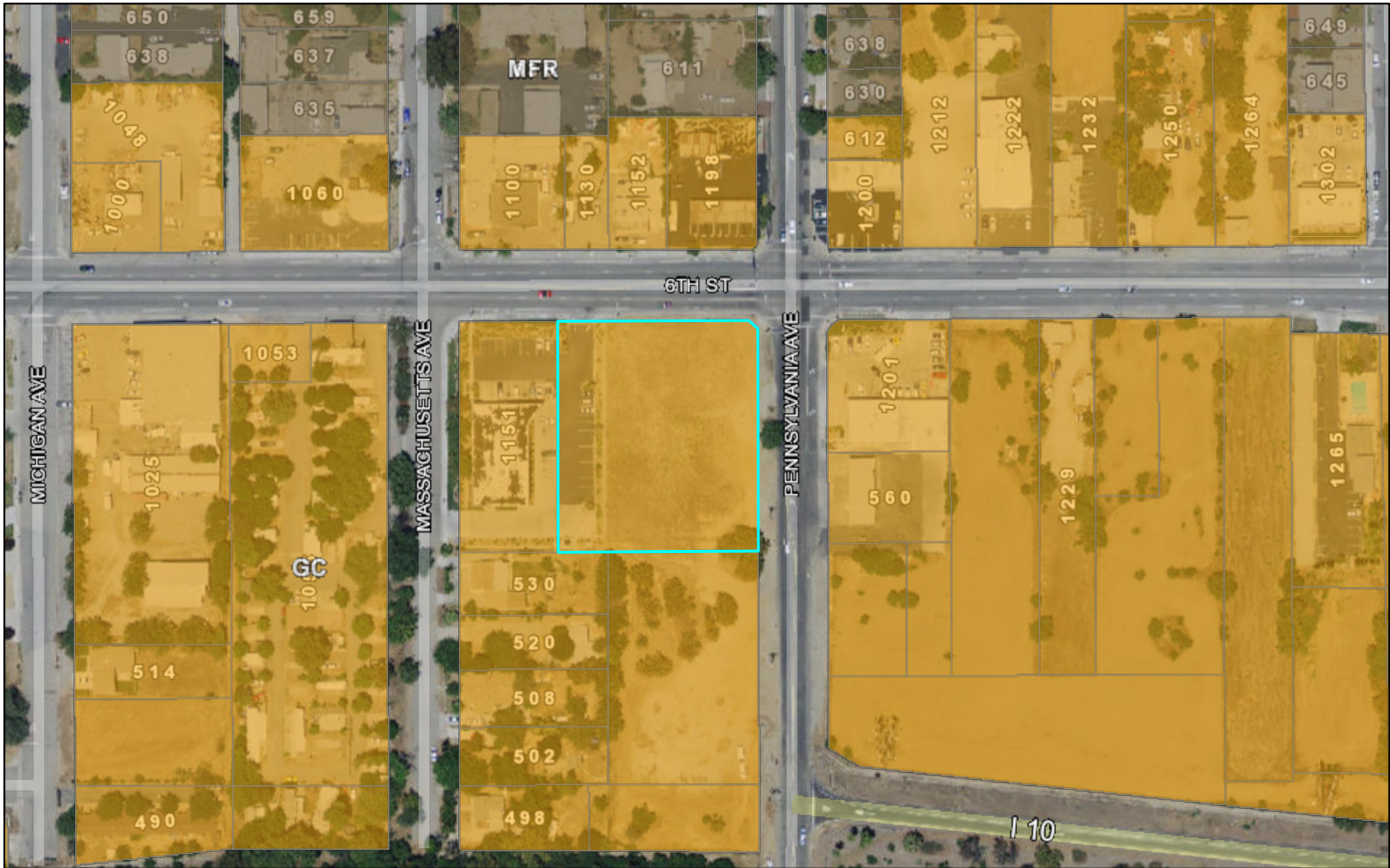
PRELIMINARY PLANS

NEW DEVELOPMENT
 SIXTH & PENNSYLVANIA
 BEAUMONT, CA 92223

DRAWN: M.B.
 CHECKED: P.M.
 DATE: 4/27/2020
 SCALE: 1/16"=1'-0"
 JOB NO: 20028
 SHEET: L-1
 OF 1 SHEETS

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Beyond Beaumont Existing General Plan Land Use

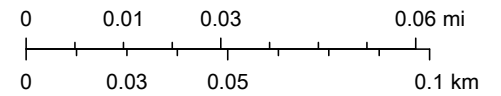


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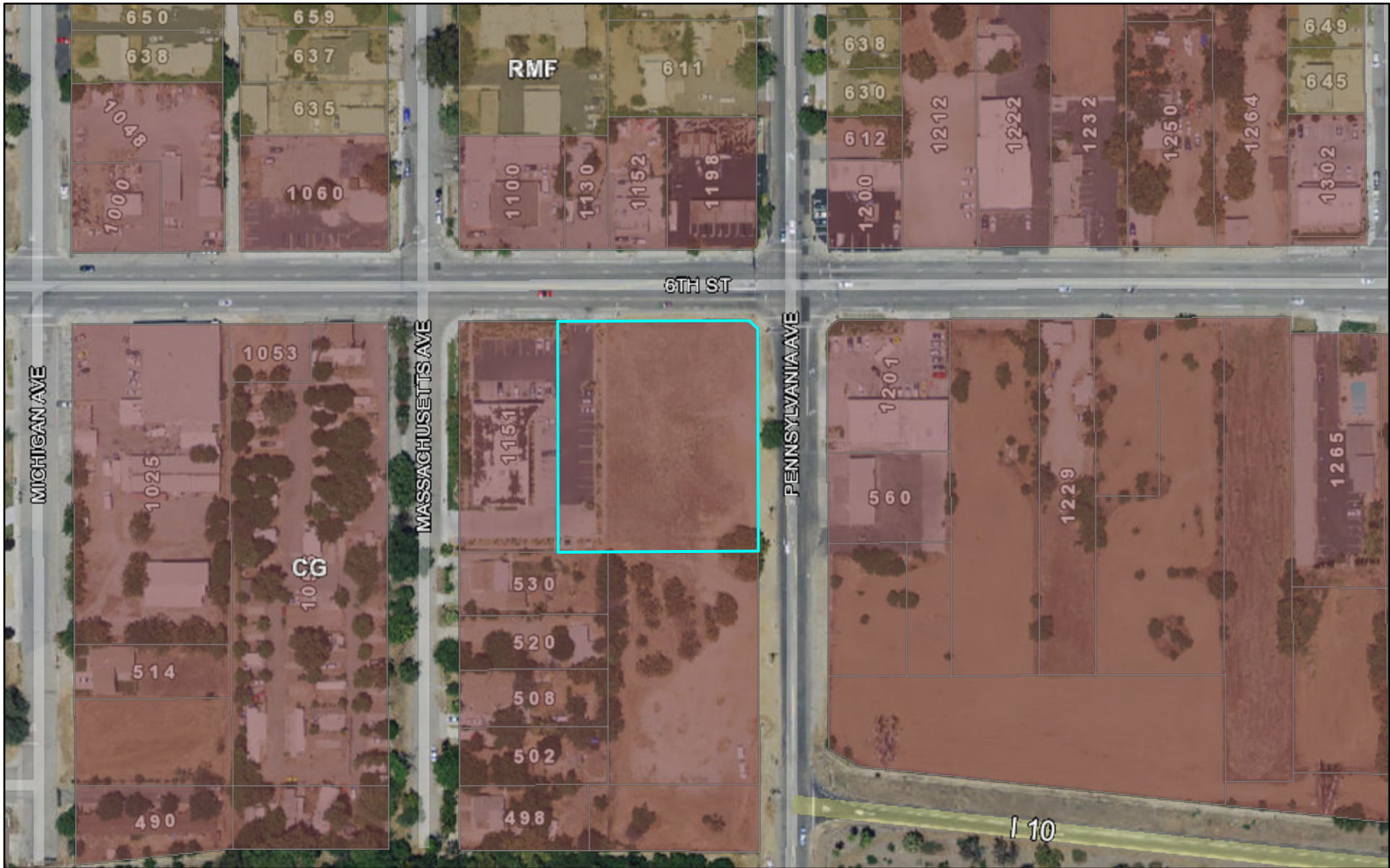
General Plan

- | | | | |
|---------------------------|--------------------------|-------------------------------|-----------------------------|
| Rural Residential | Multi-Family Residential | Industrial | Beaumont Avenue Overlay |
| Single-Family Residential | General Commercial | Commercial Industrial Overlay | Public Facilities |
| | Community Commercial | Urban Village Overlay | Recreation and Conservation |

1:2,257



Beyond Beaumont Zoning Map

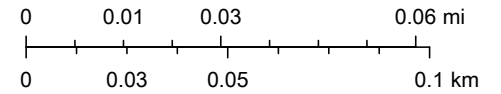


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Zoning

- | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Rural Residential | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Residential Single-Family | Specific Plan Area | Commercial Manufacturing | Mineral Resource Overlay |
| | Commercial General | Manufacturing | Public Facilities |

1:2,257



Beyond Beaumont

Aerial Photograph



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas
 - World Street Map



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Notes

Project Description
CITY OF BEUAMONT
RIVERSIDE COUNTY
SW CORNER 6TH AND PENNSYLVANIA
PORTION OF APN: 418-122-028

BEYOND FOOD MART INC (Applicant) is requesting the approval of a Conditional Use Permit (CUP) and Plot Plan to construct and operate a 5,185 square-foot convenience store and ABC Sales C-21 License, a fueling station with eight fueling islands and a 4,310 sq ft canopy and a 1,404 square-foot car wash, . The Project Site is the unimproved portion of the existing AUTOZONE facility located on Assessor's Parcel No. 418-122-028. The 1.33 acre parcel is located on 6th Street on the Southwest corner of Pennsylvania Avenue, City of Beaumont, County of Riverside. Site is surrounded by vacant land to the south, and commercial development on the east, west and north.

The current land use designation for the Project Site is General Commercial (CG). Approval of the CUP is required for the Project and for the sale of beer and liquor within the land use designation of CG. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,310 square-foot canopy within the northern portion of the site, and the convenience store with carwash and drive-thru would be located on the southern portion of the site.

Access to the site would be provided by a 35-foot driveway at Pennsylvania Avenue and a 35-foot driveway at Sixth Street that would be shared with the adjacent Auto Zone store (see Figure 3-Site Plan). The Project would include landscaping and a total of 26 parking spaces, including two handicap accessible spaces with designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project includes two bioretention basins with storm water retention volumes of 468 cubic-feet (CF) and 1,795 CF, respectively, to be located near the southern boundary of the Project Site.

The Proposed Project is planned to operate 24 hours a day, seven days a week, and will include 12 full-time employees. Deliveries will be made during regular business hours of 7:00 am – 5:00 pm Monday – Saturday.

The site is approximately 1771 lineal feet to the nearest church (East or West) and 2,034 lineal feet to Palm Academy to the northwest.

No alcohol sold through drive-thru. All alcohol sales per State of California ABC Department requirements. No single container sales.

Project Description
CITY OF BEUAMONT
RIVERSIDE COUNTY
SW CORNER 6TH AND PENNSYLVANIA
PORTION OF APN: 418-122-028

MICHAEL RAMIREZ

BEYOND FOOD MART

11/27/2020

DATE

FINDING OF PUBLIC CONVENIENCE AND NECESSITY

The proposed use is deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community; and

This finding is supported by the following facts:

The Project will provide a benefit to the community and customers by providing sales of beer and wine, in addition to typical convenience goods, within one (1) convenient location. Beer and wine sales are commonly conducted within convenience markets, including others in the nearby area. The Project will provide a more diverse economic base for shopping and will provide necessary goods and services for the local community and travelers within the City.

2. The proposed use will not be detrimental or injurious to health, safety, or general welfare of persons residing or working in the vicinity; and

This finding is supported by the following facts:

The zoning of the Site and all of the surrounding properties is GENERAL COMMERCIAL (CG) To the north, east and west of the project site is zoned Commercial along the 6th Street corridor, and to the south is vacant land.

The project is consistent with the General Commercial Zone, and the uses adjacent to the project site. The proposed project is required to install a minimum of 25 feet deep landscape area behind the curb face. The landscape setback along the project frontage will consist of an abundance of planting and is required to incorporate a combination of grass, hedges, and trees to screen and buffer the new development.

Additionally, the applicant will implement and permanently maintain all of the safety measures within the Crime Prevention Plan prepared for the Project. Proper maintenance of these safety measures will minimize crime and nuisance activities associated with the Project to the fullest extent possible.

The proposed use also meets the location criteria described in Section 18.110.050 by being at least a minimum of 1,000 feet required from schools, and at least 500 feet from churches and parks, and at least 100 feet from residential areas.

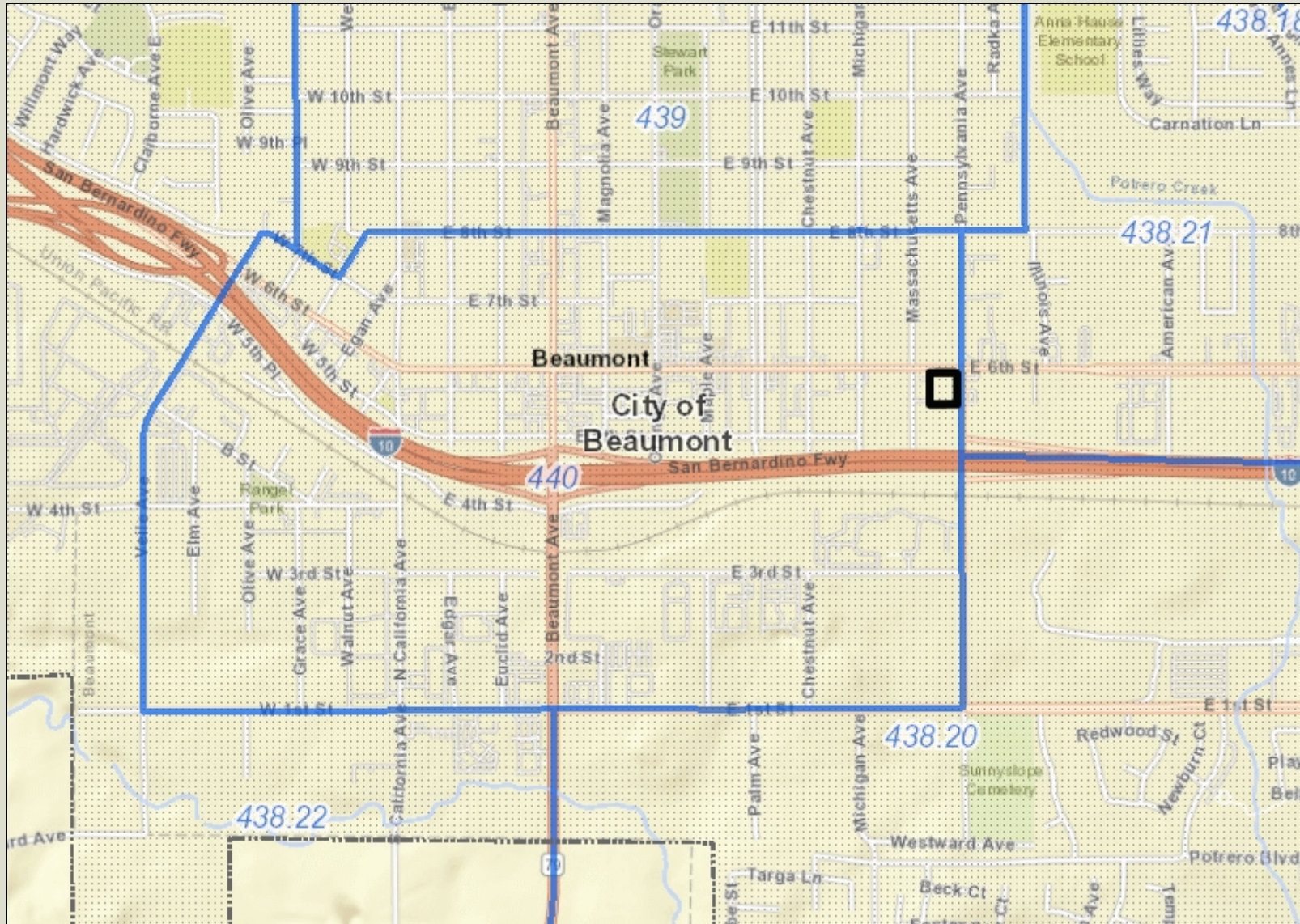
Furthermore, conditions of approval contained herein restrict the display and advertising of alcoholic beverages, and the age of employees who sell alcoholic beverages, and require the applicant to provide public education regarding drinking laws in the form of signage and decals at the register.

3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and

Status	License Type	Premises Addr.	Business Name
ACTIVE		21 P 345 W 6TH ST, BEAUMONT, CA 92223 Census Tract: 0440.00	ZIGGYS SPIRIT SHOPPE
ACTIVE		21 D 560 BEAUMONT AVE, BEAUMONT, CA 92223 Census Tract: 0440.00	EL RANCHO LIQUOR
ACTIVE		21 T. 846 E 6TH ST, STE E, BEAUMONT, CA 92223 Census Tract: 0440.00	STOP & SHOP LIQUOR
ACTIVE		47 D 1668 E 2ND ST, STE E & F, BEAUMONT, CA 92223-3166 Census Tract: 0440.00	LA CASITA NUEVA MEXICAN GRILL
ACTIVE		41 N 846 E 6TH ST, STE A, BEAUMONT, CA 92223-2339 Census Tract: 0440.00	NEW YORK PIZZERIA
ACTIVE		20 J 502 BEAUMONT AVE, BEAUMONT, CA 92223-2233 Census Tract: 0440.00	BEAUMONT 76
ACTIVE		20 S 450 E 1ST ST, BEAUMONT, CA 92223-2905 Census Tract: 0440.00	ARCO AM PM 82465
ACTIVE		20 T 401 E 6TH ST, BEAUMONT, CA 92223-2215 Census Tract: 0440.00	TESORO USA GAS 63349
ACTIVE		41 Q 410 E 6TH ST, BEAUMONT, CA 92223-2216 Census Tract: 0440.00	CASA PALACIOS MEXICAN RESTAURANT
REVPEN		20 H 296 E 6TH ST, BEAUMONT, CA 92223-2148 Census Tract: 0440.00	MIKE'S MARKET
ACTIVE		21 H 999 E 6TH ST, BEAUMONT, CA 92223-2305 Census Tract: 0440.00	SHOPPING BAG MARKET & LIQUOR
ACTIVE		21 H 296 E 6TH ST, BEAUMONT, CA 92223-2148 Census Tract: 0440.00	MIKES MARKET
ACTIVE		42 C 690 BEAUMONT AVE, BEAUMONT, CA 92223-2235 Census Tract: 0440.00	CRAFT LOUNGE TAPROOM AND BOTTLESHOP TI
ACTIVE		77 C 690 BEAUMONT AVE, BEAUMONT, CA 92223-2235 Census Tract: 0440.00	CRAFT LOUNGE TAPROOM AND BOTTLESHOP TI
SUREND		20 LI 325 LUIS ESTRADA RD, BEAUMONT, CA 92223-2683 Census Tract: 0440.00	MAYAS CHEVRON
ACTIVE		47 R 249 W 6TH ST, BEAUMONT, CA 92223-2101 Census Tract: 0440.00	RAMONAS MEXICAN CAFE
ACTIVE		21 LI 325 LUIS ESTRADA RD, STE 200, BEAUMONT, CA 92223-2683 Census Tract: 0440.00	MAYAS CHEVRON
ACTIVE		41 B 174 BEAUMONT AVE, BEAUMONT, CA 92223-2916 Census Tract: 0440.00	MR TACO
ACTIVE		48 P 758 BEAUMONT AVE, BEAUMONT, CA 92223-5952 Census Tract: 0440.00	PLAYERS LOUNGE
ACTIVE		41 G 762 BEAUMONT AVE, BEAUMONT, CA 92223-5952 Census Tract: 0440.00	GRUMPY TOMS PIZZERIA
ACTIVE		21 A 727 BEAUMONT AVE, BEAUMONT, CA 92223-5951 Census Tract: 0440.00	PLAZA LIQUOR MARKET
ACTIVE		41 T 652 E 6TH ST, STE A, BEAUMONT, CA 92223-2264 Census Tract: 0440.00	FRIJOLES
ACTIVE		41 T. 909 E 6TH ST, BEAUMONT, CA 92223-2305 Census Tract: 0440.00	TACOS AND BEER

Census Tract 440 Boundary Map

Item 4.



Legend

- Census Tracts
- Blueline Streams
- City Areas
- World Street Map



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Notes



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THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/27/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 27, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BEAUMONT, CITY OF / LEGAL
550 E SIXTH ST
BEAUMONT, CA 92223

Ad Number: 0011426226-01

P.O. Number:

Ad Copy:



LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, December 8, 2020 at 550 East Sixth Street, Beaumont, California.

PLOT PLAN 2019-0233, CONDITIONAL USE PERMIT 2019-0042, CONDITIONAL USE PERMIT 2019-0043 & ENVIRONMENTAL 2020-0013 (BEYOND BEAUMONT), Conduct a public hearing and consideration of a request for a commercial development on an approximately 1.39-acre site, to construct and operate a gas station with eight (8) fuel pumps with 16 dispensers, a 4,310 square foot canopy, 5,185 square foot convenience store with an off-sale general license (type 20) for the sale of beer and wine, and an attached 1,404 square foot drive-thru carwash; located on the southwest corner of 6th Street and Pennsylvania Avenue (APN 418-122-028) in the Commercial General (CG) Zone. The adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act will be considered, based upon the proposed findings that the project will not have a significant impact upon the environment, with incorporated mitigation (ENV2020-0013) (SCH# 2020110001).

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access:
BeaumontCa.gov/Livestream

Project documents are on file and are available for public review on the City's website https://www.beaumontca.gov/1156/Beyond-Beaumont_planner_at_ckendrick@beaumontca.gov

The applicant for this project is Beyond Food Mart, Inc.

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: NicoleW@BeaumontCa.gov, 2) Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting, 3) In person comments subject to the adherence of the applicable health order and social distancing requirements. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick
Senior Planner

Press-Enterprise: 11/27

Item 4.



BEYOND
FOOD MART

AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS

THIS AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS (“Security Agreement”) is made by and between CITY OF BEAUMONT (“CITY”) and _____ a California [if other state specify the state] [corporation] or [limited liability company] or [limited partnership] (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for a Conditional Use Permit (CUP No. _____).

B. The conditions of approval for the CUP require that the Developer enter into an improvement agreement with the City and provide cash in lieu of construction for 100% of the estimated cost at the time of deposit to improve the west-bound off ramp from the I-10 freeway as identified in the approved Traffic Impact Analysis report summarized as “Widen the I-10 Westbound Off-Ramp to provide for one exclusive left turn lane and on exclusive right turn lane (“Improvements”)

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER’s offer of dedication and the approval of the CUP for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. City shall provide for the installation at the DEVELOPER’s sole cost and expense, all necessary labor and materials to complete the construction of the Improvements at or about the time that a new on-ramp/off-ramp at Pennsylvania Avenue is constructed.

2. Inspection by the CITY. The CITY shall inspect all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements which shall be covered by the Security.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY cash in the amount of \$_____ (“Security”) which City shall expend for the Improvements provided that of the actual cost of the Improvements exceeds the amount of the Security Developer shall pay such additional amount to City within ten days of demand from City . City may comingle the Security

with other funds of City and shall have no obligation to account for the Security to Developer or pay interest in the Security.

5. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the CUP, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit or action is the result of the sole negligence or sole willful misconduct of the CITY.

6. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

7. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

8. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

9. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

10. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By: _____
Mayor

Date: _____

DEVELOPER

By: _____

Date; _____

Item 4.

Title: _____



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: January 12, 2021

SUBJECT: **Specific Plan Amendment (SP2020-0004) a City Initiated Request to Amend the Conditions of Approval for the Commonly Referred to Fairway Canyon/Tournament Hills Specific Plan That Include the Deletion of Condition 30.PLANNING.4 and 30.PLANNING.19, and the Update of Several Conditions to Reflect City of Beaumont in Place of the County of Riverside**

APPLICANT: City of Beaumont

Background and Analysis:

The Oak Valley SPCGA Specific Plan #318 (Specific Plan) encompassing 1,747.9 acres allowing 4,355 dwelling units was adopted by the County of Riverside on August 14, 2001. The property was annexed into the City of Beaumont on April 9, 2003, by the Local Agency Formation Commission (LAFCO) by LAFCO 2002-43-5. The Specific Plan includes the developments commonly referred to as Fairway Canyon and Tournament Hills.

The Specific Plan consists of an ordinance related to zoning (County Ordinance No. 348.4013), the conditions of approval and the specific plan document. Based on a recent review of the document, staff identified a condition of approval that placed a duration of the validity of the Specific Plan. The condition in its entirety is provided below.

30.PLANNING.4 SP-DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the Specific Plan (i.e.; tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

“The Specific Plan that this project is part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the Specific Plan. Should the Specific Plan not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development standards.

A Specific Plan is a planning document that implements the goals and policies of which future projects located within a specified geographic area must adhere.

A Specific Plan is a popular form of a land use overlay. An overlay is an additional layer of planning control, establishing stricter standards that go beyond what the underlying zoning would normally regulate. Cities generally implement overlays to achieve goals that may not ordinarily be attainable through zoning rules alone.

Staff is recommending the deletion of Condition 30.PLANNING.4 for several reasons. The Specific Plan is the zoning document for the Fairway Canyon and Tournament Hills communities. If the Specific Plan document is allowed to expire, then the zoning would revert to the previous zoning.

As previously mentioned, the project was approved in the County of Riverside and subsequently annexed into the City of Beaumont. The previous County zoning for the subject property is provided below as identified in County of Riverside Resolution No. 2001-328:

- R-T – Mobile Home Subdivision and Mobile Home Park
- R-5 – Open Area Combing Zone Residential Development
- R-3 – General Residential
- R-A – Residential Agriculture with various densities between 1 to 2-1/2 acres
- R-R – Rural Residential
- A-1-10 – Light Agriculture 10 Acre Minimum
- C-1/C-P – General Commercial
- R-1 – One Family Dwelling

The City of Beaumont zoning map shows designates the property as Specific Plan (see Attachment No. C). The existing code does not provide the comparable development standards as the Specific Plan identified in and Ordinance 348.4013.

Furthermore, the expiration has the potential to render existing developed properties as non-conforming. The project is currently developed with 1,640 single family homes in Fairway Canyon and approximately 311 single family homes in Tournament Hills.

Based on the evolution of the project over the past twenty years, the dwelling units have been reduced and will not be built out to the maximum 4,355 dwelling units that were approved. In order to protect the existing single family property owners and ensure orderly development of the remainder of the project, the development standards established in the Specific Plan will need to be retained in perpetuity.

Staff is also recommending the deletion of condition 30.PLANNING.19, which has been satisfied. The condition in its entirety is provided below:

30.PLANNING.19 COMPLETE CASE APPROVALS

Prior to the approval of any implementing project {i.e. tract map, parcel map, use permit, plot plan, etc.) within the Specific Plan, the following condition shall be placed on the implementing project:

“Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by Board of Supervisors, respectively.”

This condition shall be considered as met once the Specific Plan, the GPA, the Change of Zone, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be deferred.”

Staff is recommending changes to several other conditions of approval to reflect the City of Beaumont in place of the County of Riverside, the City Attorney in place of County Counsel, and other updates related to Beaumont City departments. A redlined version of the conditions of approval are attached as Attachment A to this staff report.

Public Communications Received:

Notification of the public hearing was advertised on January 1, 2021, in the Press Enterprise with an one-eighth page ad (see Attachment E), consistent with Government Code Section 65091(a)(4) that states when the number of owners is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general

circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

CEQA Review:

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2001 for the Oak Valley SCPGA Specific Plan (Specific Plan No. 318) (SCH# 2000051126), with latest Addendum of the EIR was approved by council in 2014 (13-EIR-03), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

Recommended Action:

Hold a public hearing, and

Forward a recommendation of approval to the City Council to adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SCPGA Specific Plan Oak Valley Greens, subject to the attached Conditions of Approval.

Attachments:

- A. Redlined Conditions of Approval
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Proof of Publication

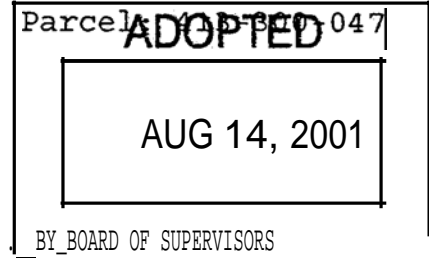
Incorporated herein by Reference:

- City of Beaumont General Plan

- City of Beaumont Zoning Ordinance
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File SP2020-0004, LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Development Agreement Amendment dated June 30, 2020, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.



SPECIFIC PLAN Case#: SP00318



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY~~CITY will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY~~CITY and will cooperate fully in the defense. If the ~~COUNTY~~CITY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY~~CITY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 318 shall be henceforth defined as follows:

- SPECIFIC PLAN= Specific Plan No. 318.
- CHANGE OF ZONE= Change of Zone No. 6492.
- GPA= Comprehensive General Plan Amendment No. 568.
- EIR = Environmental Impact Report No. 418.

10. EVERY. 3 SP - SP Document

INEFFECT

- Specific Plan No. 318 shall consist of the following:
- a. Specific Plan Document, which must include, but not be limited to, the following items:
 - 1. Board of Supervisors Specific Plan Resolution.
 - 2. Conditions of Approval.
 - 3. Specific Plan Zoning Ordinance Text.
 - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 - 5. Specific Plan text.
 - 6. Descriptions of each Planning Area in both

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CONDITIONS OF APPROVAL

P Item 5.

Parcel: 413-300-041

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

graphical and narrative formats.

b. Environmental Impact Report No. 418 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by SP 318 and the Development Agreement, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10. GENERAL CONDITIONS

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP- MASS GRADING INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.Sb shall be obtained from the Planning-Community Development Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

10.BS GRADE. 5 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 6 SP*-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 2 SP - FOLLOW-UP COMMENTS INEFFECT

The Department of Environmental Health has received and reviewed the EIR initial study for SP 318 dated 4-11-01 from LSA Associates, and has the following comments:

1. The 1,747.9-acre site consists of a planned golf/recreation-oriented master planned community of 4,355 (single and multi-family residential) units on 852.8 acres, three (3) schools on 40.0 acres, 16.0 acres of neighborhood commercial uses, 30.4 acres of community

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.E HEALTH. 2 SP - FOLLOW-UP COMMENTS (cont.) INEFFECT

commercial, 38 acres of parks, 500 acres of golf course and 218.3 acres of open space. All tracts and-Parcel Maps require a SAN 53 issued from this Department PRIOR to Planning Department submittal.

- 2. The scattered ranch structures with subsurface sewage disposal systems shall be properly abandoned.
- 3. The scattered ranch structures with on-site private water wells shall be properly destroyed.
- 4. Adherence to regulations related to any hazardous substances shall be complied with Riverside County codes.
- 5. Schools, park sites, open spaces and the golf course are highly recommended to use recycled water in greenbelt and landscaped areas at their respective sites.
- 6. The site is not currently served by sanitary sewers. New water treatment facilities may need to be built and sewer treatment facilities will need to be built. Please contact Beaumont Cherry Valley Water District for water supply needs and City of Beaumont for sanitary sewer.
- 7. Comply with Federal, state and local statues and regulations related to solid wastes.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the ~~Riverside County Board of Supervisors~~ Beaumont City Council to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

10.FIRE. 2 SP-#56-IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Code of Regulations, Title 14, and Public Resources Code 4290.

10.FIRE. 4 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the ~~Riverside County~~Beaumont Fire Department.

10.FIRE. 5 SP-#96-ROOFING MATERIAL INEFFECT

The proposed project area lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the California Fire Hazard Classification Maps on file. All buildings shall be constructed with a class "A" fire retardant roofing material as per the 1999 California Fire Code. Wood shingles and shakes ~~shall~~ are not recommended as a roof or other exterior covering material.

10.FIRE. 6 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the ~~Riverside County~~Beaumont Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT (cont.) INEFFECT

and detention basins are proposed.

All facilities should be designed to District standards. Maintenance of joint use facilities beyond that required for flood control will not be borne by the District.

Developers must contact the California State Department of Fish and Game, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers to obtain any permits or agreements needed to construct, operate and maintain the proposed facilities

10.FLOOD RI. 2 SP GREENBELT, BASIN MAINT INEFFECT

This project proposes detention basins and green belt channels which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. In particular the detention basin adjacent to Planning Areas 9 and 10 would require such a guarantee because the proposed downstream development would depend on it for public health and safety. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of any case protected by these drainage facilities, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. This may consist of a mechanism to assess individual benefitting property owners, or other means approved by the District. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN PLANNING AREAS INEFFECT

All planning area numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - MAINTAIN PLANNING AREAS (cont.) INEFFECT
complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

TRANS DEPARTMENT

10.TRANS. 1 SP - TRAFFIC STUDY CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted by LSA Associates, Inc. for the referenced project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. The study analyzed Year 2020 Buildout Impacts for the project and surrounding intersections. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development):

- Singleton Road (NS)/I-10 Fwy EB Ramps (EW)
- Singleton Road (NS)/I-10 Fwy WB Ramps (EW)
- Singleton Road (NS)/Calimesa Boulevard (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy EB Ramps (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy WB Ramps (EW)
- Cherry Valley Boulevard (NS)/Calimesa Boulevard (EW)
- Nancy Avenue (NS)/Cherry Valley Boulevard (EW)
- Beaumont Avenue (NS)/Cherry Valley Boulevard {EW}
- Brookside Avenue (NS)/Desert Lawn Drive (EW)
- Nancy Avenue {NS}/Brookside Avenue (EW)
- 14th Street (NS)/I-10 Fwy EB Ramps (EW)
- 14th Street (NS)/I-10 Fwy WB Ramps (EW)
- Beaumont Avenue (NS)/I-10 EB Ramps (EW)
- Beaumont Avenue (NS)/I-10 WB Ramps (EW)
- Potrero Boulevard (NS)/SR-60 EB Ramps (EW)
- Potrero Boulevard (NS)/Champions Drive (EW)
- "J" Street (NS)/San Timoteo Canyon Road (EW)
- "J" Street (NS)/Champions Drive (EW)
- "J" Street (NS)/"G" Street (EW)
- San Timoteo Canyon Road {NS)/"G" Street (EW)

10. GENERAL CONDITIONS

10.TRANS. 1

SP - TRAFFIC STUDY CONDITIONS (cont.)

INEFFECT

The Comprehensive General Plan circulation policies required a minimum of Level of Service "C", except that Level of Service "D" may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange. The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development).

- Calimesa Boulevard (NS)/Brookside Avenue (EW)
- Beaumont Avenue (NS)/Brookside Avenue (EW)
- Oak Valley Estates (NS)/14th Street (EW)
- Nancy Street (NS)/14th Street (EW)
- Beaumont Avenue (NS)/14th Street (EW)
- Elm Avenue (NS)/8th Street (EW)
- California Avenue (NS)/6th Street (EW)
- Potrero Boulevard (NS)/SR-60 WB Ramps (EW)

Mitigation to improve operations of the following intersections to the required Level of Service standards of the applicable jurisdictions (LOS "C" within the County of Riverside and the City of Calimesa, and LOS "D" within the City of Beaumont) for Year 2020 Buildout conditions is problematic, due either to existing conditions or to infeasible geometrics:

- Singleton Road (NS)/Woodhouse Road (EW)
- Cherry Valley Blvd (NS)/Robert Road-Desert Lawn Drive (EW)
- Desert Lawn Drive (NS)/Champions Drive (EW)
- Singleton Road (NS)/San Timoteo Canyon Road (EW)
- Champions Drive (NS)/San Timoteo Canyon Drive (EW)
- Beaumont Avenue (NS)/6th Street (EW)

The associated conditions of approval incorporate mitigation measures identified in the traffic study which are necessary to achieve or maintain the required level of service.

10.TRANS. 2

SP - ROADWAY IMPROVEMENTS

INEFFECT

Roadway links wholly within the boundaries of Oak Valley Specific Plan No. 318, as well as the entirety of Champions Drive, shall be constructed at the time of

10. GENERAL CONDITIONS

10.TRANS. 2 SP - ROADWAY IMPROVEMENTS (cont.) INEFFECT

project development per the requirements of the specific plan. Roadway links along the perimeter of the specific plan area (San Timoteo Canyon Road) shall be constructed to their full half-width section concurrent with development of the adjacent Oak Valley, Specific Plan No. 318 Planning Areas. Intersections located within and adjacent to the boundaries of Oak Valley Specific Plan No. 318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with the roadways with the geometrics illustrated in Figure D.1.12c., unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Director of Transportation.

10.TRANS. 3 SP - "P" STREET IMPROVEMENTS INEFFECT

"P" Street shall be constructed to County of Riverside Standard No. 102, Modified Secondary Highway (56'/88' R.O.W.) from Champions Drive to San Timoteo Canyon Road.

10.TRANS. 4 SP - WARRANTED TRAFFIC SIGNALS INEFFECT

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for implementing projects within the boundaries of the specific plan:

- San Timoteo Canyon Road/"G" Street
- San Timoteo Canyon Road/"J" Street
- Desert Lawn Drive/Champions Drive
- Potrero Boulevard/Champions Drive
- Champions Drive/"J" Street

10.TRANS. 5 SP - GEOMETRICS INEFFECT

The following intersections shall be improved to the geometrics as described.

Potrero Boulevard (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

10. GENERAL CONDITIONS

10.TRANS. 5

SP - GEOMETRICS (cont.)

INEFFECT

Potrero Boulevard {NS}/Champions Drive (EW) shall be improved to provide the following geometrics:

- Northbound: Two left turn lanes, one right turn lane.
- Southbound: NA
- Eastbound: Two through lanes.
- Westbound: Two left turn lanes, two through lanes.

Desert Lawn Drive (NS)/Champions Drive {EW} shall be improved to provide the following geometrics:

- Northbound: NA
- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes.

"J" Street {NS}/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Northbound: NA
- Southbound: One left turn lane, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

"J" Street (NS)/Champions Drive (EW) shall be improved to provide the following geometrics:

- Northbound: Two through lanes, one right turn lane.
- Southbound: Two left turn lanes, two through lanes.
- Eastbound: NA
- Westbound: One left turn lane, one right turn lane.

"J" Street (NS)/"G" Street (EW) shall be improved to provide the following geometrics:

- Northbound: One left turn lane, two through lanes, one through/right turn lane.
- Southbound: Two left turn lanes, three through lanes.
- Eastbound: Two left turn lanes, one through/right turn lane.
- Westbound: One left turn lane, one through lane, one through/right turn lane.

"G" Street (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

01/08/02
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CONDITIONS OF APPROVAL

Parcel: 413-300-047

10. GENERAL CONDITIONS

10.TRANS. 5 SP - GEOMETRICS (cont.) (cont.) INEFFECT

Northbound: NA
Southbound: One left turn lane, one right turn lane.
Eastbound: One left turn lane, two through lanes.
Westbound: Two through lanes, one right turn lane.

10.TRANS. 6 SP - TRAP SIG MITIGATION FEE INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 7 SP - "G" STREET IMPROVEMENTS INEFFECT

Concurrent with the construction of "G" Street within the boundaries of Oak Valley Specific Plan No. 318, "G" Street shall be constructed offsite to intersect with "J" Street as a Modified Collector Street (78' R.O.W.).

10.TRANS. 8 SP - "J" STREET IMPROVEMENTS INEFFECT

Concurrent with the construction of "J" Street within the boundaries of Oak Valley Specific Plan No. 318, "J" Street shall be constructed offsite to Roberts Road as an Urban Arterial Highway (134' R.O.W.)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL CONSTRUCTION INEFFECT

Prior to the approval of any implementing project, including but not limited to grading permits, the applicant shall have in place a funding or construction mechanism, as approved by the Riverside County Regional Park and Open-Space District, to insure the construction of the regional trail along San Timoteo Canyon Road.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PLANNING AREA STANDARDS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Area[s] of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least ___[square feet/acres].
2. The average residential lot size must be at least [square feet/acres].
3. The target density of this planning area is ___ to ___ du/ac.
4. The target range of the number of dwelling units in this planning area is ___ to ___.
5. Entry monumentation is required at the intersection of ___ and ___.
6. Roadway landscaping is required at ___.
7. Recreational trails are located at ___.
8. This implementing map is conditioned to build a park at ___ prior to the ___th building permit.
9. [Residential] [Commercial] [Industrial] buildings must conform to the design guidelines on pages ___ to ___ of the SPECIFIC PLAN."

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) (cont.) INEFFECT

on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY INEFFECT~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.~~

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13:50

~~Riverside County~~
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CONDITIONS OF APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.) INEFFECT~~

~~This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters and shall be considered as MET if the specific plan amendment has been filed."~~

30..PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Beaumont Planning Department	1 copy
City of Calimesa Planning Department	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	1 copy
Riverside County Clerk of the Board	2 copies

Any and all remaining documents shall be kept with the Planning Department in RiversideBeaumont, or as otherwise determined by the Planning Community Development Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PA SUMMARY TABLE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project consistent with the Development Agreement:

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PA SUMMARY TABLE (cont.)

INEFFECT

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [sf. ft.]	Density Range [du/acre]	Target Density
1	4,000	5-8	6.0
2	5,000	2-5	4.0
3	5,000	2-5	4.0
4	3,800	8-12	10.0
7B	10,000	.2-2	1.0
8	5,500	2-5	4.0
10	3,800	8-12	10.0
11	6,000	2-5	4.0
12	5,000,	2-5	4.0
14	4,000	12-20	20.0
15	7,000	2-5	4.0
16	6,000	2-5	4.0
18	5,000	5-8	6.0
19	8,000	.2-2	2.0
20	4,000	2-5	4.0
22	5,500	2-5	4.0
23B	10,000	.2-2	1.0
25	3,800	8-12	12.0
26	8,000	2-5	4.0
30	6,000	2-5	4.0
32	4,000	5-8	6. 0
36	4,000	5-8	6.0
38	3,800	8-12	12.0
39	5,000	2-5	4.0

This condition shall be considered MET if the implementing residential land division proposal is within the above-mentioned standards. This condition may only be considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 7

SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.) INEFFECT

8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQ'D INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 10, 32, 36, and 38 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMIT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 9 SP - OAK TREE PLAN REQ'D NOTAPPLY

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - OAK TREE PLAN REQ'D (cont.) NOTAPPLY

will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished. Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential lots within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum. "

30.PLANNING. 10 SP - DESIGN PLAN REQUIRED INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1-4, 8, 10, 12, 14, 18, 20, 22, 25, 32, 36, 38 or 39 of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, the developer shall submit a development plan to the Planning Department for review and approval, showing which amenities described in Exhibit D (which follows this condition) are applicable to this project.

This condition shall be considered MET when the Planning Department approves a plan showing specifically how a given development project will implement the general design concepts in Exhibit D. The development plan submittal may be DEFERRED to prior to building permit issuance when incorporated into the Final Site Plan for the proposed project. This condition shall not be considered NOT

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

- 30.PLANNING. 10 SP - DESIGN PLAN REQUIRED (cont.) INEFFECT
 APPLICABLE."
- 30.PLANNING. 11 SP - WATER ANALYSIS/AGREEMENT INEFFECT

Prior to the recordation of any implementing project (i.e. tract map, parcel map, etc.) or prior to the issuance of a building permit for any use permit (i.e. conditional use permit, plot plan, etc.), whichever comes first, within any planning area of the SPECIFIC PLAN, the Planning Department shall receive an executed agreement between the developer and either (1) the San Geronio Pass Water Agency, (2) the Beaumont Cherry Valley Water District, or (3) another qualified water service agency. The agreement shall provide for sufficient supplemental water supply to the development for domestic purposes.

This condition shall be considered MET if the applicant submits a satisfactory agreement to the Planning Department. This condition shall be considered NOT APPLICABLE if the Planning Department determines that significant new information (i.e. other documented additions to water supply or documented enhancements to groundwater recharge capability applicable to the project vicinity, etc.) would make such an agreement unnecessary. This condition cannot be DEFERRED.

- 30.PLANNING. 12 SP - OAK TREE PLAN REQ'D INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished.

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13:50

~~Riverside County~~
LMSCity of Beaumont
CONDITIONS OF APPROVAL

Item 5. 0

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - OAK TREE PLAN REQ'D (cont.) **INE**

Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential structures within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is no longer necessary. The condition may not be DEFERRED.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 13 SP - PALEO STUDY REQD **INEFFECT**

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING PERMIT ISSUANCE, a Paleontological Resources Impact Mitigation Program (PRIMP) study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 14 SP - GEO STUDY REQUIRED **INEFFECT**

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) for which the ~~County Geologist~~City Engineer/Public Works Director requires further geotechnical

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - GEO STUDY REQUIRED (cont.) INEFFECT

analysis, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical investigation and additional seismic analysis shall be submitted to the Planning Department & ~~Engineering Geologist~~ City Engineer/Public Works Director for review and approval.

The study shall treat the following issues:

1. Slope Stability/ Landslide potential
2. Faulting
3. Treatment of recent alluvium
4. Shallow groundwater areas
5. Any other geological/geotechnical issues identified by the County Geologist City Engineer/Public Works Director as pertinent to development within the planning area(s) covered by the implementing development application.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 15 SP - EA REQUIRED INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject

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~~LMSCity of Beaumont~~
CONDITIONS OF APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - EA REQUIRED (cont.) INEFFECT
toCEQA. This condition may not be DEFERRED."

30.PLANNING. 16 SP - ADDENDUM EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other ~~COUNTY-CITY~~ land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 17 SP - SUPPLEMENT TO EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

01/08/02
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City of
Beaumont CONDITIONS OF
APPROVAL

Item 5.
Page 23

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUPPLEMENT TO EIR (cont.) INEFFECT

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 18 SP - SUBSEQUENT EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

~~30.PLANNING. 19 SP - COMPLETE CASE APPROVALS INEFFECT~~

~~Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:~~

~~"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by the Board of Supervisors, respectively."~~

01/08/02
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~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Item 5. 24

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

~~30. PLANNING. 19 SP - COMPLETE CASE APPROVALS (cont.) INEFFECT~~

~~This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."~~

30. PLANNING. 20 SP - AMENDMENT REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Community Development Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30. PLANNING. 21 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map, or parcel map) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this

01/08/02
13:50

~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF Parcel: 413-300-047
APPROVAL

Item 5.
Page 25

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - PARK AGENCY REQUIRED (cont.) INEFFECT

implementing project not currently within the boundaries of the Beaumont-Cherry Valley Recreation and Park District, shall be annexed into said District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Beaumont-Cherry Valley Recreation and Parks District, a County Service Area/District or other similar entity is unwilling or unable to annex the property in question."

30.PLANNING. 22 SP - PA PROCEDURES (MAP) INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23 SP - COMMON AREA MAINTENANCE INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map}, the following condition shall be placed on the implementing application:

01/08/02
13:50

~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Item 5. 26

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23 SP - COMMON AREA MAINTENANCE (cont.)

INEFFECT

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 5, 7A, 13, 17, 21B, 23A, 24, 31B, 34, and 37."

30. PLANNING. 24 SP*- CC&R RES PUB COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the ~~County~~-City fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which. in the sole discretion of the ~~County~~-City are acceptable. As a condition

01/08/02
13:50

~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Item 5. 27

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 24

SP *- CC&R RES PUB COMMON AREA {cont.}

INEFFECT

precedent to the ~~County-City~~ accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the ~~Office of the County Counsel~~ City Attorney and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~ City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~ City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the ~~County of Riverside~~ City of Beaumont, and the property owners' association shall unconditionally accept from the ~~County of Riverside~~ City of Beaumont, upon the ~~County's~~ City's demand, title to all or any part of the 'common area', more particularly described on Exhibit ' ' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and

01/08/02
13:50

~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Item 5. 28

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP*- CC&R RES PUB COMMON AREA {cont.}

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the ~~County of Riverside~~City of Beaumont.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the ~~Planning Community Development~~ Director of the ~~County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey DivisionPublic Works Department."

30.PLANNING. 25 SP*- CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN {tract map or parcel map}, the following condition shall be placed on the implementing

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~~Riverside County~~
~~LMSCity of Beaumont~~
CONDITIONS OF APPROVAL

Item 5.
Pa

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 25

SP*- CC&R RES PRI COMMON AREA, (cont.)

INEFFECT

project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit ' ', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of

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~~LMSCity of Beaumont~~
CONDITIONS OF APPROVAL

Item 5. ge

Parcel: 413-300-047 "'\

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP*- CC&R RES PRI COMMON AREA (cont.)

the ~~Community Development~~~~Planning~~ Director of the ~~County~~
~~of Riverside~~~~City of Beaumont~~ or the ~~County's~~~~City's~~
successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, substantially' amended, or property de-annexed therefrom absent the prior written consent of the ~~Planning~~~~Community~~
~~Developmetn~~ Director of the ~~County~~~~City~~ of ~~Riverside~~
~~Beaumont~~ or the ~~County's~~~~City's~~ successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~~~City~~
~~Attorney~~, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~~~Survey~~
~~Division~~~~Public Works Department~~."

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits

01/08/02
13:50

~~Riverside County~~
~~LMSCity of Beaumont~~
CONDITIONS OF APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM (cont.) INEFFECT

will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - GENERIC M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP - USFWS/CDFG CLEARANCES INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may result in the disturbance of on-site habitat occupied by any species determined to be endangered or threatened by the United States Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG}, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain necessary take permit(s} from the USFWS and CDFG. A copy of said permit(s) shall be submitted to the Planning Department."

30.PLANNING. 30 SP - CDFG (SECT 1601/1603) INEFFECT

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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13:50

~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - CDFG (SECT 1601/1603} (cont.)

INEFFECT

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland determined to be jurisdictional, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ACOE CLEARANCE

INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the ~~County~~City Planning Department that the alteration of any watercourse or wetland determined to be jurisdictional, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 33 SP - ENTRY MONUMENTATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project;

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ENTRY MONUMENTATION (cont.) INEFFECT

the implementing project:

1. A primary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-2 and Figure 4-3.
2. A secondary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-5.
3. The entry monument shall be in substantial conformance with the design guidelines of Planning Area ___ of the SPECIFIC PLAN, as shown on pages ___ to ___"

30.PLANNING. 34 SP - POST GRADING REPORT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 35 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Beaumont Unified School District shall be mitigated in accordance with the existing mitigation agreement with the developer dated December 19, 1989. If said agreement shall be rescinded, then impacts to schools shall be mitigated in accordance with state law."

30.PLANNING. 36 SP - PA PROCEDURES (USE) INEFFECT

Prior to the approval of any implementing use permit the SPECIFIC PLAN (i.e.: plot plan or conditional use permit), the following condition shall be placed on the implementing project:

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~~Riverside County LMS~~
City of
Beaumont CONDITIONS OF
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA PROCEDURES (USE) (cont.) INEFFECT

"PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 40 SP - PHASE 1 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase One of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase One parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to both the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase One.

30.PLANNING. 41 SP - PHASE 2 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Two of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase Two parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and

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City of
Beaumont CONDITIONS OF
APPROVAL

Item 5.
P 3 85

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PHASE 2 PARKS (cont.) INEFFECT

Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase Two.

30.PLANNING. 42 SP - PHASE 3 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Three of the SPECIFIC PLAN, a phasing plan for the design and construction of the parks within Phase Three shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with the approval of the phasing plan.

This condition shall be considered MET if the applicable information is provided to the Planning Department and the BCVRD. This condition may be considered as NOT APPLICABLE if the implementing project is not within Phase Three.

30.PLANNING. 43 SP - BIO MITIGATION INEFFECT

Prior to the approval of any implementing project within Planning Areas 1,5,6,9,10,14,23B, 29, 30, 31B, 32, 33A, 33B, 37, 38, and 39 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a mitigation program shall be implemented providing for the preservation, creation, or enhancement of replacement riparian woodland or wetland habitat. The initial focus for mitigation shall be within the San Timoteo Canyon Creek

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City of
Beaumont CONDITIONS OF
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - BIO MITIGATION (cont.)

INEFFECT

corridor where the mitigation shall be implemented to the greatest extent feasible. The mitigation program must be acceptable to the Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (Board} under their Section 404, 1603, and 401 or other applicable permitting process, respectively. The Planning Department must receive written confirmation of the acceptability of the mitigation measures from the Corps, CDFG and/or the Board.

If the Corps, CDFG, and/or Board will not accept the mitigation or if the implementation of the program in the San Timoteo Canyon Creek corridor is not feasible, the mitigation shall be implemented within the site of the SPECIFIC PLAN or at a suitable off site location in accordance with Exhibit ___ of the EIR.

TRANS DEPARTMENT

30.TRANS. 3 SP - GEN PLAN AMENDMENT REQ'D

INEFFECT

The project proponent shall submit an application to amend the Comprehensive General Plan to add the following project roadways to Circulation Element Study Area Map 2:

a. "J" Street - Champions Drive north to Project Boundary - Modified Major Highway (**80'/104' R.O.W.**)

[**Amended@ Board of Supervisors 7/17/01. Previously 78'/102' R.O.W**)

b. "P" Street - San Timoteo Canyon Road to Champions Drive - Modified Secondary Highway (56'/88'R.O.W.)

c. Champions Drive - East of Desert Lawn Drive to frontage road alignment - Secondary Highway (64'/88'R.O.W.)

30.TRANS. 4 SP - TRAFFIC STUDY REQUIRED

INEFFECT

Site specific traffic studies will be required for all subsequent implementing projects within the boundaries of Specific Plan No. 318, as deemed necessary by the Director of Transportation. Subsequent traffic studies shall monitor development within the specific plan and its associated trip generation. Traffic signals identified in 10. TRANS.4. will be installed by the project without

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP - TRAFFIC STUDY REQUIRED (cont.) INEFFECT

credit for signal mitigation fees unless determined to not be warranted under existing or any future conditions, and as approved by the ~~Director of Transportation~~City Engineer/Public Works Director.

30.TRANS. 5 SP - OFF-SITE MITIGATION INEFFECT

EIR No. 418 proposes mitigation for traffic impacts to off-site roadways and intersections located within various jurisdictions. The following intersections have been identified within the EIR as requiring mitigation:

- Singleton Road/I-10 Fwy EB Ramps
- Singleton Road/I-10 Fwy WB Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Roberts Road - Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Fwy EB Ramps
- Cherry Valley Boulevard/I-10 Fwy WB Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Desert Lawn Drive
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Fwy EB Ramps
- 14th Street/I-10 Fwy WB Ramps
- 14th Street/Oak Valley Estates
- Nancy Avenue/14th Street
- Beaumont Avenue/14th Street
- Elm Avenue/8th Street
- California Avenue/6th Street
- Beaumont Avenue/I-10 Fwy EB Ramps
- Beaumont Avenue/I-10 Fwy WB Ramps
- Potrero Boulevard/SR-GO EB Ramps
- Potrero Boulevard/SR-GO WB Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road

The project developer shall participate on a "fair share basis" in a regional mechanism that provides funding for the necessary improvements. Prior to the issuance of the first Building Permit, the project developer shall make a deposit to the Transportation Department to initiate the process of creating the appropriate funding mechanism. This deposit shall be credited against the developer's "fair share" of the improvement costs identified. Any funds

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - OFF-SITE MITIGATION (cont.) INEFFECT

advanced by the project developer not expended shall be refunded or credited against their "fair share". A "PRIOR TO BUILDING PERMIT ISSUANCE" condition shall be imposed on residential tract maps or commercial site plans, respectively, for the funding of the process to create the appropriate regional mechanism. This condition shall be considered MET upon deposit of the funds for creating the appropriate funding mechanism with the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 15 SP - Count Res Build Permits INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 4,355 residential building permits to be issued within the SPECIFIC PLAN.

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[PINKS]

Riverside County LMS
CONDITIONS OF APPROVAL

Item 5.
Page: 1

CHANGE OF ZONE Case#: CZ06492

Parcel 413-180-021
AUG 14 2001
BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~ City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the ~~COUNTY~~CITY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY-CITY~~ will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY-CITY~~ and will cooperate fully in the defense. If the ~~COUNTY-CITY~~ fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY-CITY~~.

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~ City of Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

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14:24

Riverside County LMS
CONDITIONS OF APPROVAL

CHANGE OF ZONE Case#: CZ06492

Parcel: 413-180-021

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

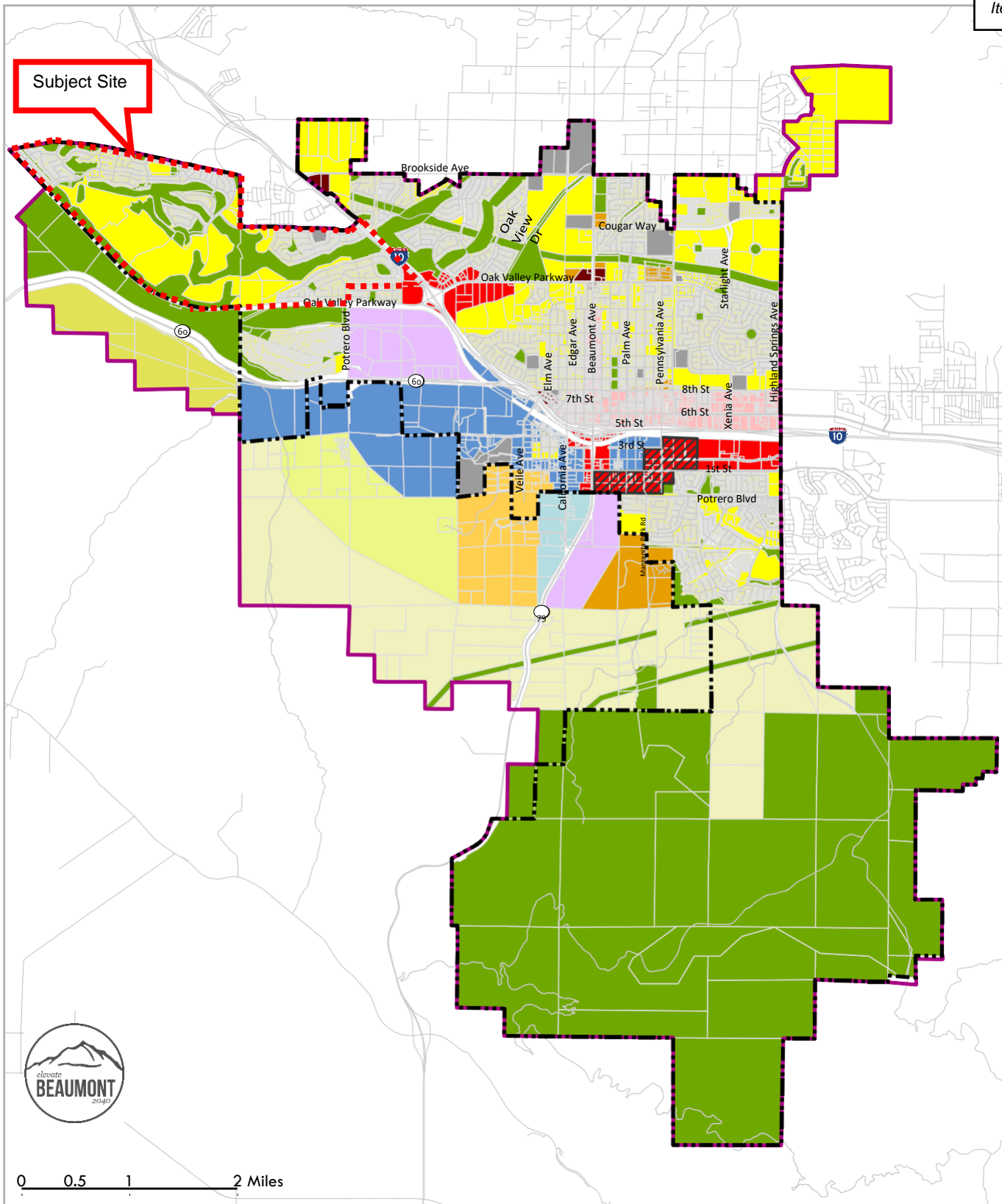
80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE - FIRE FLOW

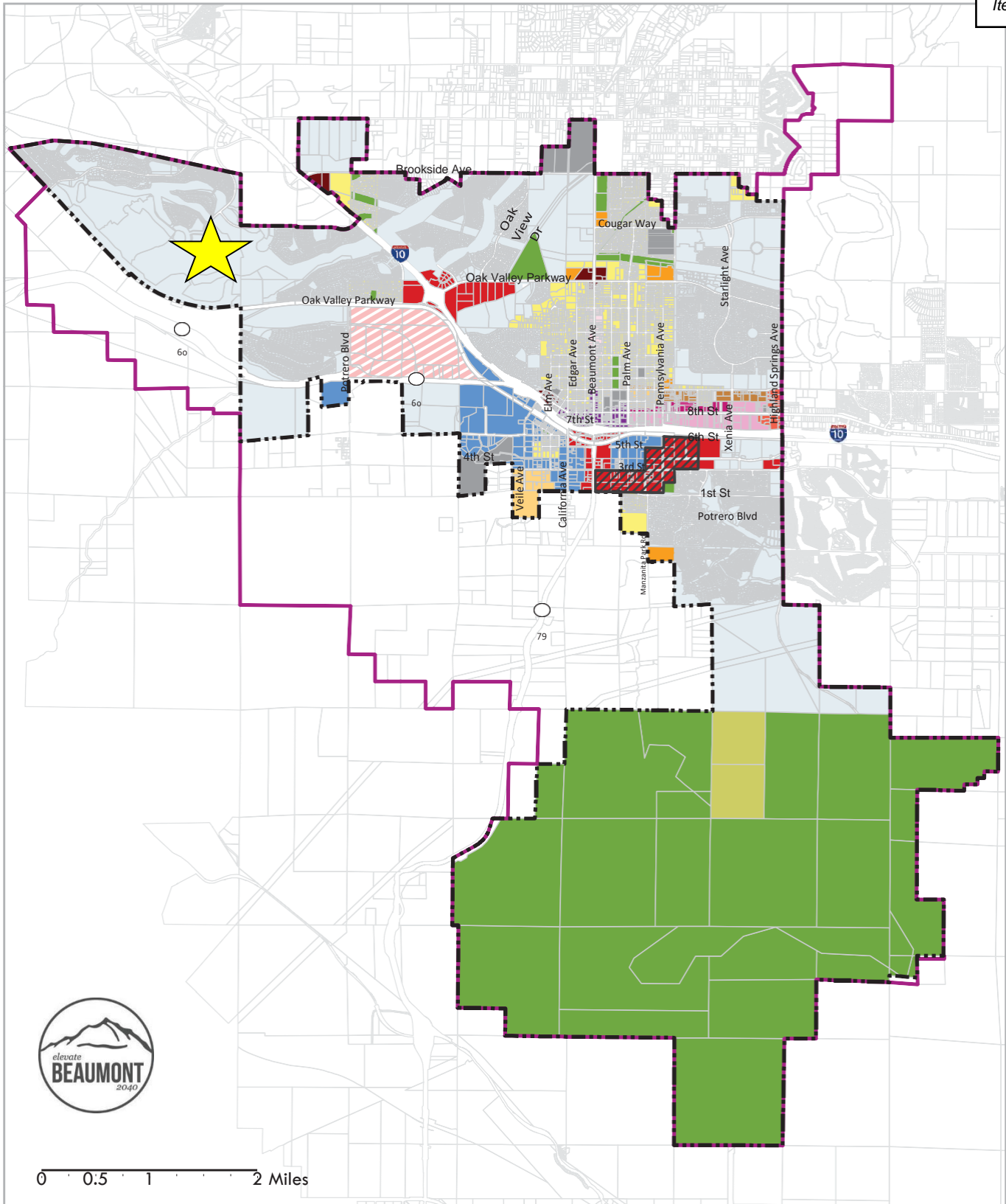
RECOMMND

PRIOR TO BUILDING PERMIT, YOU SHALL PROVIDE PROOF FROM BEAUMONT-CHERRY VALLEY WATER DISTRICT THAT YOU ARE CONNECTED TO BEAUMONT-CHERRY VALLEY WATER DISTRICT TO SERVE THE PROJECT(S)



LAND USE DESIGNATIONS

- | | | |
|---------------------|---------------------------|-------------------------|
| City Boundary | High Density Residential | Urban Village |
| Sphere of Influence | Traditional Neighborhood | Downtown Mixed Use |
| TOD Overlay | Single Family Residential | General Commercial |
| Open Space | Rural Residential 1 | Neighborhood Commercial |
| Employment District | Rural Residential 10 | Public Facilities |
| Industrial | Rural Residential 40 | |



CITY OF BEAUMONT ZONING

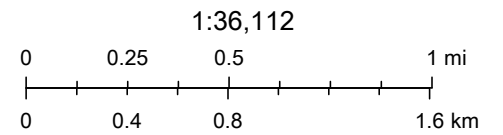
City Boundary	Residential Rural	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Residential Single Family	Sixth Street Mixed Use	Commercial Neighborhood
TOD Overlay	Residential Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation
Specific Plan	Residential Multiple Family	Downtown Mixed Use	Manufacturing
Urban Village	Downtown Residential Multifamily	Local Commercial	Public Facilities

Aerial Photograph



12/14/2020 1:12:31 PM

 City Boundary



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Item 5.

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Publication(s): The Press-Enterprise

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/01/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 01, 2021
At: Riverside, California



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LEGAL ADVERTISEMENT

Item 5.

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, January 12, 2021 and the City Council's public hearing will held at 6:00 p.m. on Tuesday, January 19, 2021 at 550 East Sixth Street, Beaumont, California.

SPECIFIC PLAN 2020-0004 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN), Conduct a public hearing and consideration of a City initiated request to amend the conditions of approval for the commonly referred to Fairway Canyon/Tournament Hills Specific Plan that include the deletion of condition 30.PLANNING.4 and 30.PLANNING.19, and the update of several conditions to reflect City of Beaumont in place of the County of Riverside. The proposed application is consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access:

BeaumontCa.gov/Livestream

The applicant for this project is **City of Beaumont**

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: NicoleW@BeaumontCa.gov, and 2) Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick
Senior Planner

Press-Enterprise: 1/01/2021