



**Agenda**  
**City of Beaumont Planning Commission**  
**Regular Session 6:00 PM**

550 E 6th Street, Beaumont, Ca  
**Tuesday, February 12, 2019**

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

Any Person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

Page

**REGULAR SESSION**

**CALL TO ORDER**

**Swearing in of Commissioners St. Martin, Smith and Stephens**

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

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 Planning Commission 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 to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission 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. Reorganization of the Planning Commission**

Recommended Committee Action(s):

1. Appointment of Chair
2. Appointment of Vice Chair

**2. Approval of Minutes dated December 11, 2018.**

5 - 6

Recommended Committee Action(s):

1. Approve minutes.

[PC Minutes 12.11.18](#)

**3. Conduct a Public Hearing and Consider Plot Plan PP2018-0166, to Allow a 4,550 Square Foot Metal Storage Building on an 11,152 Square Foot Lot Located at 204 B Street in the Manufacturing Zone.**

7 - 19

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Approve Plot Plan PP2018-0166, for the construction of a 4,550 sf metal building on an 11,152 sf lot located at 204 B Street in the Manufacturing (M) Zone.

[PC Item 3](#)

[Item 3 Site Plan](#)

4. **Conduct a Public Hearing and Consider Plot Plan PP2017-0047 and Mitigated Negative Declaration for a Proposed RV and Self-Storage Facility with a Caretakers Unit on 8.48 Acres Located at the Southwest Corner of California Avenue and W. 1st Street in the Manufacturing (M) Zone (APN 417-180-013 & 014)**

21 - 46

Recommended Committee Action(s):

1. Hold a Public hearing; and
2. Approve Plot Plan PP2017-047 and Mitigated negative Declaration for a proposed RV and self-storage facility with a caretakers unit subject to the findings and attached conditions of approval.

[Item 4](#)

[Item 4 Site Plan](#)

5. **Conduct a Public Hearing and Consider Plot Plan PP2019-0174, for the Proposed Construction of an Approximately 10,000 Square Foot Warehouse Building for an Existing Business and a 5,400 Square Foot Multi-Tenant Commercial Building on 1.35 Acres Located at 185 W 4th Street in the Manufacturing (M) Zone.**

47 - 65

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Approve Plot Plan PP2019-0174, for the proposed construction of a 10,000 square foot warehouse building for an existing business and a 5,400 square foot multi-tenant commercial building on 1.35 acres located at 185 W 4th Street in the Manufacturing (M) zone subject to the attached conditions of approval.

[Item 5](#)

[Item 5 Site Plan](#)

6. **Conduct a Public Hearing and Consider Plot Plan PP2018-0165, for the Proposed Demolition of an Existing Residence and Construction of an 18,716 Square Foot, Two-Story Medical Office Building with Covered Pick-up and Drop-off Area and Related Improvements on 1.3 Acres Located at 1542 E 6th Street (APN 419-160-012, 013, 014) in the Commercial General (CG) Zone**

67 - 87

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Approve Plot Plan PP2018-0165, for the proposed demolition of an existing residence and construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off area and related improvements on 1.3 acres located at 1542 E. 6th Street (APN 419-160-012, 013, 014) in the Commercial General (CG) zone subject to the attached conditions of approval.

[Item 6](#)

[Item 6 Site Plan](#)



## COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

**Adjournment of the Planning Commission of the February 12, 2019 Meeting at \_\_\_\_ p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, March 12, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)





**MINUTES**  
**Planning Commission Meeting**  
**Council Chambers**  
**550 E 6th St. Beaumont, Ca**  
**Regular Session: 6:00 PM**  
**Tuesday, December 11, 2018**

**REGULAR SESSION**

**CALL TO ORDER**

**Present:** Vice Chairman St. Martin, Commissioner Smith, Commissioner Tinker, Commissioner Barr,  
*commission seat vacant*

Pledge of Allegiance

Approval/Adjustments to Agenda: **Item 1 to be continued to a future meeting**

Conflict of Interest Disclosure: **None.**

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the Planning Commission 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 to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission 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. Presentation Regarding Rules and Procedures for Public Hearings  
**Item continued to a future meeting.**
  
2. Approval of Minutes dated November 13, 2018  
**Motion by Commissioner Tinker**  
**Second by Commissioner Smith**  
 **Commissioner Barr**  
 **Commissioner Tinker**  
 **Commissioner Smith**  
 **Vice Chair St. Martin**  
**To approve minutes**  
**Approved by unanimous vote.**

3. Conditional Use Permit 2018-0024 Consideration of a Request to Add a 420 Square Foot Billiard Room to an Existing Cocktail Lounge Located at 758 Beaumont Avenue (Players Lounge)

**Public Hearing opened at 6:06 p.m.**

**T. Daniel** – *Gave clarification regarding previously approved building permits and conditional use permits.*

**Public Hearing closed at: 6:14 p.m.**

**Motion by Commissioner Tinker**

**Second by Commissioner Smith**

**Commissioner Barr**

**Commissioner Tinker**

**Commissioner Smith**

**Vice Chair St. Martin**

**To approve Conditional Use Permit No. 2018-0024, subject to the findings herein and the conditions of approval with the consideration of the ABC designating the hours of operation.**

**Approved by unanimous vote.**

#### **Community Development Director Comments**

- Reminder of upcoming vacancies for the Commission. Deadline to apply is January 8, 2019.

Appointment by Council to be held on January 15, 2019

- January meeting cancellation

#### **ADJOURNMENT**

**Adjournment of the Planning Commission of the December 11, 2018 Meeting at 6:21 p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, February 12, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.ci.beaumont.ca.us](http://www.ci.beaumont.ca.us)

Staff Report

TO: Planning Commissioners  
FROM: Community Development Director  
DATE: February 12, 2019  
SUBJECT: Conduct a Public Hearing and Consider Plot Plan PP2018-0166, to Allow a 4,550 Square Foot Metal Storage Building on an 11,152 Square Foot Lot Located at 204 B Street in the Manufacturing (M) zone.  
APPLICANT: Walter John and Dorthea Mulvihill

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**Background and Analysis:**

The City is in receipt of an application requesting consideration for placement of a 4,550 sf metal building at 204 B Street to be used for storage of equipment and materials for the applicants business.

The subject site is bound on the north by vacant property, the east by a commercial/industrial use and south by Rangel Park. The property adjacent to the west is an existing residential use. The zoning on the site and the surrounding properties is Manufacturing (M). The site has two storage containers on it which will be removed.

The property has some existing improvements including curb, paved driveway and a block wall around the perimeter of the site with a wrought iron gate at the front for access. These improvements will remain. The applicant is proposing site improvements including landscaping the frontage along B street and paving and striping to meet the parking requirement as shown on the site plan. The parking requirement for warehouses is 1 space per 1,000sf of floor area. Based on the size of the proposed building, the applicant is required to provide 5 on-site parking spaces; 7 spaces are provided.

There are no required setbacks for this project as the property is surrounded on all four sides by the Manufacturing (M) zone. The applicant is proposing no set back at the rear of the property, 5'9" on the side adjacent residential, 4' on the side adjacent the existing commercial/industrial building and approximately 65' in the front.

The proposed project is consistent with the zoning and meets all of the required development standards.

**Environmental Documentation:**

The proposed application is exempt from the California Environmental Quality Act (CEQA) process under section 15332 In-Fill Development Projects and does not require an initial study to be conducted. In turn, a Negative Declaration would not be warranted.

**Findings:**

The following findings are necessary for the approval of Plot Plan:

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 this Zoning Ordinance;
2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
3. The subject site is physically suitable for the type and intensity of the proposed land use;
4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
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;
6. The approval of the Plot Plan permit for the proposed use 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.

**Recommendation:**

(1) Hold a public hearing; and

(2) Approve Plot Plan PP2018-0166, for the construction of a 4,550 sf metal building on an 11,152 sf lot located at 204 B Street in the Manufacturing (M) zone.

**Attachments:**

- A. Draft Conditions of Approval
- B. Site Plan

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

**PLOT PLAN PP2018-0166**

**PLANNING COMMISSION  
APPROVAL DATE:**

**DRAFT**

**PLOT PLAN FOR ESTABLISHMENT OF A  
4,550 SF STORAGE BUILDING LOCATED AT  
204 B STREET IN THE MANUFACTURING  
(M) ZONE.**

**PLANNING CONDITIONS**

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for a 4,550 square foot storage building on an 11, 152 sf lot located at 204 B Street in the Manufacturing (M) zone.
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 **Plot Plan PP2018-0166**. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
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 plot plan approval.
6. 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.
7. 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.
8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.



9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.

**BUILDING AND SAFETY DEPARTMENT CONDITIONS**

17. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

**FIRE DEPARTMENT CONDITIONS**

18. Fire Apparatus Access roads shall be provided for every facility building, with an unobstructed width of not less than 24 feet. The surface shall be designed and maintained to support the imposed loads of a fire apparatus, and all weather driving capabilities. CFC section-503.1 & 503.2.1 & 503.2.3.
19. New and existing buildings shall be provided with approved 12 inch address numbers on front of the building. CFC-section-505
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1
21. Provide 'NO SMOKING' signs throughout the site. CFC section-310
22. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
23. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite

identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.

24. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.
25. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
26. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
27. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
28. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
29. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1
30. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

## **PUBLIC WORKS DEPARTMENT**

### **Section 1 – General**

31. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
32. The developer shall pay all applicable fees relating to the development of the office building. Applicable Fees shall consist of but not be limited to improvement plan review fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
33. Improvement plans shall show exiting utilities located in streets adjacent to the office building. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
34. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
35. Property corner survey stakes shall be implemented by developer.
36. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
37. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.
38. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
39. Property line adjustments will require to owner complete a lot line adjustment with the City of Beaumont.
40. All new utilities that will service the development shall be underground.
41. Owner shall coordinate onsite utility relocations with the appropriate utility purveyor.
42. When working within the City right-of-way, owner shall obtain an encroachment permit from Public Works Department.

### **Section 2 – Street Improvements**

43. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).
44. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
45. Construct 6' sidewalk and curb & gutter along the property frontage on B Street.  
Remove and reconstruct the existing driveway approach to accommodate ADA path of travel.

46. Remove and replace existing asphalt along the property frontage on B Street. Asphalt rehabilitation shall consist of a full pavement depth restoration.
47. After constructing asphalt rehabilitation improvements, construct signing and striping improvements on B Street. Striping shall consist of thermoplastic material.
48. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.
49. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.
50. Prior to constructing any asphalt improvements, all utilities shall be underground.
51. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
52. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
53. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.

#### **Section 3– Sewer Improvements**

54. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
55. Sewer line locations shall 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.
56. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
57. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
58. Owner shall pay all applicable sewer connection fees.

#### **Section 4 – Water Improvements**

59. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
60. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
61. All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
62. Water line locations shall 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.

63. Potable water supply and reclaimed water supply to the development shall be approved by the Water District.

**Section 5 – Onsite Storm Drain Improvements**

64. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
65. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
66. Onsite drainage facilities shall be maintained by the developer.

**Section 6 – NPDES and Water Quality Improvements**

67. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
68. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
69. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
70. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

**Section 7 – Traffic Safety**

71. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

**Section 8 – Onsite Improvements and Grading**

72. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
73. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.
74. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
75. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
76. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
77. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
78. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.
79. Building pads for the development shall be raised high enough to provide protection against a 100 year storm water event.

**BEAUMONT CHERRY VALLEY WATER DISTRICT**

80. See attached letter



# Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

## Board of Directors

David Hoffman  
Division 5

John Covington  
Division 4

Daniel Slawson  
Division 3

Lona Williams  
Division 2

Andy Ramirez  
Division 1

January 8, 2019

City of Beaumont, Planning Department  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

Subject: Beaumont Cherry Valley Water District Comments Regarding:  
City of Beaumont Project Review Request  
APN 417-160-013 (204 B Street, Beaumont)  
PP2018-0166

Beaumont-Cherry Valley Water District (BCVWD) comments regarding subject project are as follows:

### I. General BCVWD Comments:

1. The BCVWD has determined the project site is within the District's Service Boundary.
2. The District has reviewed the project description in conjunction with the District's Master Plan and has identified a 12" water main fronting the proposed project site. Confirmation of this existing main (size and location) to be done prior to any construction.
3. Applicant shall coordinate all water and non-potable water facilities with BCVWD.

### II. Project Development Conditions which must be met:

1. The Applicant shall submit application for "Will Serve Letter" in order to satisfy water needs for the project. Fees associated with the "Will Serve Letter" will be paid by Applicant.
2. The Applicant shall provide BCVWD estimated water usage in gallons per day (GPD).
3. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.





## Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

### Board of Directors

David Hoffman  
Division 5

John Covington  
Division 4

Daniel Slawson  
Division 3

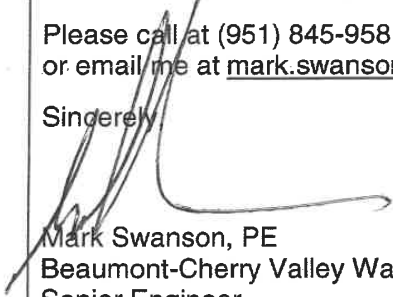
Lona Williams  
Division 2

Andy Ramirez  
Division 1

4. The Applicant shall submit a Fire Flow Request form required by County of Riverside and City of Beaumont. Fees associated with the Fire Flow Request form will be paid by Applicant.
5. The Applicant shall extend existing facilities (if necessary) along all property frontages where facilities are planned but not currently installed.
6. The Applicant shall connect to the recycled water system for irrigation supply (if available). To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials. Irrigation systems for these areas should be drip or bubbler type.
7. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Please call at (951) 845-9581, extension 218 if you have any questions or email me at [mark.swanson@bcvwd.org](mailto:mark.swanson@bcvwd.org).

Sincerely,

  
Mark Swanson, PE  
Beaumont-Cherry Valley Water District  
Senior Engineer  
MS/aw

# 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): Banning-Beaumont Zone

PROOF OF PUBLICATION OF

Ad Desc.: PP2018-0166 B Street /

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:

**02/01/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 01, 2019  
At: Riverside, California

  
\_\_\_\_\_  
Legal Advertising Representative, The Press-Enterprise

BEAUMONT, CITY OF / LEGAL  
550 E SIXTH ST  
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LEGAL ADVERTISEMENT

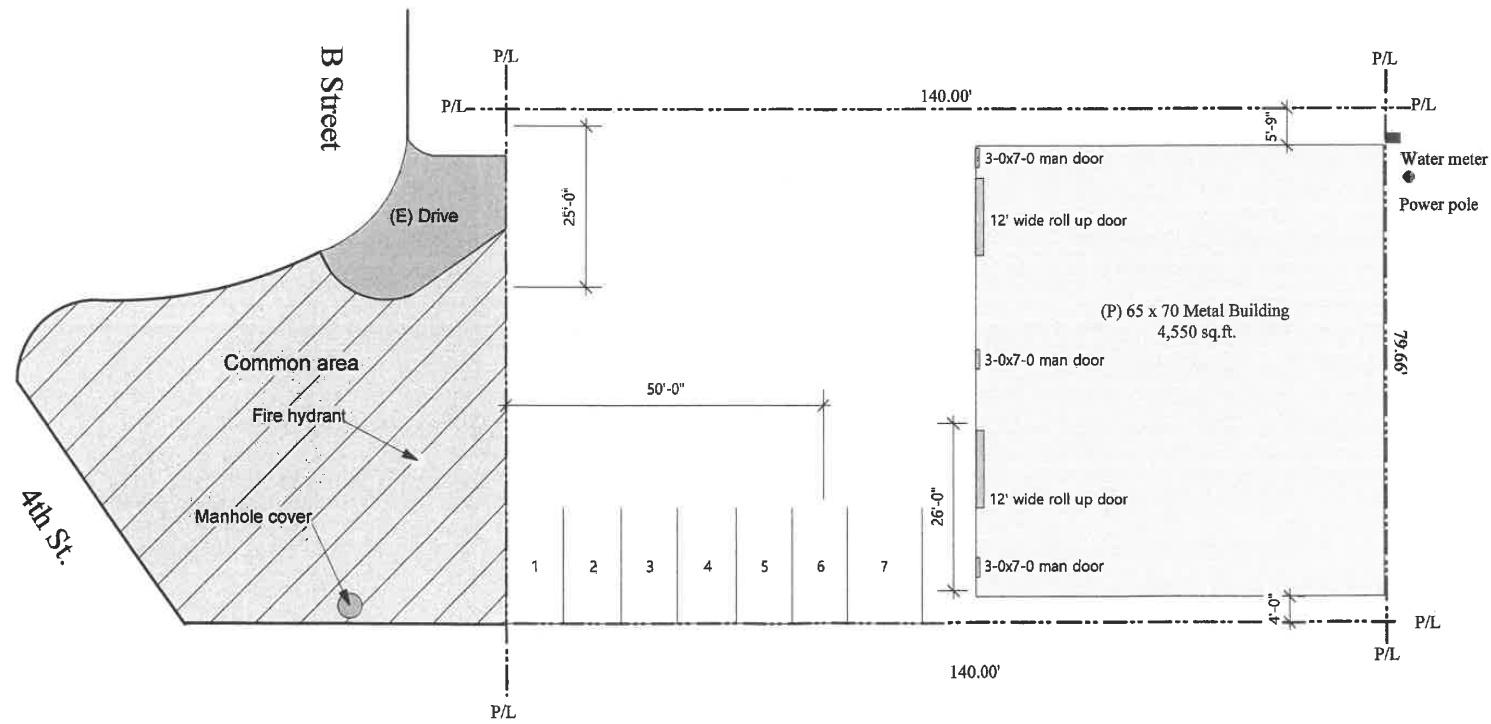
**NOTICE IS HEREBY GIVEN**, the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, February 12, 2019 at 550 East Sixth Street, Beaumont, California.

**Plot Plan Application PP2018-0166**, Consideration of a request to allow a 4,550 square foot storage building and related improvements for warehousing of contractor materials on a 11,152 square foot lot located at 204 B Street in the Manufacturing (M) zone (APN#417-100-020). This project is exempt from the provisions of the California Environmental Quality Act. The applicant for this project is **Walter John and Dortha Lee Mutvihill**.

The case files, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.

Christina Taylor  
Interim Community Development Director

2/01



Zone: M  
 Min. 10,000 sq.ft.  
 Actual 6,532 sq.ft Lot 1  
 4,620 sq.ft. vacated st.  
 Total 11,152 sq.ft.  
 Setbacks:  
 With front parking 50'  
 Sides 0'  
 Rear 0'  
 Height 50'

Parking requirements  
 Warehouse: 1 space per 1000 gross  
 Driveway min. 12' wide - one way  
 25' wide two way  
 Landscape requirements: 10' at street  
 15% of parking area

Preliminary Site plan #11  
 Scale 1" = 20'

APN #	Riverside County 417100020
Designer	Brent Bumpus 882 N. Allen St. Banning, CA 92220 brenjb@verizon.net 951-313-9927
Contractor	Owner Builder
Owner	Walter Mulvihill PO Box 3063 Beaumont, CA
Site Plan	Drawn on: 9-15-18
Workshop & Office	204 B St. Beaumont CA. 92223
Revisions	
	11-2-18
<b>A1</b>	



Staff Report

TO: Planning Commissioners  
FROM: Community Development Department  
DATE: February 12, 2019  
SUBJECT: Plot Plan PP2017-0047 and Mitigated Negative Declaration for a proposed RV and Self-Storage Facility with a Caretakers Unit on 8.48 acres located at the Southwest Corner of California Avenue and W. 1<sup>st</sup> Street in the Manufacturing (M) zone (APN 417-180-013 & 014).  
APPLICANT: Dr. Kirk Howard

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**Background and Analysis:**

The proposed project entails development of a new RV and self-storage facility with a caretakers unit on an 8.48 acre site at the southwest corner of California Avenue and W. 1<sup>st</sup> Street in the Manufacturing (M) zone. The proposed use is permitted in the Manufacturing zone subject to approval by the Planning Commission.

The subject site is currently vacant. The property is surrounded on the north and east by industrial uses. To the south there is a legal non-conforming residential use and to the west there are residential uses. The zoning to the north, east and south is Manufacturing (M) and to the west is Residential Rural (RR).

The project involves the development of a gated RV and self-storage facility with four, one-story buildings and one, two-story building. There will be a total of 105,283 square feet of storage area within the 5 buildings. The two-story building will include a customer lounge on the bottom floor and the managers unit on the second floor. The RV storage features 160 covered spaces and 49 uncovered spaces for a total of 209 stalls. The architectural features of the buildings include a smooth, stucco finish, two accent colors, wrought iron fencing and Spanish-style roofing.

The site takes access from W. 1<sup>st</sup> Street and from California Avenue. Both points of access provide entry and exit from the site. There is a third access point on W. 1<sup>st</sup> Street at the west end of the property that is an exit only from the site. There are 35' or 36' drive aisles providing access in and around the site. There are four parking spaces provided adjacent to the office. A separate, dedicated garage space is provided for manager unit.

The project is providing landscaping and improvements along California Avenue and W. 1<sup>st</sup> Street. All new landscaping will be required to meet the City's Landscaping Ordinance that requires water efficient landscaping. Separate detailed landscaping plans are required by the applicant as part of the Conditions of Approval.

This proposal provides a conceptual look at signage for the project. If approved, a separate sign review application will be required and all signage will have to comply with standards set forth within the Manufacturing (M) Zone.

The anticipated operating hours will be Monday – Saturday 8am to 6pm and Sunday 10am to 5pm. There will be staff on-site 24 hours per day.

**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.

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 20-day public review period from December 4, 2018 through January 3, 2019. No comments on the IS/MND were received.

**Findings:**

The following findings are necessary for the approval of Plot Plan:

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 this Zoning Ordinance;
2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
3. The subject site is physically suitable for the type and intensity of the proposed land use;

4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
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;
6. The approval of the Plot Plan permit for the proposed use 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.

**Recommendation:**

- (1) Hold a public hearing; and
- (2) Approve Plot Plan PP2017-0047 and Mitigated Negative Declaration for a proposed RV and self-storage facility with a caretakers unit subject to the findings and attached conditions of approval.

**Attachments:**

- A. Draft Conditions of Approval
- B. Site Plan
- C. Mitigated Negative Declaration



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

**PLOT PLAN PP2017-0047 AND MITIGATED  
NEGATIVE DECLARATION**

PLANNING COMMISSION  
APPROVAL DATE:

**DRAFT**

**PLOT PLAN FOR AN RV & SELF-STORAGE  
FACILITY WITH A CARETAKERS UNIT ON  
8.48 ACRES LOCATED AT THE SOUTHWEST CORNER OF  
CALIFORNIA AVENUE AND W. 1<sup>ST</sup> STREET IN THE  
MANUFACTURING (M) ZONE (APN 417-180-013 & 014).**

**PLANNING CONDITIONS**

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for an RV and self-storage facility with a caretakers unit on 8.48 acres located at the southwest corner of California Avenue and W. 1<sup>st</sup> Street in the Manufacturing (M) zone.
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 **Plot Plan PP2017-0047 and the associated Mitigated Negative Declaration**. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
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 plot plan approval.
6. 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.
7. 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.

8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.
17. A lot consolidation or parcel merger will be required prior to construction. No structures shall be permitted to cross lot lines.

#### **BUILDING AND SAFETY DEPARTMENT CONDITIONS**

18. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

#### **FIRE DEPARTMENT CONDITIONS**

19. Provide 12 inch address numbers on the front of your building, and label each building throughout the site. See F-2
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height.
21. Provide 'NO SMOKING' signs throughout the site and inside all buildings.
22. Provide a fire dept/police dept knock switch for each access gate, and a fire dept knock box on each building at an entrance.
23. Provide 3 sets of fire sprinkler plans to the fire prevention bureau for review and approval. Each building shall have fire sprinklers.

24. Provide 3 sets of underground fire line plans to the fire prevention bureau for review and approval. On site and off site fire hydrants.
25. Provide 3 sets of fire alarm plans to the fire prevention bureau for review and approval.
26. Provide a fire lane plan for location of red curbs/lines/signage to be approved by the fire code official.
27. Provide 1 set of building plans to the fire prevention bureau for review.
28. Preliminary Utility Plans are not approved for underground fire line. Separate submittal required to fire department.
29. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
30. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.
31. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.
32. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
33. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
34. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to

be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

35. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
36. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1
37. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

## **PUBLIC WORKS DEPARTMENT**

### **Section 1 – General**

35. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
36. The developer shall pay all applicable fees relating to the development of the mechanical warehouse. Applicable Fees shall consist of but not be limited to improvement plan review fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
37. Improvement plans shall show existing utilities located in streets adjacent to the mechanical warehouse. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
38. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
39. Property corner survey stakes shall be implemented by developer.
40. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
41. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.

42. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
43. Owner shall provide City right-of-way dedication that is consistent with the City's General Plan Circulation Element along the property frontage facing 1<sup>st</sup> Street and California Avenue.
44. All new utilities, if required for the development, shall be underground.
45. When working within the City right-of-way, owner shall obtain an encroachment permit.
46. Corner cut-back dedication is required at the north east corner of the property PER Riverside County Standard 805.

**Section 2 – Street Improvements**

47. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).
48. First Street is classified as a Secondary road with ultimate right-of-way width of 88-feet.
  - a. Dedication along the project's frontage to meet ultimate width (44') will be required.
  - b. First Street shall be improved to its ultimate right-of-way width and per the City's General Plan section for Secondary Type A (Two traveled lanes, no median) and Class II bike lane. Street Improvement plans will be required.
  - c. Applicant will be required to provide street improvements including, but not limited to, curb & gutter, sidewalk, and landscaped parkway.
49. California Avenue is classified as a Secondary road with ultimate right-of-way width of 88- feet.
  - a. Dedication along the project's frontage to meet ultimate width (44') will be required.
  - b. California Avenue shall be improved to its ultimate right-of-way width and per the City's General Plan section for Secondary Type B (two traveled lanes, median) and Class II bike lane. Street Improvement plans will be required.
  - c. Applicant will be required to provide street improvements including, but not limited to, curb & gutter, sidewalk, and landscaped parkway.
50. 2" grind and overlay of existing asphalt.
51. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
52. Applicant will be required to install street lights along the project's frontage on First Street and California Avenue, per City ordinances and standard.
53. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.
54. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.

55. Prior to constructing any asphalt improvements, all utilities shall be underground.
56. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
57. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
58. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.

### **Section 3 – Sewer Improvements**

59. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
60. Sewer line locations shall 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.
61. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
62. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
63. Owner shall pay all applicable sewer connection fees.

### **Section 4 – Water Improvements**

64. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
65. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
66. All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
67. Water line locations shall 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.
68. Owner shall get approval from the Water District for the supply of potable water and reclaimed water.

### **Section 5 – Storm Drain Improvements**

69. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
70. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
71. Storm drain devices shall be installed along the property's frontage on 1<sup>st</sup> Street and California Avenue.

72. Onsite drainage facilities shall be maintained by the developer.

**Section 6 – NPDES and Water Quality Improvements**

73. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
74. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
75. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
76. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.
77. Show clearly the modular wetlands systems proposed on the site plan
78. There is an emergency overflow v-ditch mentioned on the preliminary WQMP, clearly show on site plan. If discharging to a private property, approval from property owner is required.

**Section 7 – Traffic Safety**

79. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

**Section 8 – Onsite Improvements and Grading**

80. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
81. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.



82. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
83. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
84. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
85. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
86. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.

DRAFT

# 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): Banning-Beaumont Zone

PROOF OF PUBLICATION OF

Ad Desc.: PP2017-0047 RV & Self Storage /

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:

**02/01/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 01, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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550 E SIXTH ST  
BEAUMONT, CA 92223

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P.O. Number:

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LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN**, 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, February 12, 2019 at 550 East Sixth Street, Beaumont, California.

**Plot Plan Application PP2017-0047**, Consideration of a request to allow a self-storage and RV storage facility consisting of four, one-story buildings and one, two-story building with 105,283 square feet of storage area in the five buildings, a 2,090 square foot customer lounge, a 1,527 square foot caretakers residence, 160 covered and 49 uncovered RV parking spaces and required improvements located on the southwest corner of California Avenue and W. 1st Street in the Manufacturing (M) zone (APN#417-180-013 & 014). The adoption of a Mitigated Negative Declaration 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. The applicant for this project is **Dr. Kirk Howard**.

The case files, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.

Christina Taylor  
Interim Community Development Director

2/01



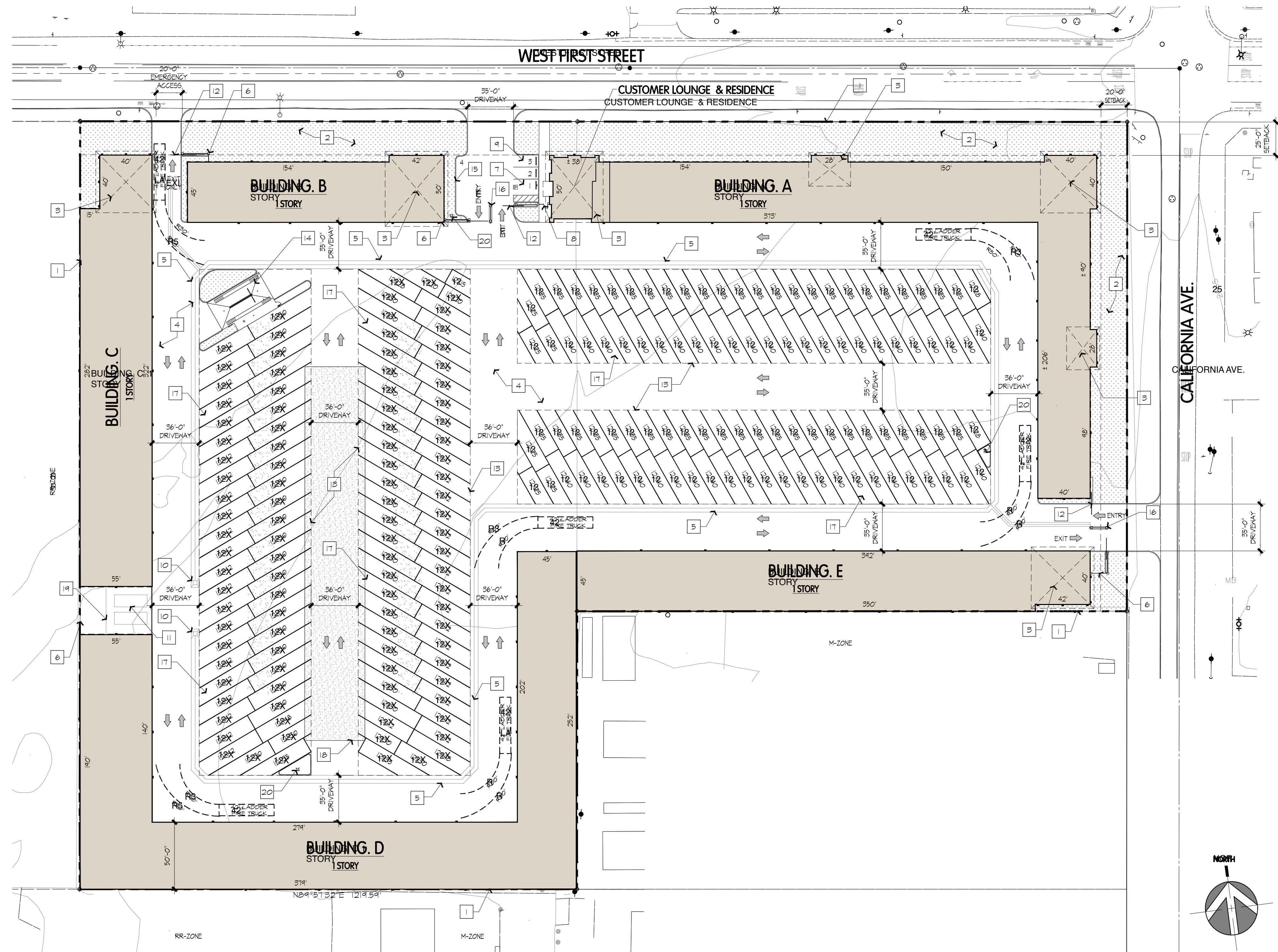




**KEYNOTES**

- 1 PROPERTY LINE.
- 2 LANDSCAPE AREA.
- 3 ARCHITECTURAL ELEMENT. SEE ELEVATIONS.
- 4 PAVED AREA.
- 5 GUTTER. SEE CIVIL.
- 6 PROPOSED FENCING.
- 7 VAN ACCESSIBLE PARKING SPACE.
- 8 PEDESTRIAN ACCESS.
- 9 TYPICAL PARKING SPACE. 9'X19'.
- 10 CATCH BASIN. SEE CIVIL.
- 11 PROPOSED MODULAR WETLANDS. SEE CIVIL.
- 12 SLIDING GATE.
- 13 CANOPY.
- 14 RV WASH STATION.
- 15 RV TURNOUT. 9'X42'.
- 16 ACCESS KEY PAD.
- 17 RV PARKING SPACE.
- 18 PROPOSED UNDERGROUND RETENTION FACILITY. SEE CIVIL.
- 19 PROPOSED STEM HALL. SEE CIVIL.
- 20 PROPOSED FIRE HYDRANT. SEE CIVIL.

GENERAL NOTE: PROVIDE FIRE LANE  
PROVIDE FIRE LANE WHERE REQUIRED



**DR. KIRK HOWARD**  
**BEAUMONT RV STORAGE**  
**BEAUMONT, CA**

**SCHEME E**  
**PRELIMINARY SITE PLAN**

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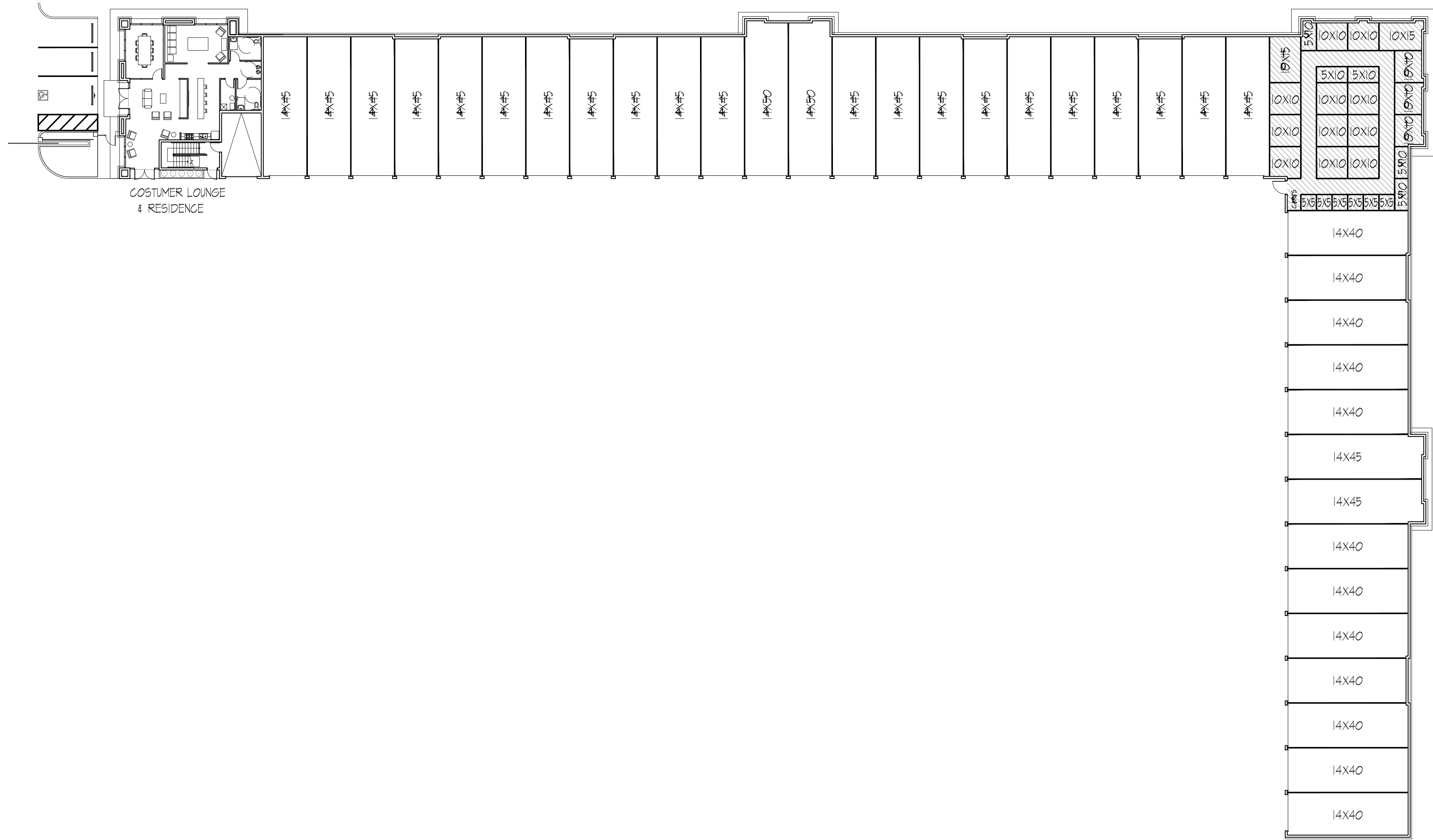
**A.2**

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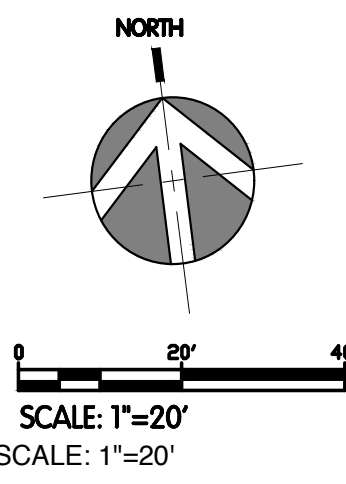
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**KEYNOTES**

CLIMATE CONTROL AREA



**BUILDING 'A' FLOOR PLAN** 1  
1"=20'



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**PRELIMINARY FLOOR PLAN**

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**A.3**

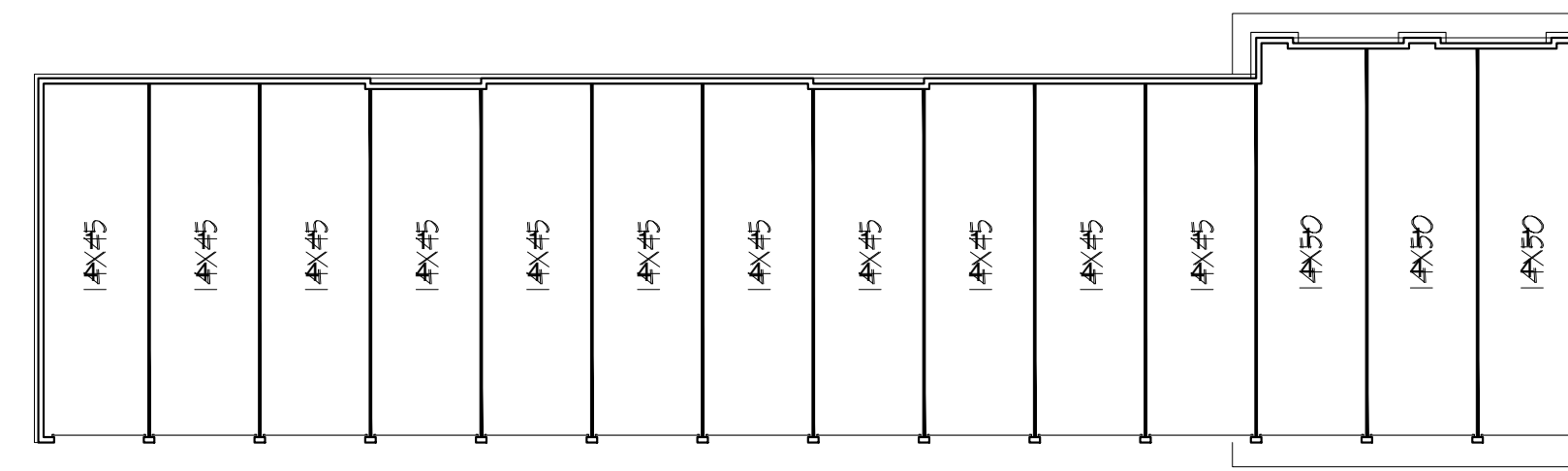
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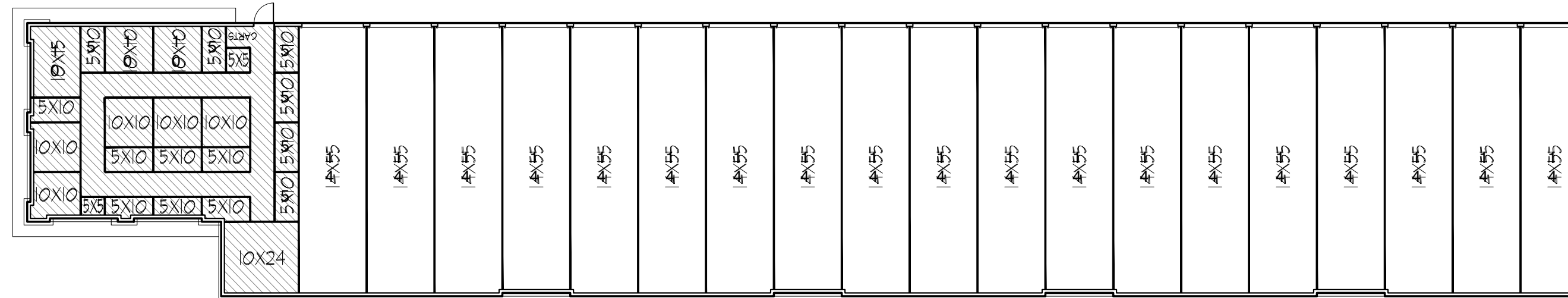
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KEYNOTES

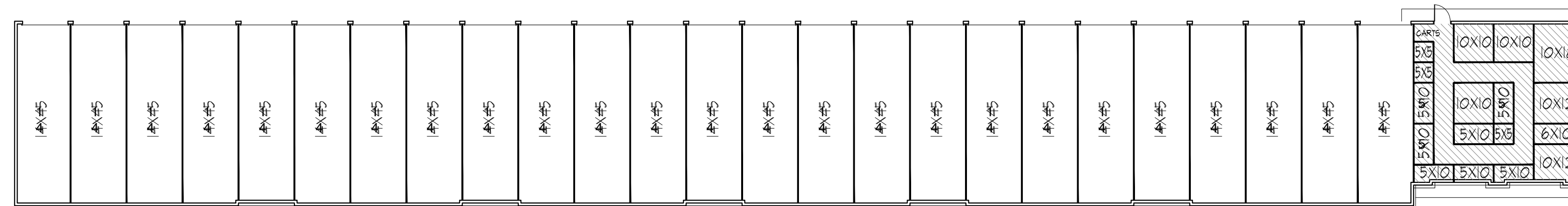
CLIMATE CONTROL AREA



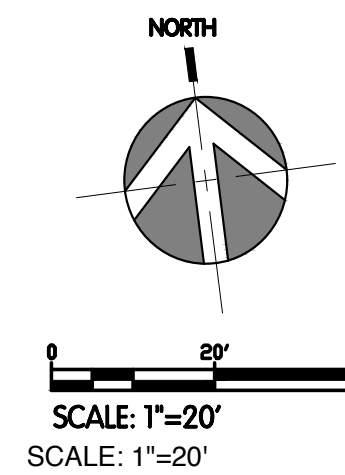
BUILDING 'B' FLOOR PLAN 1  
1"=20'



BUILDING 'C' FLOOR PLAN 2  
1"=20'



BUILDING 'E' FLOOR PLAN 3  
1"=20'



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PRELIMINARY FLOOR PLAN

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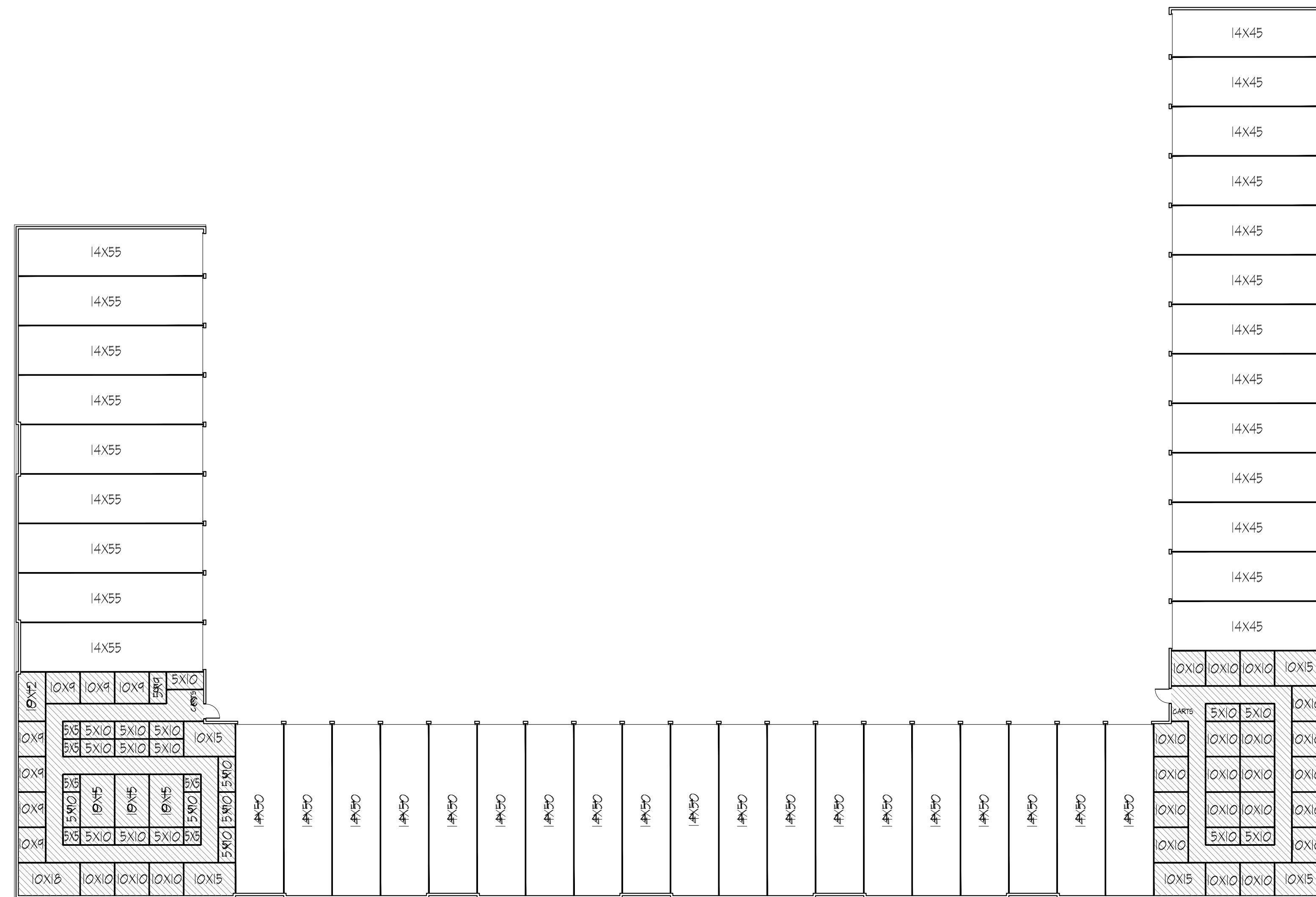
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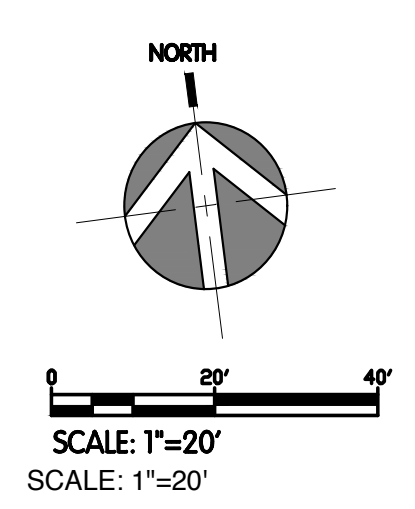


**KEYNOTES**

CLIMATE CONTROL AREA



**BUILDING 'A' FLOOR PLAN** 1  
1"=20'



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**PRELIMINARY FLOOR PLAN**

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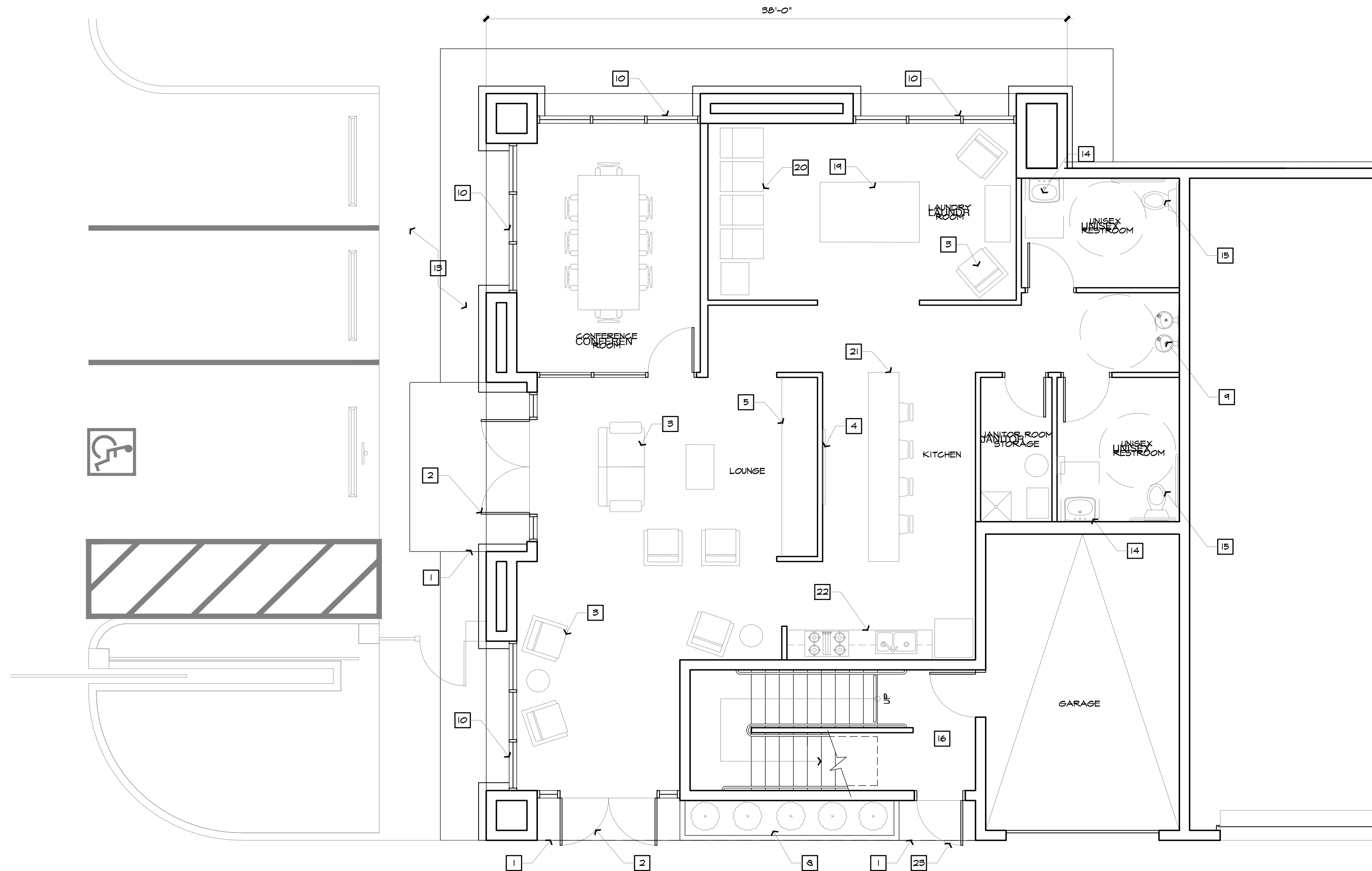
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**KEYNOTES**

- 1 TILE ROOF ABOVE.
- 2 CUSTOMER LOUNGE ENTRANCE.
- 3 SITTING AREA.
- 4 WALL MOUNTED TV.
- 5 FIRE PLACE / TV AREA.
- 6 REFRIGERATOR.
- 7 SINK, TYP.
- 8 PLANTER.
- 9 ACCESSIBLE WATER FOUNTAIN.
- 10 STOREFRONT WINDOWS. SEE ELEVATIONS.
- 11 FURNACE.
- 12 WATER HEATER.
- 13 NOT USED.
- 14 ACCESSIBLE RESTROOM SINK.
- 15 ACCESSIBLE RESTROOM TOILET & GRAB BARS.
- 16 RESIDENCE ACCESS STAIRS.
- 17 JANITOR SINK.
- 18 GARAGE MOTORIZED DOOR.
- 19 LAUNDRY FOLDING COUNTER.
- 20 WASHER/DRYER.
- 21 HIGH COUNTER/BAR.
- 22 KITCHEN COUNTER AND UPPER CABINETS.
- 23 RESIDENCE ENTRANCE.

**KEYMAP**



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**BEAUMONT, CA**

**PRELIMINARY CUSTOMER LOUNGE**

BEAUMONT, CA

PRELIMINARY CUSTOMER LOUNGE  
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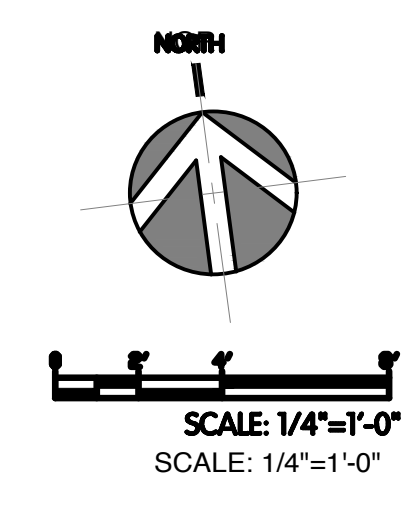
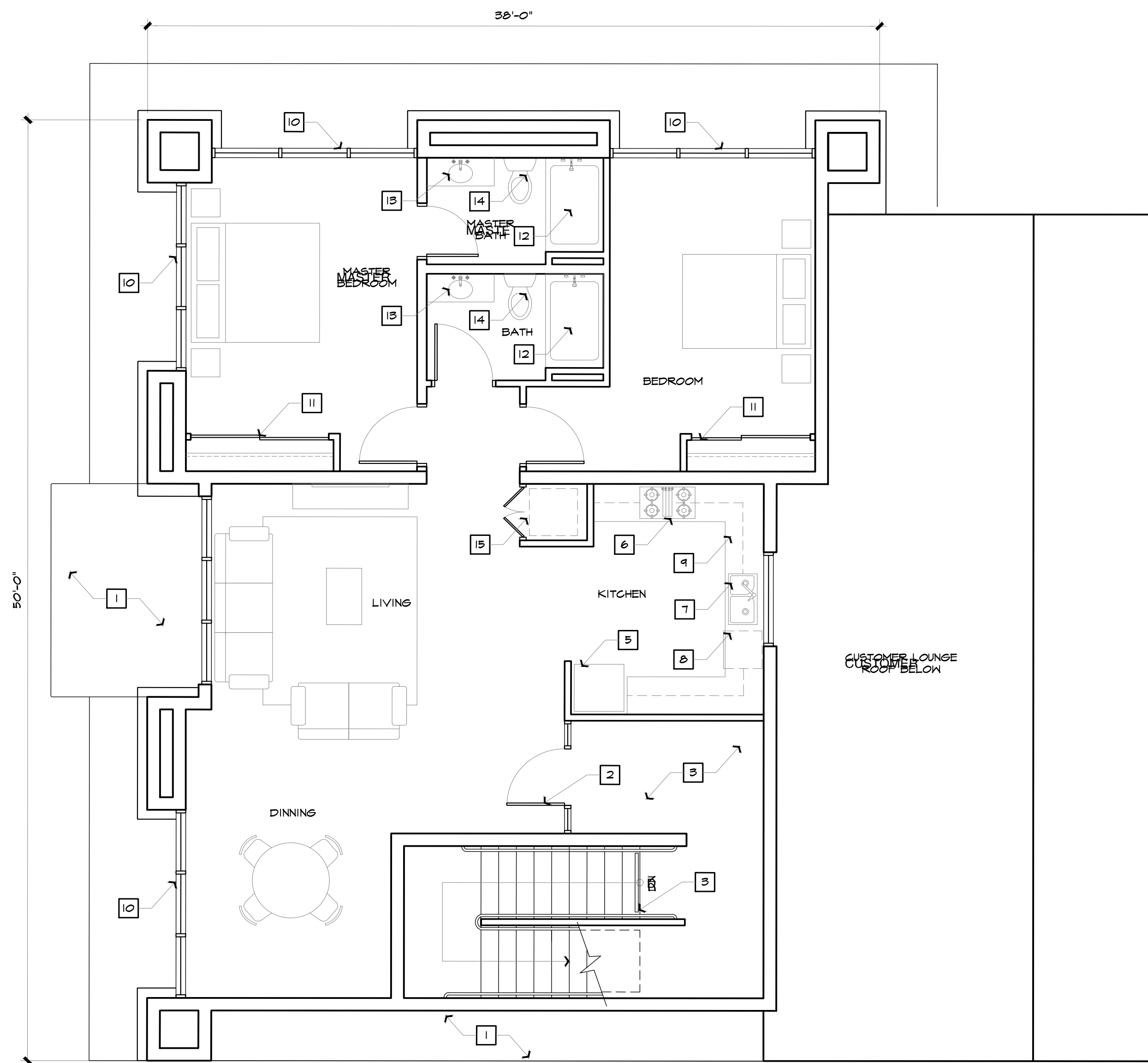
**A.6**  
 A.6



**KEYNOTES**

- 1 ROOF BELOW.
- 2 RESIDENCE ENTRANCE.
- 3 HALLWAY.
- 4 ACCESS STAIRS.
- 5 REFRIGERATOR.
- 6 STOVE/OVEN.
- 7 SINK, TYP.
- 8 DISHWASHER.
- 9 KITCHEN COUNTER AND UPPER CABINETS.
- 10 STOREFRONT WINDOWS. SEE ELEVATIONS.
- 11 CLOSET.
- 12 TUB/SHOWER COMBINATION.
- 13 BATHROOM SINK, TYP.
- 14 TOILET, TYP.
- 15 WASHER & DRYER.

**KEYMAP**



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**PRELIMINARY RESIDENCE**

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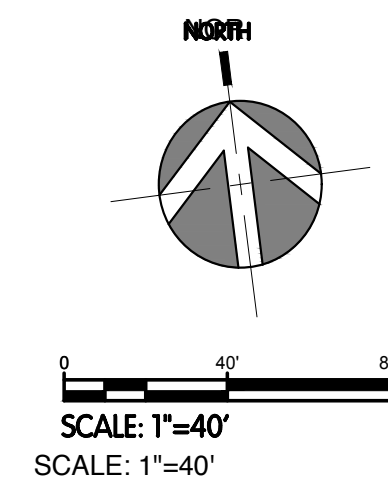
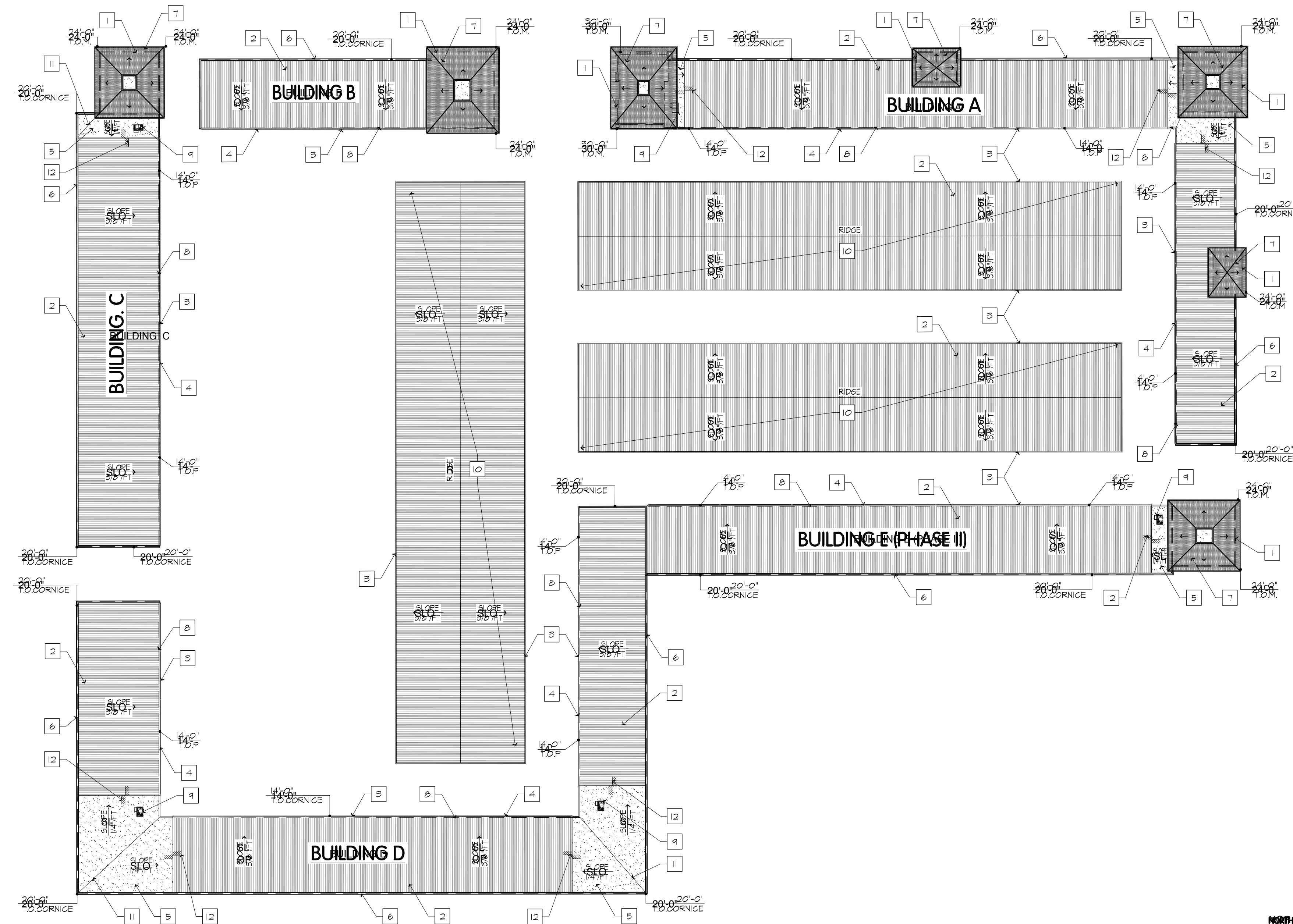
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**KEYNOTES**

- 1 WALL BELOW.
- 2 STANDING SEAM ROOF.
- 3 GUTTER.
- 4 DOWNSPOUT.
- 5 TPO ROOFING SYSTEM.
- 6 CORNICE. SEE ELEVATIONS.
- 7 SPANISH ROOF TILES.
- 8 PARAPET.
- 9 ROOF MOUNTED MECHANICAL UNITS.
- 10 CANOPY.
- 11 CRICKET.
- 12 ROOF STEP.



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**PRELIMINARY ROOF PLAN**

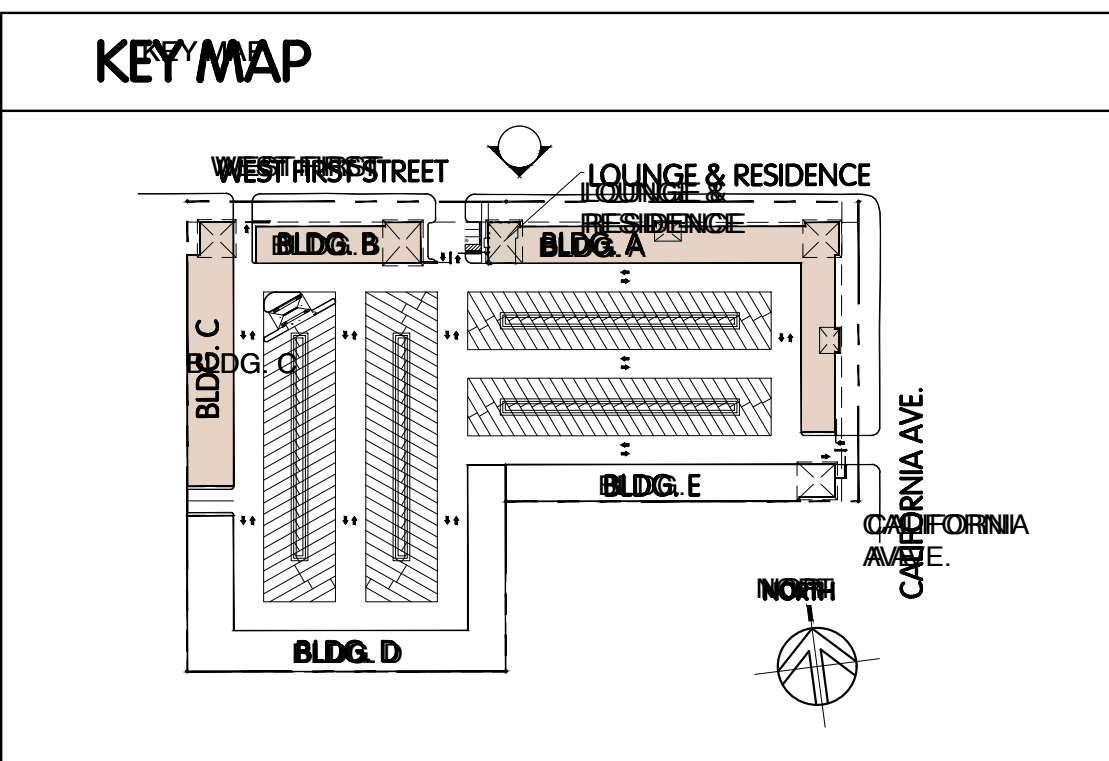
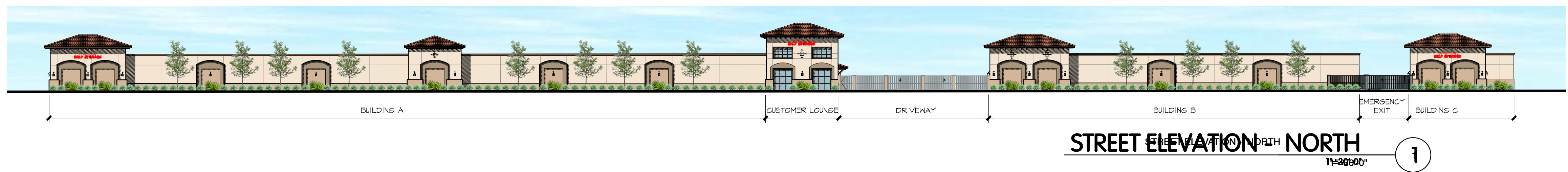
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KEYNOTES	
1	SMOOTH STUCCO FINISH.
2	GORNICE AND COBBLER, ACCENT COLOR.
3	SPANISH STYLE ROOF TILES.
4	ARCHITECTURAL LIGHT FIXTURE.
5	SLIDING GATE.
6	STUCCO VENEER.
7	GLAZING.
8	WALL MOUNTED SIGN.
9	METAL ARCHITECTURAL ORNAMENT.
10	STUCCO REVEAL CHANNEL.
11	PILASTER.
12	WROUGHT IRON FENCE.
13	ACCESS MAN GATE.
14	KICKERS.

COLOR & MATERIAL BOARD	
	C5 SPANISH STYLE ROOF TILES
	C1 SHERWIN WILLIAMS COLONIAL
	C2 SHERWIN WILLIAMS COLONIAL
	C3 SHERWIN WILLIAMS SALETTE
	C4 CORNICE IN ACCENT COLOR, SHERWIN WILLIAMS CORNCOB

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**BEAUMONT RV STORAGE**  
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**PRELIMINARY ELEVATIONS**

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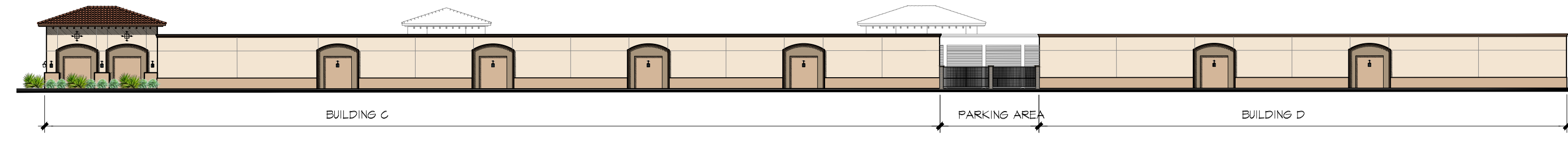
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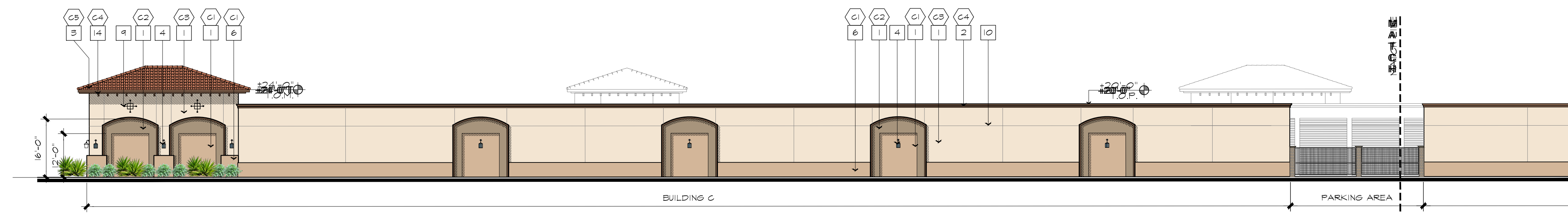
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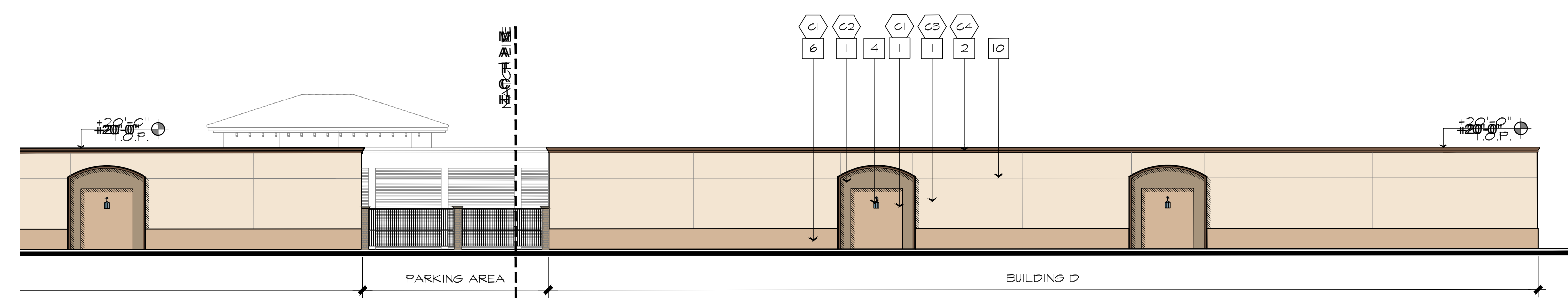




**STREET ELEVATION - WEST** 1  
1/16" = 1'-0"



**BUILDING 'C' - WEST ELEVATION** 2  
BUILDING 'C' - WEST ELEVATION 1/16" = 1'-0"



**BUILDING 'D' - WEST ELEVATION** 3  
BUILDING 'D' - WEST ELEVATION 1/16" = 1'-0"

<p><b>KEY MAP</b></p>	<p><b>KEYNOTES</b></p> <table border="0"> <tr> <td>1 SMOOTH STUCCO FINISH.</td> <td>11 PILASTER.</td> </tr> <tr> <td>2 GORNICE AND COBBLER, ACCENT COLOR</td> <td>12 WROUGHT IRON FENCE.</td> </tr> <tr> <td>3 SPANISH STYLE ROOF TILES.</td> <td>13 ACCESS MAN GATE.</td> </tr> <tr> <td>4 ARCHITECTURAL LIGHT FIXTURE.</td> <td>14 KICKERS.</td> </tr> <tr> <td>5 SLIDING GATE.</td> <td></td> </tr> <tr> <td>6 STUCCO VENEER.</td> <td></td> </tr> <tr> <td>7 GLAZING.</td> <td></td> </tr> <tr> <td>8 WALL MOUNTED SIGN.</td> <td></td> </tr> <tr> <td>9 METAL ARCHITECTURAL ORNAMENT.</td> <td></td> </tr> <tr> <td>10 STUCCO REVEAL CHANNEL.</td> <td></td> </tr> </table>	1 SMOOTH STUCCO FINISH.	11 PILASTER.	2 GORNICE AND COBBLER, ACCENT COLOR	12 WROUGHT IRON FENCE.	3 SPANISH STYLE ROOF TILES.	13 ACCESS MAN GATE.	4 ARCHITECTURAL LIGHT FIXTURE.	14 KICKERS.	5 SLIDING GATE.		6 STUCCO VENEER.		7 GLAZING.		8 WALL MOUNTED SIGN.		9 METAL ARCHITECTURAL ORNAMENT.		10 STUCCO REVEAL CHANNEL.		<p><b>COLOR &amp; MATERIAL BOARD</b></p> <p>COLOR &amp; MATERIAL BOARD</p> <table border="0"> <tr> <td></td> <td>CS SPANISH STYLE ROOF TILES</td> <td></td> <td>C1 SHERWIN WILLIAMS COLONIAL</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C2 SHERWIN WILLIAMS COLONIAL</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CS SHERWIN WILLIAMS SALETTE</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C4 GORNICE IN ACCENT COLOR, SHERWIN</td> </tr> </table>		CS SPANISH STYLE ROOF TILES		C1 SHERWIN WILLIAMS COLONIAL				C2 SHERWIN WILLIAMS COLONIAL				CS SHERWIN WILLIAMS SALETTE				C4 GORNICE IN ACCENT COLOR, SHERWIN
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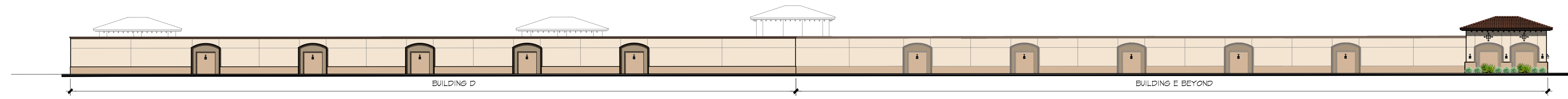
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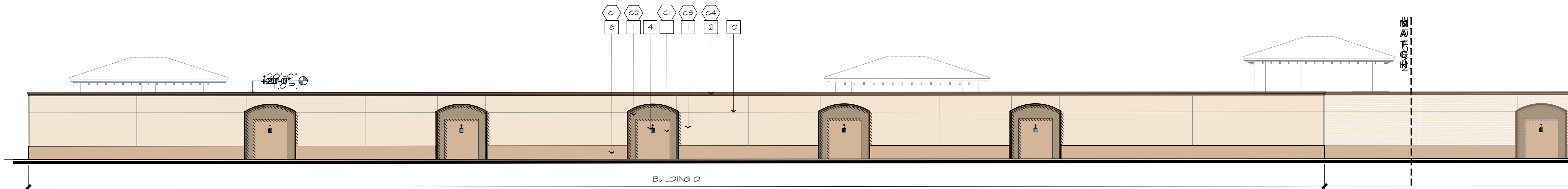
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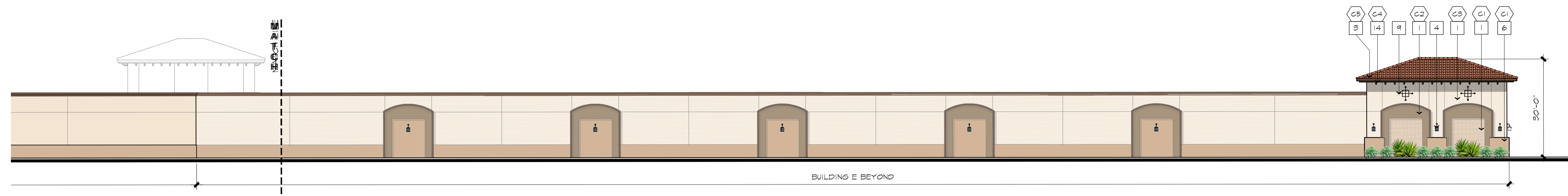




**STREET ELEVATION SOUTH** 1  
1"=30'00"



**BUILDING D SOUTH ELEVATION** 2  
1/16"=1'-0"



**BUILDING E SOUTH ELEVATION** 3  
1/16"=1'-0"

<p><b>KEY MAP</b></p>	<p><b>KEYNOTES</b></p> <table border="0"> <tr> <td>1 SMOOTH STUCCO FINISH.</td> <td>11 PILASTER.</td> </tr> <tr> <td>2 GORNICE AND COBBLER, ACCENT COLOR.</td> <td>12 WROUGHT IRON FENCE.</td> </tr> <tr> <td>3 SPANISH STYLE ROOF TILES.</td> <td>13 ACCESS MAN GATE.</td> </tr> <tr> <td>4 ARCHITECTURAL LIGHT FIXTURE.</td> <td>14 KICKERS.</td> </tr> <tr> <td>5 SLIDING GATE.</td> <td></td> </tr> <tr> <td>6 STUCCO VENEER.</td> <td></td> </tr> <tr> <td>7 GLAZING.</td> <td></td> </tr> <tr> <td>8 WALL MOUNTED SIGN.</td> <td></td> </tr> <tr> <td>9 METAL ARCHITECTURAL ORNAMENT.</td> <td></td> </tr> <tr> <td>10 STUCCO REVEAL CHANNEL.</td> <td></td> </tr> </table>	1 SMOOTH STUCCO FINISH.	11 PILASTER.	2 GORNICE AND COBBLER, ACCENT COLOR.	12 WROUGHT IRON FENCE.	3 SPANISH STYLE ROOF TILES.	13 ACCESS MAN GATE.	4 ARCHITECTURAL LIGHT FIXTURE.	14 KICKERS.	5 SLIDING GATE.		6 STUCCO VENEER.		7 GLAZING.		8 WALL MOUNTED SIGN.		9 METAL ARCHITECTURAL ORNAMENT.		10 STUCCO REVEAL CHANNEL.		<p><b>COLOR &amp; MATERIAL BOARD</b></p> <p>COLOR &amp; MATERIAL BOARD</p> <table border="0"> <tr> <td></td> <td>C1</td> <td>SHERWIN WILLIAMS COLONIAL REVIVAL</td> </tr> <tr> <td></td> <td>C2</td> <td>SHERWIN WILLIAMS COLONIAL REVIVAL</td> </tr> <tr> <td></td> <td>C3</td> <td>SHERWIN WILLIAMS SALETTE</td> </tr> <tr> <td></td> <td>C4</td> <td>GORNICE IN ACCENT COLOR, SHERWIN</td> </tr> <tr> <td></td> <td>C5</td> <td>SPANISH STYLE ROOF TILES</td> </tr> </table>		C1	SHERWIN WILLIAMS COLONIAL REVIVAL		C2	SHERWIN WILLIAMS COLONIAL REVIVAL		C3	SHERWIN WILLIAMS SALETTE		C4	GORNICE IN ACCENT COLOR, SHERWIN		C5	SPANISH STYLE ROOF TILES
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BEAUMONT, CA

PRELIMINARY ELEVATIONS

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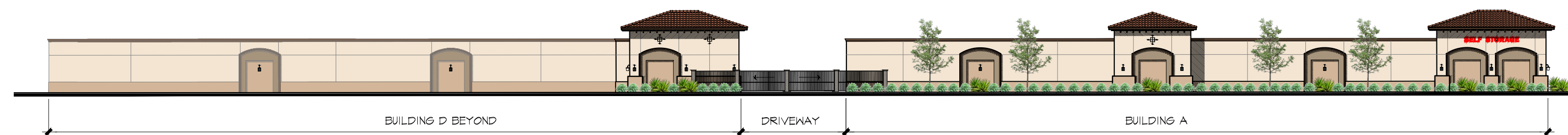
JOB NUMBER: 17-1300  
SCALE: AS SHOWN  
DATE: 06/26/2018

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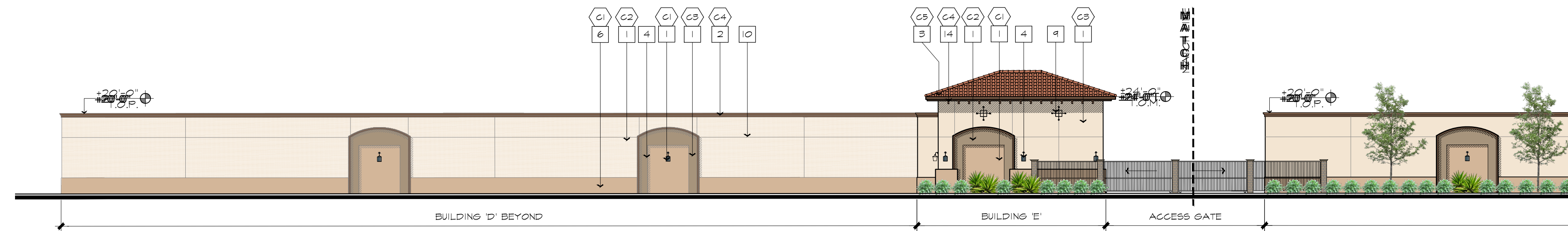
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BEAUMONT, CA

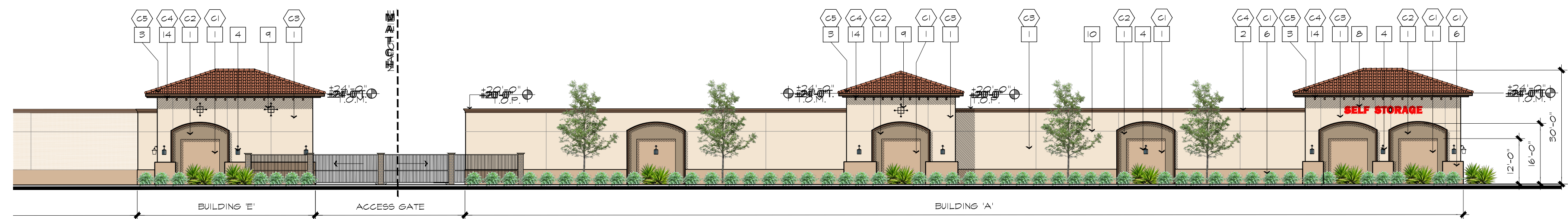




**STREET ELEVATION - EAST**  
1/16" = 1'-0" 1



**BUILDING E - EAST ELEVATION**  
1/16" = 1'-0" 2



**BUILDING A - EAST ELEVATION**  
1/16" = 1'-0" 3

<p><b>KEY MAP</b></p>	<p><b>KEYNOTES</b></p> <table border="0"> <tr> <td>1 SMOOTH STUCCO FINISH.</td> <td>11 PILASTER.</td> </tr> <tr> <td>2 GORNICE AND COBBLER, ACCENT COLOR</td> <td>12 WROUGHT IRON FENCE.</td> </tr> <tr> <td>3 SPANISH STYLE ROOF TILES.</td> <td>13 ACCESS MAN GATE.</td> </tr> <tr> <td>4 ARCHITECTURAL LIGHT FIXTURE.</td> <td>14 KICKERS.</td> </tr> <tr> <td>5 SLIDING GATE.</td> <td></td> </tr> <tr> <td>6 STUCCO VENEER.</td> <td></td> </tr> <tr> <td>7 GLAZING.</td> <td></td> </tr> <tr> <td>8 WALL MOUNTED SIGN.</td> <td></td> </tr> <tr> <td>9 METAL ARCHITECTURAL ORNAMENT.</td> <td></td> </tr> <tr> <td>10 STUCCO REVEAL CHANNEL.</td> <td></td> </tr> </table>	1 SMOOTH STUCCO FINISH.	11 PILASTER.	2 GORNICE AND COBBLER, ACCENT COLOR	12 WROUGHT IRON FENCE.	3 SPANISH STYLE ROOF TILES.	13 ACCESS MAN GATE.	4 ARCHITECTURAL LIGHT FIXTURE.	14 KICKERS.	5 SLIDING GATE.		6 STUCCO VENEER.		7 GLAZING.		8 WALL MOUNTED SIGN.		9 METAL ARCHITECTURAL ORNAMENT.		10 STUCCO REVEAL CHANNEL.		<p><b>COLOR &amp; MATERIAL BOARD</b></p> <p>COLOR &amp; MATERIAL BOARD</p> <table border="0"> <tr> <td></td> <td>C1 SHERWIN WILLIAMS COLONIAL REVIVAL</td> </tr> <tr> <td></td> <td>C2 SHERWIN WILLIAMS COLONIAL REVIVAL</td> </tr> <tr> <td></td> <td>C3 SHERWIN WILLIAMS SALETTE</td> </tr> <tr> <td></td> <td>C4 GORNICE IN ACCENT COLOR, SHERWIN</td> </tr> <tr> <td></td> <td>C5 SPANISH STYLE ROOF TILES</td> </tr> </table>		C1 SHERWIN WILLIAMS COLONIAL REVIVAL		C2 SHERWIN WILLIAMS COLONIAL REVIVAL		C3 SHERWIN WILLIAMS SALETTE		C4 GORNICE IN ACCENT COLOR, SHERWIN		C5 SPANISH STYLE ROOF TILES
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DR. KIRK HOWARD  
BEAUMONT RV STORAGE  
BEAUMONT, CA

PRELIMINARY ELEVATIONS

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DATE: 06/26/2018

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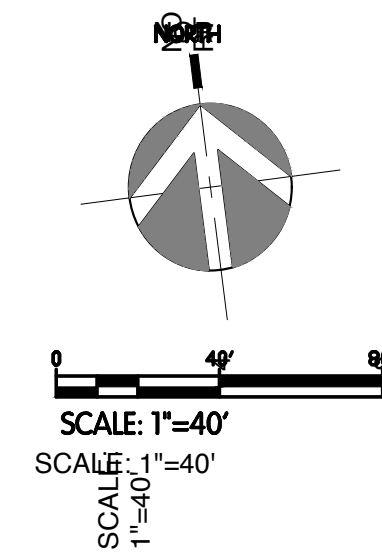
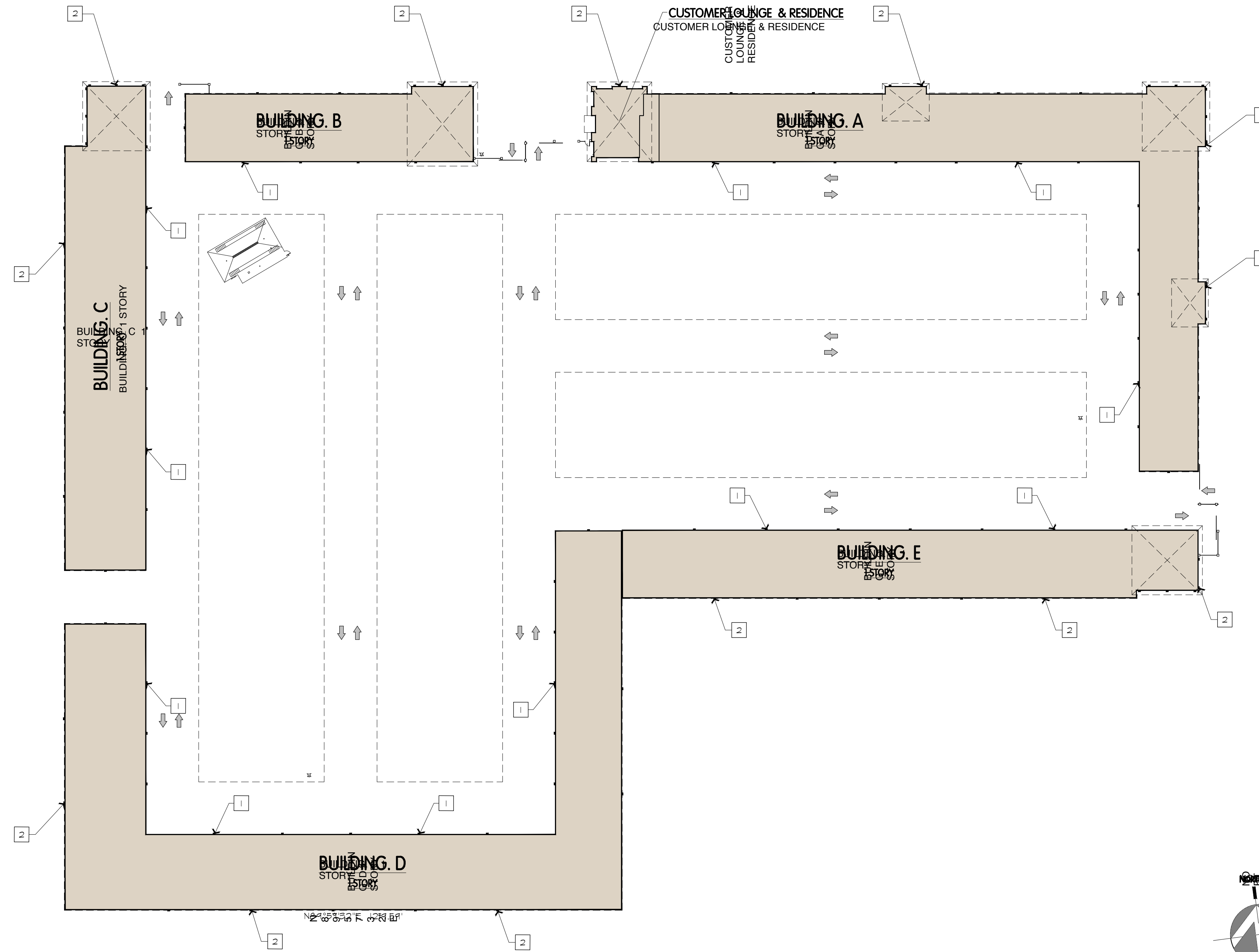
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BEAUMONT, CA

**KEYNOTES**

- 1. SEE LIGHTING SCHEDULE FOR LIGHTING FIXTURES AND LUMENANCE VALUES.
- 2. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE IBC AND ALL APPLICABLE CODES.



**DR. KIRK HOWARD**  
**BEAUMONT RV STORAGE**  
 BEAUMONT, CA

**PRELIMINARY LIGHTING PLAN**

PRELIMINARY LIGHTING PLAN  
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 JOB NUMBER: 17-1300  
 SCALE: AS SHOWN  
 DATE: 06/26/2018

**A.13**

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**TRP LED ARCHITECTURAL WALLPACK**

Call # Job Type Approvals

**SPECIFICATIONS**

**Applications**

- Architectural wallpack in stylish Trapezoid shape with recessed contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.

**Back box accessory available for surface conduit application**

**Distinctions**

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color option
- Up to 100 lumens per watt
- Warranty of 5-year LED and 3-year driver
- UL 1598 listed for use in wet locations
- UL 924, 10, 18, 210 surge protector
- UL 924, 10, 18, 210 surge protector
- Die-cast aluminum housing and door
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- UL 924, 10, 18, 210 surge protector

**Operating Temperature:**

- 40°C to 47°C for 300mA
- 30°C to 47°C for 500mA

**Electrical:**

- Two driver options: 36V at 300mA (1 driver) and 36V at 500mA (1 driver)
- 120-277VAC, 60/50Hz

**SHIPPING INFORMATION**

Weight: 13.3 lbs 5.83 kg

**ORDERING INFORMATION**

ORDERING EXAMPLE: TRP-30LK-053-2-U-DB

FAMILY	SK	50 High Current LED	30K	3000K	053	300mA	2	Type II	1"	120V	DB	Black	POI	Programmable Motion Sensor	1"	120V	DB	Black	POI	Programmable Motion Sensor
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**GEOPAK SERIES SIZE 1 LED Architectural Wallpack**

Call # Job Type Approvals

**SPECIFICATIONS**

**Applications**

- Small sized architectural wallpacks in three stylish shapes with recessed contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.

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- Two driver options: 36V at 300mA (1 driver) and 36V at 500mA (1 driver)
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**SHIPPING INFORMATION**

Weight: 13.3 lbs 5.83 kg

**ORDERING INFORMATION**

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-8L-SCP-EH

HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
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**ACCESSORIES - Order separately**

**SCP - Remote** Remote control for SCP option. Order at least one per project to program and control.

**BB-660-XX** Back box with 4 - 1/2" threaded conduit holes, specify finish, ex. Dark Bronze "DB".

**PERFORMANCE DATA (AC/Standard Configurations)**

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CBI)					4K (4000K nominal, 70 CBI)					3K (3000K nominal, 70 CBI)				
				LUMENS	LPW	U	G	U	G	LUMENS	LPW	U	G	LUMENS	LPW	U	G	

**PHOTOMETRIC REPORTS**

TYPE II, TYPE III, TYPE IV (forward throw)

## 1. EXTERIOR LED WALL PACK LIGHT FIXTURE

1. EXTERIOR LED WALL PACK LIGHT FIXTURE

## 2. EXTERIOR LED ACCENT LIGHT FIXTURE

2. EXTERIOR LED ACCENT LIGHT FIXTURE

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BEAUMONT RV STORAGE  
BEAUMONT, CA

# PRELIMINARY LIGHTING DETAILS

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JOB NUMBER: 17-130-0  
SCALE: N.T.S.  
DATE: 06/26/2018

A.14

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BEAUMONT, CA



Staff Report

TO: Planning Commissioners

FROM: Community Development Department

DATE: February 12, 2019

SUBJECT: Conduct a public hearing and consider Plot Plan PP2019-0174, for the proposed construction of an approximately 10,000 square foot warehouse building for an existing business and a 5,400 square foot multi-tenant commercial building on 1.35 acres located at 185 W. 4<sup>th</sup> Street in the Manufacturing (M) zone.

APPLICANT: Vinnie and Kelly Franklin (Franklin Mechanical)

---

**Background and Analysis:**

The City is in receipt of an application to construct a 10,000 square foot storage building for the existing business and a 5,400 square foot multi-tenant commercial building located at 185 W. 4<sup>th</sup> Street in the Manufacturing (M) zone. The proposed project is permitted in the Manufacturing (M) Zone subject to approval of a Plot Plan Application by the Planning Commission.

The subject site covers three parcels and is currently occupied by Franklin Mechanical. There is a 2,516 square foot building and outdoor storage of materials and equipment. The property is surrounded on the north, east and west sides by commercial uses. To the south of the site is a non-conforming residential use. The zoning on the property and the surrounding properties is Manufacturing (M).

The project was presented at the City's Development Review Committee in June 2018, where Departments reviewed, discussed and provided conditions for the proposed project. The project is split into two phases. Phase I is the addition of the warehouse/storage building and related improvements. Phase two involves construction of the multi-tenant commercial building and related improvements. A lot line adjustment will be required as part of phase I to ensure buildings will not be constructed across lot lines.

The site as conditioned will be paved, landscaped and include wrought iron fencing and low block walls. The project has three street frontages: California Avenue, 4<sup>th</sup> Street and Walnut Street. Two points of access are provided to the site. The current business and phase I are accessed from 4th Street and phase II will be served by access from Walnut Street. Street dedication and improvements will be required along all street frontages that are currently unimproved. Eighteen parking spaces are required for phase I and 18 are

being provided. Phase II requires 11 parking spaces are 11 spaces are being provided. Landscaping is proposed around the perimeter of the property and in the parking area. All proposed landscaping will be required to meet the City's Landscaping Ordinance that requires water efficient landscaping. Separate detailed landscaping plans are required as part of the Conditions of Approval.

The proposed project is consistent with the City's General Plan and zoning and will be an improvement to the site and the area.

**Environmental Documentation:**

The proposed application is exempt from the California Environmental Quality Act (CEQA) process under section 15332 In-Fill Development Projects and does not require an initial study to be conducted.

**Findings:**

The following findings are necessary for the approval of Plot Plan:

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 this Zoning Ordinance;
2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
3. The subject site is physically suitable for the type and intensity of the proposed land use;
4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
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;
6. The approval of the Plot Plan permit for the proposed use 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.

**Recommendation:**

- (1) Hold a public hearing; and

(2) Approve Plot Plan PP2019-0174, for the proposed construction of a 10,000 square foot warehouse building for an existing business and a 5,400 square foot multi-tenant commercial building on 1.35 acres located at 185 W. 4<sup>th</sup> Street in the Manufacturing (M) zone subject to the to the attached conditions of approval.

Attachments:

- A. Draft Conditions of Approval
- B. Site Plan

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

**PLOT PLAN PP2019-0174**

**PLANNING COMMISSION  
APPROVAL DATE:**

**DRAFT**

**PLOT PLAN FOR A 10,000 SF STORAGE BUILDING AND A 5,400 SF COMMERCIAL TENANT BUILDING LOCATED AT 185 W. 4<sup>TH</sup> STREET IN THE MANUFACTURING (M) ZONE.**

**PLANNING CONDITIONS**

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for a 10,000 square foot storage building and a 5,400 sf commercial tenant building on a 1.35 acre lot located at 185 W. 4<sup>th</sup> Street in the Manufacturing (M) zone.
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 **Plot Plan PP2019-0174**. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
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 plot plan approval.
6. 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.
7. 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.

8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.

**BUILDING AND SAFETY DEPARTMENT CONDITIONS**

17. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

**FIRE DEPARTMENT CONDITIONS**

18. Fire Apparatus Access roads shall be provided for every facility building, with an unobstructed width of not less than 24 feet. The surface shall be designed and maintained to support the imposed loads of a fire apparatus, and all weather driving capabilities. CFC section-503.1 & 503.2.1 & 503.2.3.
19. New and existing buildings shall be provided with approved 12 inch address numbers on front of the building. CFC-section-505
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1
21. Provide 'NO SMOKING' signs throughout the site. CFC section-310
22. NFPA 13 Fire sprinkler shall be installed for buildings over 3,600 square feet, with plans submitted to the Office of the Fire Marshal.
23. NFPA 72 Fire alarm system shall be installed, with plans submitted to the Office of the Fire Marshal.
24. All gates shall have a Knox pad lock, and if motorized shall have a Knox switch(s) for emergency responders to access the property.
25. On site fire hydrants may or may not be required to due location of the building.

26. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
27. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.
28. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.
29. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
30. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
31. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
32. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
33. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1

34. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

## **PUBLIC WORKS DEPARTMENT**

### **Section 1 – General**

35. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
36. The developer shall pay all applicable fees relating to the development of the mechanical warehouse. Applicable Fees shall consist of but not be limited to improvement plan review fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
37. Improvement plans shall show existing utilities located in streets adjacent to the mechanical warehouse. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
38. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
39. Property corner survey stakes shall be implemented by developer.
40. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
41. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.
42. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
43. Property line adjustments will require to owner complete a lot line adjustment with the City of Beaumont.
44. All new utilities, if required for the development, shall be underground.
45. When working within the City right-of-way, owner shall obtain an encroachment permit.

### **Section 2 – Street Improvements**

46. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).

47. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
48. Construct 6' sidewalk and curb & gutter along the property frontage of Walnut Avenue.
49. Remove and replace existing asphalt along the property frontage on Walnut Avenue. Asphalt rehabilitation shall consist of a 2" grind and overlay. The limits of asphalt rehabilitation shall be from the street centerline to the edge of pavement fronting the property.
50. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.
51. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.
52. Prior to constructing any asphalt improvements, all utilities shall be underground.
53. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
54. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
55. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.
56. California Ave – Only curb and gutter required along property frontage.
57. Walnut Avenue – 2" grind and overlay of asphalt, driveway, approach, sidewalk, curb and gutter. Walnut is in terrible shape. The 2" grind and overlay will be a new wearing surface that will most likely last 5 years or longer.

### **Section 3 – Sewer Improvements**

58. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
59. Sewer line locations shall 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.
60. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
61. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
62. Owner shall pay all applicable sewer connection fees.

### **Section 4 – Water Improvements**

63. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
64. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.



65. All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
66. Water line locations shall 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.
67. Owner shall get approval from the Water District for the supply of potable water and reclaimed water.

#### **Section 5 – Storm Drain Improvements**

68. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
69. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
70. Onsite drainage facilities shall be maintained by the developer.
71. Owner shall relocate the existing headwall structure fronting the property on California Avenue and extend the existing pipe. Headwall structure shall be relocated to the southern property line limit fronting California Avenue. Headwall relocation and pipe extension shall be shown on the street improvement plans. The existing trench shall be backfilled with appropriate soil that is recommended from the soils report.

#### **Section 6 – NPDES and Water Quality Improvements**

72. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
73. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
74. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
75. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's,

treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

**Section 7 – Traffic Safety**

76. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

**Section 8 – Onsite Improvements and Grading**

77. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
78. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.
79. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
80. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
81. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
82. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
83. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.

**BEAUMONT CHERRY VALLEY WATER DISTRICT**

84. See attached letter



## Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

### Board of Directors

David Hoffman  
Division 5

John Covington  
Division 4

Daniel Slawson  
Division 3

Lona Williams  
Division 2

Andy Ramirez  
Division 1

January 31, 2019

City of Beaumont, Planning Department  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

Subject: Beaumont-Cherry Valley Water District Comments Regarding:  
City of Beaumont Project Review Request  
APN's 417-124-020, -021 & -022(185 W 4th Street, Beaumont)  
PP2019-0174

The Beaumont-Cherry Valley Water District (District) has reviewed the proposed project encompassing APN's 417-124-020, -021 & -022 and offers the following comments:

1. The District understands that a lot line adjustment will be made for the proposed project to create two parcels from three existing parcels. Upon recordation of the lot line adjustment, the District will require the applicant to apply for a "Will Serve Letter" or "Change of Use Letter" for each phase identified as part of the proposed project.
2. The applicant shall provide an estimate for total water consumption in gallons per day (GPD) for each phase of the proposed project when applying for service.
3. The applicant shall pay front footage fees for the newly created parcel(s) along portions where new development will occur.
4. The District understands the proposed project will reconfigure three (3) parcels (APN's 417-124-020, -021 & -022) in two (2) parcels via a lot line adjustment in a development activity consisting of two (2) phases. One of the current parcels, APN 417-124-020 is currently serviced by an existing ¾" meter on 4<sup>th</sup> Street for domestic water only. The other two (2) existing parcels are not currently serviced by the District.
5. Upon development commencing and the recordation of the proposed lot line adjustment, the District understands that the first new parcel, which will contain the existing building, will not redevelop the existing building and is proposed to maintain water service to said building from 4<sup>th</sup> Street at the current water meter location. A proposed Metal Storage Building near the



## Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

### Board of Directors

David Hoffman  
Division 5

John Covington  
Division 4

Daniel Slawson  
Division 3

Lona Williams  
Division 2

Andy Ramirez  
Division 1

south side of said parcel will most likely require a fire service connection (applicant to review and coordinate actual project requirements with Fire Department and the District). The District is unaware if the developer proposes a domestic service connection.

6. For the second parcel, the District understands that a single four-tenant retail building is proposed by the Project Developer and in accordance with Attachment 1 – Project Site Plan and Drawings, identifies the building to have frontage on Walnut Street. The District has verified the domestic water main in Walnut Street as a 6" Steel Pipe. Said 6" water main may not be adequately sized to provide Fire Service to the property. District Staff anticipates the single four-tenant building will require fire and domestic service. Applicant shall schedule a meeting with District Staff to identify the project demands, available supplies, and specific system improvements that may be required.
7. The Applicant shall upsize facilities (if necessary) along all property frontages as required by the project specific requirements.
8. The Applicant shall connect to the recycled water system for irrigation supply (if applicable). To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials. Irrigation systems for these areas should be drip or bubbler type.
9. The Applicant shall conform to all District requirements and all City of Beaumont requirements.



## Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

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### Board of Directors

David Hoffman  
Division 5

John Covington  
Division 4

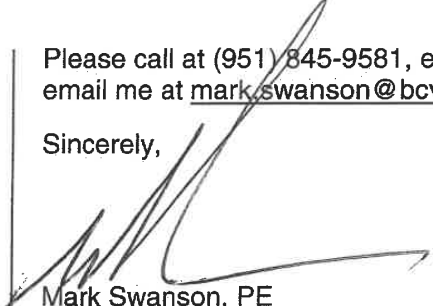
Daniel Slawson  
Division 3

Lona Williams  
Division 2

Andy Ramirez  
Division 1

Please call at (951) 845-9581, extension 218 if you have any questions or email me at [mark.swanson@bcvwd.org](mailto:mark.swanson@bcvwd.org).

Sincerely,



Mark Swanson, PE  
Beaumont-Cherry Valley Water District  
Senior Engineer

### Attachments

1. City of Beaumont Planning 01/17/2019 Department Request for Project Review Transmittal and Attached Site Plans, Architectural and Landscape Concept Drawings

MS/aw

S:\Engineering\City of Beaumont Projects\1. Planning Comments\Comments\_PP20190174.docx

# 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): Banning-Beaumont Zone

### PROOF OF PUBLICATION OF

Ad Desc.: PP2019-0174 Franklin Mechanical /

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:

**02/01/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 01, 2019  
At: Riverside, California

  
\_\_\_\_\_  
Legal Advertising Representative, The Press-Enterprise

BEAUMONT, CITY OF / LEGAL  
550 E SIXTH ST  
BEAUMONT, CA 92223

Ad Number: 0011229604-01

P.O. Number:

Ad Copy:



LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN.** 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, February 12, 2019 at 550 East Sixth Street, Beaumont, California.

**Plot Plan Application PP2019-0174.** Consideration of a request to allow the addition of a 10,000 square foot storage building for warehousing of materials for the existing business and the addition of a 5,400 square foot commercial tenant building and related improvements on a 1.35 acre site located at 185 W. 4th Street in the Manufacturing (M) zone (APN#417-124-020 & 021). This project is exempt from the provisions of the California Environmental Quality Act. The applicant for this project is **Vinnie and Kelly Franklin.**

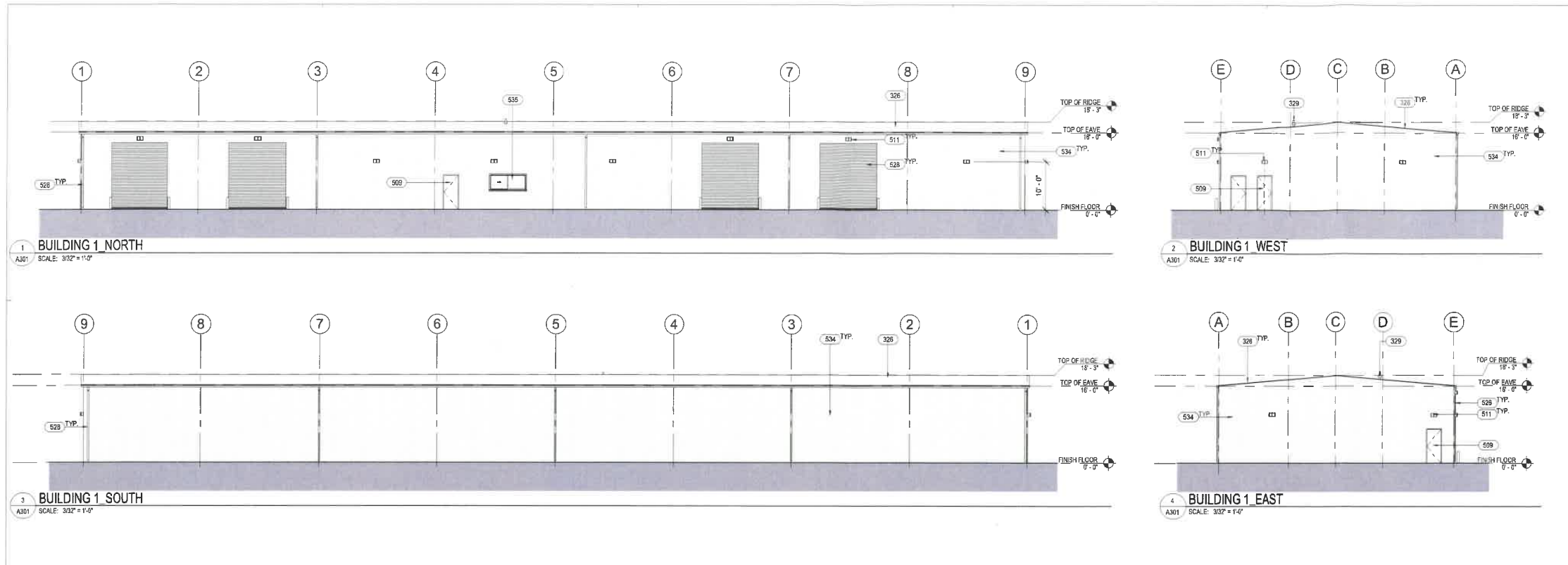
The case files, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.

Christina Taylor  
Interim Community Development Director

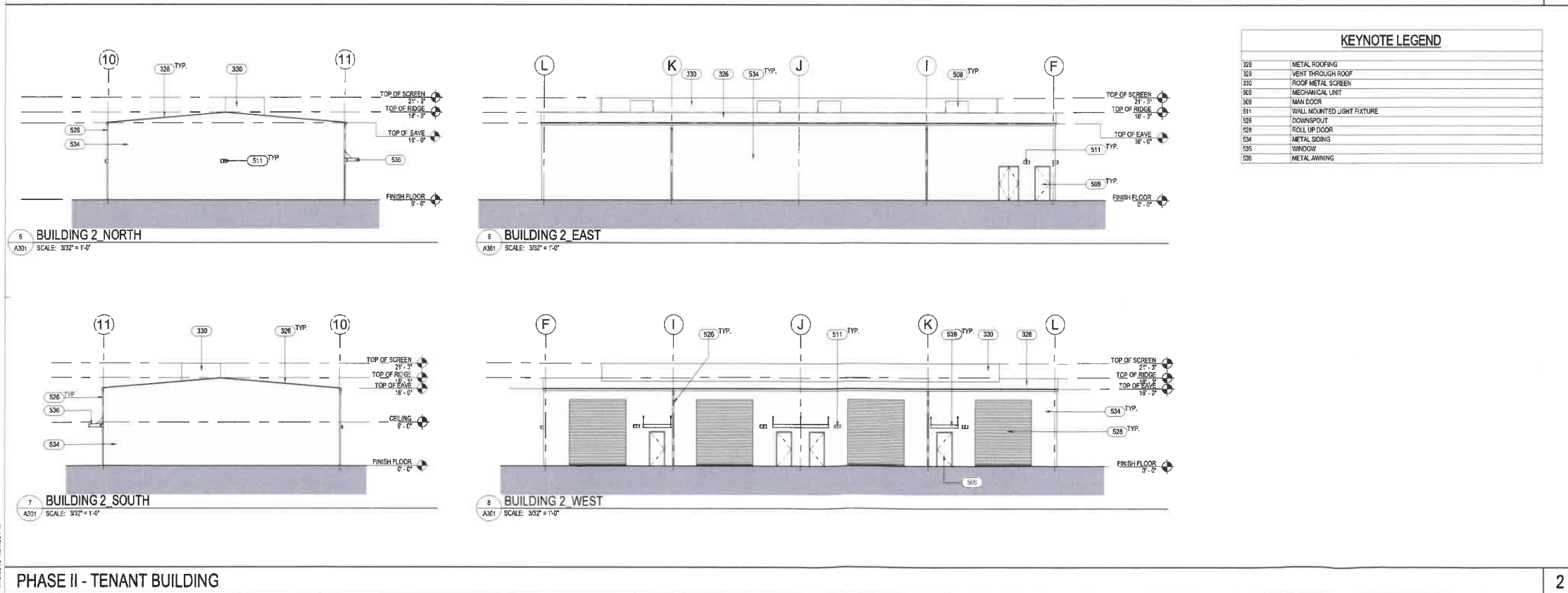
2/01







PHASE I - WAREHOUSE BUILDING



KEYNOTE LEGEND	
328	METAL ROOFING
329	VENT THROUGH ROOF
330	ROOF METAL SCREEN
505	MECHANICAL UNIT
509	MAN DOOR
511	WALL MOUNTED LIGHT FIXTURE
526	DOWNSPOUT
528	ROLL UP DOOR
534	METAL SIDING
535	WINDOW
538	METAL AWNING

PHASE II - TENANT BUILDING



ARCHITECT:  
 SGH ARCHITECTS, INC.  
 707 BROOKSIDE AVENUE  
 REDLANDS, CALIFORNIA 92373  
 Ph. (909) 375-3039  
 Fax. (909) 375-4040

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CONSULTANT:

CLIENT:

FRANKLIN MECHANICAL WAREHOUSE - PHASE I  
 185 WEST 4TH STREET  
 BEAUMONT, CALIFORNIA 92223

APPROVALS:  
 PROGRESS SET: 01-10-2019

REVISIONS:  
 REV. DATE:  
 CHECKED BY: JMS. DRAWN BY: JL.  
 DATE: 10/25/18

SHEET TITLE:  
 EXTERIOR ELEVATIONS

SHEET NO.:

**A301**  
 PROJECT NUMBER: 18-1005-00

C:\Users\jms\Documents\18-1005-00-FHW\_Central\_Main.rvt  
 11/10/2018 4:21:30 PM







**LEGEND:**

- PROPERTY LIMITS
- EXISTING RIGHT-OF-WAY
- EXISTING STREET CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WALL
- EXISTING 1' INTERVAL CONTOURS
- EXISTING 5' INDEX CONTOURS
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING 16" WATER LINE
- EXISTING 2" GAS LINE
- EXISTING 4" GAS LINE
- EXISTING 6" GAS LINE
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING CLEAN OUT
- EXISTING
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING ASPHALT

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 133 OF AMENDED MAP OF THE TOWN OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THAT PORTION OF WALNUT AVENUE AND FOURTH STREET ADJOINING SAID LAND AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 1987-73, BY THE CITY OF COUNCIL OF THE CITY OF BEAUMONT RECORDED NOVEMBER 18, 1987 AS INSTRUMENT NO. 330035 OF OFFICIAL RECORDS.

APN: 417-124-020, 417-124-021, & 417-124-022

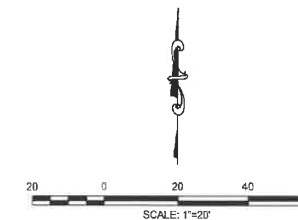
**PLOT PLAN**  
**CITY OF BEAUMONT**  
**185 W. 4TH STREET**  
**A.P.N.(S): 417-124-020, -021, & -022**

**FLOOD INFORMATION:**

ALL PROPERTY WITHIN FEMA ZONE "X" ("OTHER AREAS"): "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

PER FLOOD INSURANCE RATE MAP NO. 06065C0811G, (PANEL 811 OF 3805)

REVISED DATE: AUGUST 28, 2008



**FRANKLIN MECHANICAL WAREHOUSE PHASE I**

**PROPERTY INFORMATION:**

**OWNER(S):** VINCENT & KELLY FRANKLIN  
 37444 WILDWOOD VIEW DR.  
 YUCAIPA, CA 92223

**ENGINEER:** JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
 234 N. ARROWHEAD AVE.  
 SAN BERNARDINO, CA 92408

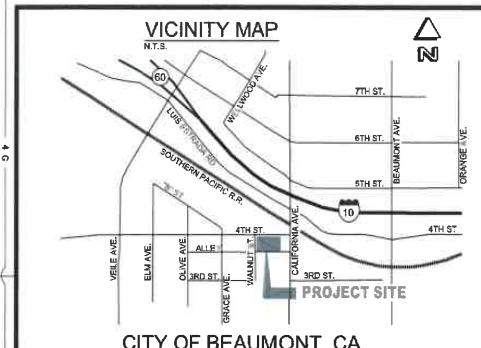
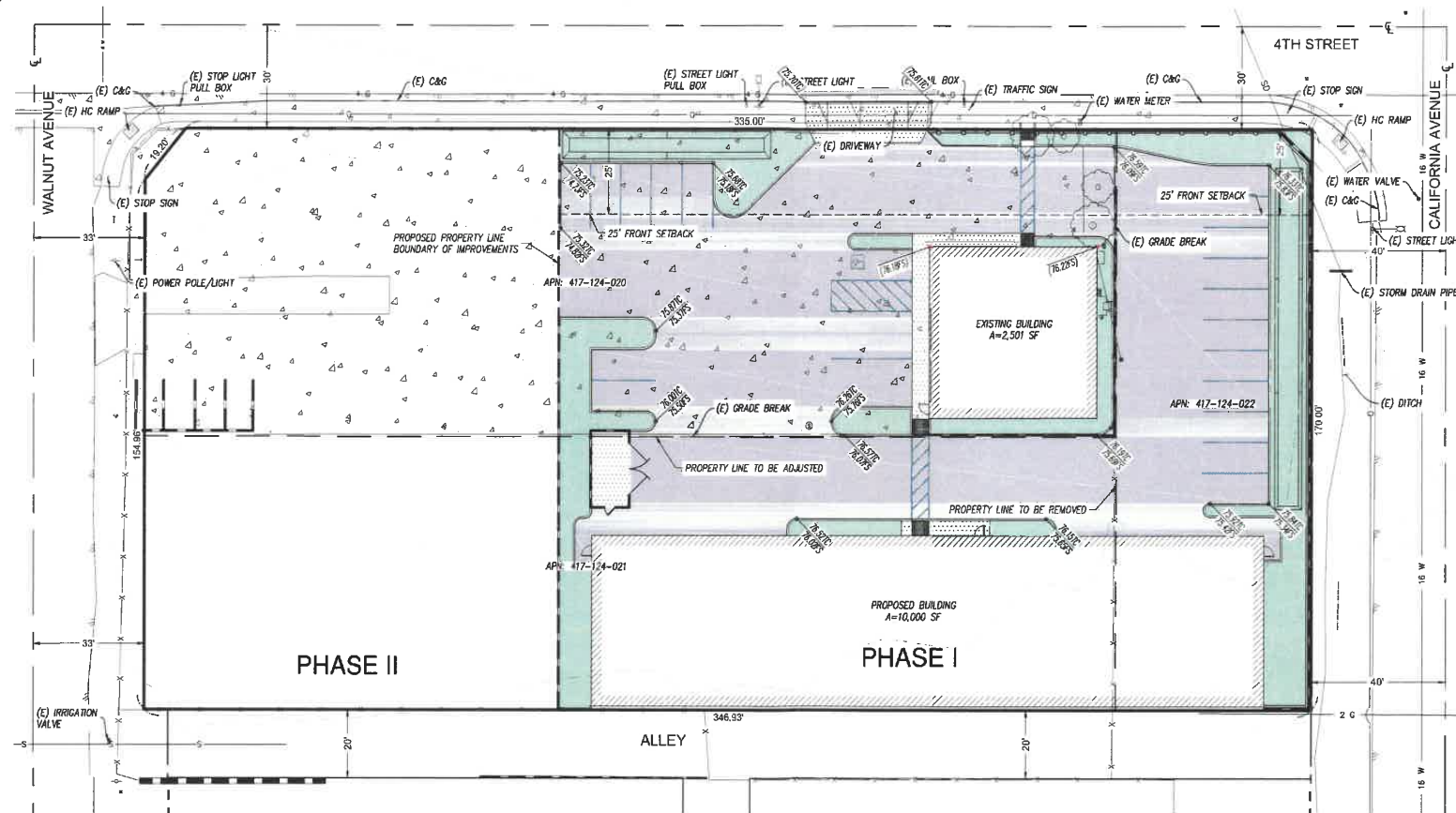
**AREA:**  
 417-124-020: 25,916 SQ. FT./0.59 ACRES  
 417-124-021: 23,115 SQ. FT./0.53 ACRES  
 417-124-022: 9,858 SQ. FT./0.23 ACRES  
**TOTAL: 58,889 SQ. FT./1.35 ACRES**

**ZONING:** "M" (MANUFACTURING)

**GENERAL PLAN:** INDUSTRIAL

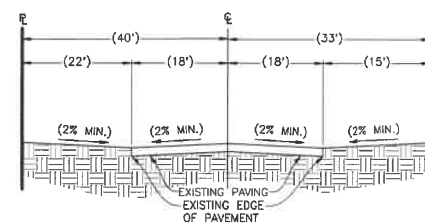
**PROPOSED USE:** INDUSTRIAL PURPOSES

**SETBACKS:**  
**FRONT:** 25' (50' IF PARKING IS PROVIDED IN FRONT OF BUILDING)  
**REAR:** 0'  
**SIDE:** 0'

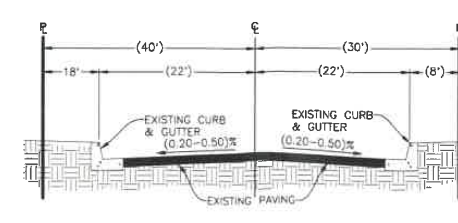


**UTILITY SERVICE PROVIDERS:**

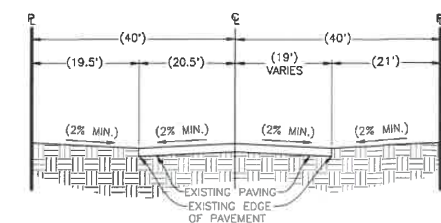
- WATER:** SAN GORGONIO PASS WATER AGENCY  
 1210 BEAUMONT AVE.  
 BEAUMONT, CA 92223
- STORM SEWER:** RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
 1895 MARKET ST.  
 RIVERSIDE, CA 92501
- SANITARY SEWER:** CITY OF BEAUMONT  
 550 E. 6TH ST.  
 BEAUMONT, CA 92223
- ELECTRIC:** SOCIAL EDISON CO.  
 26100 MENFEE RD.  
 ROWLAND, CA 92585
- GAS:** SOCIAL GAS
- FIRE PROTECTION:** RIVERSIDE COUNTY FIRE DEPARTMENT  
 628 MAPLE AVE.  
 BEAUMONT, CA 92223



**WALNUT AVE. - TYPICAL SECTION:**  
 N.T.S.



**4TH ST. - TYPICAL SECTION:**  
 N.T.S.



**CALIFORNIA AVE. - TYPICAL SECTION:**  
 N.T.S.

**BONADIMAN** TEL: (909) 885-3806  
 JOSEPH E. BONADIMAN & ASSOCIATES, INC. 234 N. ARROWHEAD AVE. SAN BERNARDINO, CA 92408  
 ENGINEERS - D.T.E. - SURVEYING - PLANNING FAX: (909) 381-4721 www.bonadiman.com

**PLOT PLAN**  
**CITY OF BEAUMONT**  
**185 W. 4TH STREET**  
**A.P.N.(S): 417-124-020, -021, & -022**

REVISIONS			
NO.	DESCRIPTION	BY	APPROVED DATE

PREPARED FOR:	FRANKLIN MECHANICAL SYSTEMS
DRAWN BY:	K.B.O. SCALE: 1" = 20'
CHECKED BY:	E.J.B. JOB NO: 184535
DISREGARD PRINT'S BEARING EARLIER REVISION DATES	09-04-18

SHEET: 1 OF 1

ARCHITECT  
 SGH ARCHITECTS, INC.  
 707 BROOKSIDE AVENUE  
 REDLANDS, CALIFORNIA 92373  
 Ph: (909) 375-3030  
 Fax: (909) 375-4040

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CONSULTANT



REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 50741  
 EXPIRES 12/31/2020

CLIENT

FRANKLIN MECHANICAL WAREHOUSE PHASE I  
 185 WEST 4TH STREET  
 BEAUMONT, CALIFORNIA

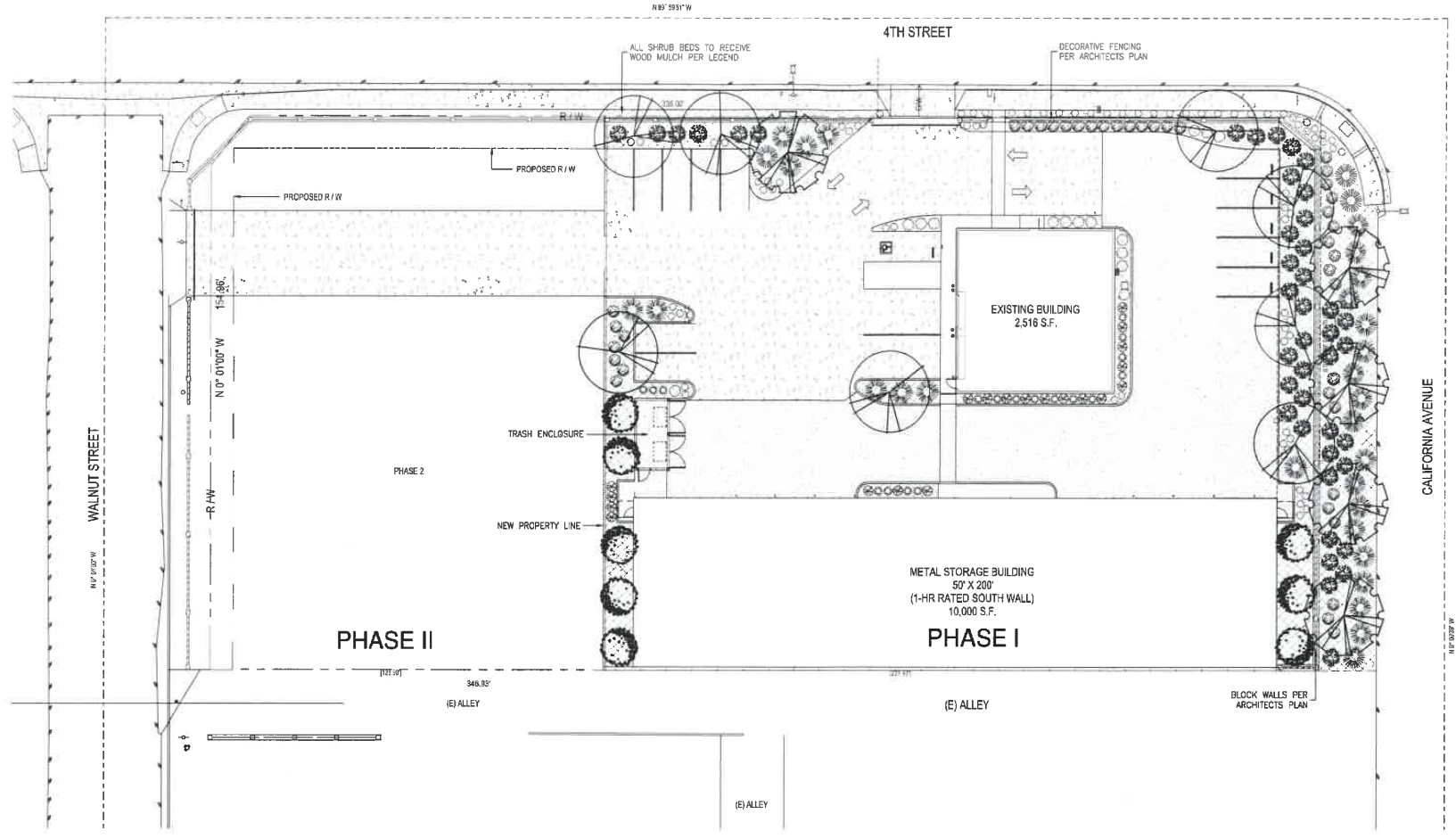
APPROVALS  
 PROGRESS SET: 10/4/2018 - PHASE 1

REVISIONS  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CHECKED BY: C.A. DRAWN BY: S.T.B.  
 DATE: 10/02/18

SHEET TITLE  
 CONCEPTUAL PLANTING PLAN

SHEET NO.

**L-101**  
 STB PROJECT NUMBER: 18-17

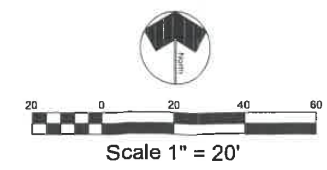


### PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
<b>TREES</b>							
	CERIS CANADENSIS	EASTERN REDBUD	24" BOX	8	PER PLAN	0.4	TREE FORM
	GENERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	5	PER PLAN	0.3	TREE FORM
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	8	PER PLAN	0.4	LOW BRANCHED
<b>SHRUBS</b>							
	CALLISTEMON V. 'BETTER JOHN'	BETTER JOHN BOTTLEBRUSH	5 GAL	15	4'	0.4	PROVIDE NURSERY TAGS
	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL	43	6"	0.3	PROVIDE NURSERY TAGS
	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	20	5"	0.3	PROVIDE NURSERY TAGS
	JUNIPERUS S. 'BUFFALO'	BUFFALO JUNIPER	5 GAL	31	6"	0.3	PROVIDE NURSERY TAGS
	LEUCOPHYLLUM C. 'THUNDER CLOUD'	THUNDER CLOUD VIOLET SILVERLEAF	5 GAL	40	4"	0.2	PROVIDE NURSERY TAGS
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF WAX RUSH	1 GAL	94	2.5"	0.3	PROVIDE NURSERY TAGS
	HANDMA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL	18	3.5"	0.4	PROVIDE NURSERY TAGS
<b>GROUND COVERS</b>							
	RECYCLED WOOD CHIPS	REDWOOD GORILLA HAIR	3" DEEP	8,800 S.F.	--	--	AVAILABLE FROM EARTHWORKS

**WATER CONSERVATION STATEMENT:**  
 FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES.

PRELIMINARY-NOT FOR CONSTRUCTION



Reference Etc. / Planting	Plant Factor	Planting Method	Region	ETAF (E.T.)	Planting Area (Sq. Ft.)	Estimated Total Water Use (Gallons)
Regular Landscape Areas						
Trees 2.5-16ft	0.9	Dir.	0.81	0.47	880	325
Special Landscape Areas						
Total						
Maximum Allowed Water Allowance (MAMA)						133898

Planting Method	ETAF
Regular Landscape Areas	325
Special Landscape Areas	0
Total ETAF	325

Planting Method	Average ETAF
Regular Landscape Areas	0.33
Special Landscape Areas	0.00
Average ETAF	0.33



Staff Report

TO: Planning Commissioners  
FROM: Community Development Department  
DATE: February 12, 2019  
SUBJECT: Conduct a public hearing and consider Plot Plan PP2018-0165, for the proposed demolition of an existing residence and construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off area and related improvements on 1.3 acres located at 1542 E. 6<sup>th</sup> Street (APN 419-160-012, 013, 014) in the Commercial General (CG) zone.

APPLICANT: Dr. Blair and Laurie Ball

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**Background and Analysis:**

The City is in receipt of an application to demolish an existing single-family residential structure and build an 18,716 square foot, two-story medical office building at 1542 E. 6<sup>th</sup> Street in the Commercial General (CG) zone. The proposed project is permitted in the Commercial General (CG) zone subject to approval of a Plot Plan Application by the Planning Commission.

The subject site consists of three parcels with a single-family residence and an access road. It is surrounded on the north by single-family and multi-family residential uses and multi-family zoned property, to the south is Applebee's and the America's Tire site, to the west is Bank of Hemet and to the east is commercially zoned property and the Fire Station 20.

The project was presented at the City's Development Review Committee on November 15, 2018, where Departments reviewed, discussed and provided conditions for the proposed project. The site as conditioned will include full site improvements, paving and landscaping. The project takes access from 6<sup>th</sup> Street where a new driveway is proposed. The parking ratio of 1:250sf yields a requirement of 75 spaces, the site will provide 79. Landscaping is proposed in the front, around the perimeter of the property and the parking area. All proposed landscaping will be required to meet the City's Landscaping Ordinance, requiring water efficient landscaping. Separate detailed landscape plans are required as part of the Conditions of Approval.

The proposed building is 18,716 square feet with 10,029 square feet on the ground floor and 8,687 square feet on the second floor. There will be a covered pick-up and drop-off area provided at the front of the building (east side). The interior of the building will have medical office suites, common areas, stairs and elevators as required. The building will also

be sprinklered. The exterior of the building will have a mix of materials including concrete, stone veneer and decorative metal accents. The proposed building and site improvements will be compatible with the surrounding area.

**Environmental Documentation:**

The proposed application is exempt from the California Environmental Quality Act (CEQA) process under section 15332 In-Fill Development Projects and does not require an initial study to be conducted.

**Findings:**

The following findings are necessary for the approval of Plot Plan:

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 this Zoning Ordinance;
2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
3. The subject site is physically suitable for the type and intensity of the proposed land use;
4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
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;
6. The approval of the Plot Plan permit for the proposed use 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.

**Recommendation:**

- (1) Hold a public hearing; and
- (2) Approve Plot Plan PP2018-0165, for the proposed demolition of a residence and construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off area and related improvements on 1.3 acres located at 1542 E. 6<sup>th</sup> Street (APN 419-160-012, 013, 014) in the Commercial General (CG) zone subject to the to the attached conditions of approval.

**Attachments:**

- A. Draft Conditions of Approval**
- B. Site Plan**

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

**PLOT PLAN PP2018-0165**

**PLANNING COMMISSION  
APPROVAL DATE:**

**DRAFT**

**PLOT PLAN FOR A 18,716 SF MEDICAL  
OFFICE BUILDING LOCATED AT 1542 E.  
6TH STREET IN THE COMMERCIAL  
GENERAL (CG) ZONE.**

**PLANNING CONDITIONS**

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for a 10,000 square foot storage building and a 5,400 sf commercial tenant building on a 1.35 acre lot located at 185 W. 4<sup>th</sup> Street in the Manufacturing (M) zone.
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 **Plot Plan PP2019-0174**. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
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 plot plan approval.
6. 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.
7. 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.



8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
9. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
12. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
15. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
16. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.
17. A parcel merger or lot consolidation will be required prior to construction. No structures shall be built across lot lines.

**BUILDING AND SAFETY DEPARTMENT CONDITIONS**

18. Three (3) sets of plans must be submitted to the Building and Safety Department for plan check prior to issuance of permits.

**FIRE DEPARTMENT CONDITIONS**

19. New and existing buildings shall be provided with approved 12 inch address numbers on front of the building. CFC-section-505
20. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height. CFC section-906.1
21. Provide 'NO SMOKING' signs throughout the site. CFC section-310
22. Provide an occupant load sign posted on the wall near the front entrance of the building.
23. AUTOMATIC SPRINKLER SYSTEMS. 1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following: 903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.19 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence. Riverside Co. Ordinance 787

24. Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following: 1. Detached Group U occupancies used for agricultural or livestock purposes, less than 5,500 square feet, and having setback distances of 50 feet or more from the property line and other buildings. 2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses. 3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking. 4. Detached Group U occupancy greenhouses less than 5,500 square feet. 5. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.
25. Fire Apparatus Access roads shall be provided for every facility building, with an unobstructed width of not less than 24 feet. The surface shall be designed and maintained to support the imposed loads of a fire apparatus, and all weather driving capabilities. CFC section-503.1 & 503.2.1 & 503.2.3.
26. Fire department access shall be required for any building deeper than 150 feet from the road way. Provide an hammerhead or turn around radius at the end of the property.
27. Fire Alarm system/Notification devices/Sprinkler monitoring shall be required upon sprinkler water flow activation. Plans shall be submitted to the Office of the Fire Marshal.CFC section-907
28. On site fire hydrant(s)-Where a portion of the facility or building constructed more than 400 feet from a fire hydrant on a apparatus access road, on-site fire hydrant(s) shall be provided. CFC section-507.5.1.
29. **Medical Gas Systems shall comply with CFC section 5306,General Patient Care.**
30. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
31. **PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8.
32. **RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a

durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1.

33. **SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
34. **FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
35. **AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
36. **ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
37. **FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1
38. **BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8.

## **PUBLIC WORKS DEPARTMENT**

### **Section 1 – General**

38. The design of public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required by the City Engineer. Grading work outside of road right of way shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
39. The developer shall pay all applicable fees relating to the development of the medical building. Applicable Fees shall consist of but not be limited to improvement plan review

- fees, construction inspection fees, TUMF fees, sewer connection fees, local development impact fees, and Beaumont Unified School District fees.
40. Improvement plans shall show existing utilities located in streets adjacent to the medical building. If any utilities are located onsite, show onsite utilities and give reference to owner of utility and show easement of utility.
  41. A title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking. Title report shall clearly indicate the owner of the property.
  42. Property corner survey stakes shall be implemented by developer.
  43. Developer shall be responsible for maintaining all onsite improvements consisting of but not limited to onsite lighting, sediment and erosion control devices, landscape, WQMP improvements, onsite utilities, and onsite parking lot pavement.
  44. Developer shall provide securities to the City of Beaumont for all street improvements consisting of but not limited to sewer improvements, traffic signal improvements, signing and striping improvements, storm drain improvements, and street improvements. Developer shall submit individual security for each type of improvement.
  45. All completed public improvements shall be maintained by the developer until the Public Works department inspects and accepts the improvements. Public improvements shall not be accepted by the City until all punch list items are addressed by the developer.
  46. Property line adjustments will require to owner complete a lot line adjustment with the City of Beaumont.
  47. All existing overhead utilities fronting 6<sup>th</sup> Street shall be undergrounded by the owner.
  48. All new utilities that will service the development shall be underground.
  49. Owner shall coordinate onsite utility relocations with the appropriate utility purveyor.
  50. When working within the City right-of-way, owner shall obtain an encroachment permit from Public Works Department.

### **Section 2 – Street Improvements**

51. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).
52. All existing improvements (sidewalk, curb and gutter, road pavement) that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont Standards.
53. Owner shall submit a Traffic Impact Analysis (TIA) report prepared by a traffic engineer. Owner shall implement all mitigation measures that are identified from the TIA report.
54. Construct 6' sidewalk and curb & gutter along the property frontage on 6<sup>th</sup> Street.
55. Remove and replace existing asphalt along the property frontage on 6<sup>th</sup> Street. Asphalt rehabilitation shall consist of a 2" grind and overlay. The limits of asphalt rehabilitation shall be from the edge of the concrete median to the edge of pavement fronting the property.
56. After constructing asphalt rehabilitation improvements, construct signing and striping improvements on 6<sup>th</sup> Street.
57. Developer shall not alter any existing street monuments or benchmarks. If construction work requires altering the street monuments or benchmarks, the developer shall notify the

- City Engineer and receive approval from the City Engineer prior to altering any monuments or benchmarks.
58. Submit street improvement plans to the Public Works Department for review and approval. Street improvement plans shall reflect all street, storm drain, sewer, signing and striping, and traffic signal improvements as specified herein these conditions.
  59. Prior to constructing any asphalt improvements, all utilities shall be underground.
  60. If survey is required for any improvement, street elevation, or flow line elevation, owner shall perform the required survey.
  61. Owner shall protect all existing utilities and utility appurtenances. Owner shall call DIG ALERT prior to any excavation.
  62. All storm drain catch basins shall contain full capture devices that conform with the State Water Board approved list of full capture devices.
  63. Remove the existing whistle top storm drain structures in front of the property on 6<sup>th</sup> Street and place storm drain catch basins. Catch basins shall include full capture devices.

#### **Section 3– Sewer Improvements**

64. Onsite sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan.
65. Sewer line locations shall 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.
66. Sewer infrastructure shall conform to the standards of Riverside County Transportation Department (RCTD) standards. Any deviations from the RCTD standards shall be submitted to the City Engineer for review and approval.
67. Peak sewer flow calculations, resulting from the development, shall be provided to the Public Works department for review and approval.
68. Owner shall pay all applicable sewer connection fees.

#### **Section 4 – Water Improvements**

69. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
70. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
71. All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
72. Water line locations shall 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.
73. Potable water supply and reclaimed water supply to the development shall be approved by the Water District.

**Section 5 – Onsite Storm Drain Improvements**

74. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
75. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
76. Onsite drainage facilities shall be maintained by the developer.

**Section 6 – NPDES and Water Quality Improvements**

77. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
78. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
79. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
80. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

**Section 7 – Traffic Safety**

81. During construction, temporary traffic control devices shall be constructed as deemed necessary by the City Engineer. Such measures and devices shall include but not be limited to: flagmen, barricades, portable electric traffic signals, and street sweeping.

**Section 8 – Onsite Improvements and Grading**

82. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
83. A soils report shall be submitted to Public Works Department for review with the first submission of grading plans. The soils report shall be prepared by a competent California

licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations. Expansive soils shall not be used for the development.

84. The project will disturb more than 50 cubic yards of soil, which requires a grading permit. The developer shall submit grading plans to the Public Works Department for review and approval. Once grading plans are approved by the Public Works Department, a grading permit will be issued to the developer.
85. Onsite ADA improvements shall be in accordance with the Building and Safety Department standards.
86. Prior to obtaining a building permit for construction, the developer shall submit pad certification letters and pad compaction reports to the City for review and approval.
87. Onsite pavement shall consist of asphalt pavement or concrete pavement. The pavement structural section shall be designed based on the geotechnical report recommendations.
88. Provide onsite lighting. Onsite lighting improvements shall conform to the City of Beaumont Lighting standards.
89. Building pads for the development shall be raised high enough to provide protection against a 100 year storm water event.

**BEAUMONT CHERRY VALLEY WATER DISTRICT**

90. See attached letter



# Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

## Board of Directors

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Division 1

January 8, 2019

City of Beaumont, Planning Department  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

Subject: Beaumont Cherry Valley Water District Comments Regarding:  
City of Beaumont Project Review Request  
APN's 419-160-012 (1542 E. 6<sup>th</sup> Street, Beaumont)  
PP2018-0165

Beaumont-Cherry Valley Water District (BCVWD) comments regarding subject project are as follows:

### I. General BCVWD Comments:

1. The BCVWD has determined the project site is within the District's Service Boundary.
2. The District has reviewed the project description in conjunction with the District's Master Plan and has identified a 12" water main fronting the proposed project site.
3. Applicant shall coordinate all water and non-potable water facilities with BCVWD.

### II. Project Development Conditions which must be met:

1. The Applicant shall submit application for "Will Serve Letter" in order to satisfy water needs for the project. Fees associated with the "Will Serve Letter" will be paid by Applicant.
2. The Applicant shall provide BCVWD estimated Domestic and Irrigation water usage in gallons per day (GPD).
3. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed, if determined applicable.





## Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159  
Email: [info@bcvwd.org](mailto:info@bcvwd.org)

<http://www.bcvwd.org>

### Board of Directors

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Division 5

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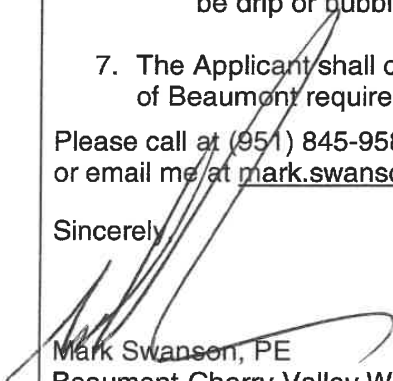
Lona Williams  
Division 2

Andy Ramirez  
Division 1

4. The Applicant shall submit a Fire Flow Request form required by County of Riverside and City of Beaumont. Fees associated with the Fire Flow Request form will be paid by Applicant.
5. The Applicant shall extend facilities (if necessary) along all property frontages where facilities are planned but not currently installed.
6. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought tolerant planting materials. Irrigation systems for these areas should be drip or bubbler type.
7. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Please call at (951) 845-9581, extension 218 if you have any questions or email me at [mark.swanson@bcvwd.org](mailto:mark.swanson@bcvwd.org).

Sincerely,

  
Mark Swanson, PE  
Beaumont-Cherry Valley Water District  
Senior Engineer  
MS/aw

# 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): Banning-Beaumont Zone

PROOF OF PUBLICATION OF

Ad Desc.: PP2018-0165 Ball Medical /

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:

**02/01/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 01, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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LEGAL ADVERTISEMENT

**NOTICE IS HEREBY GIVEN,** 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, February 12, 2019 at 550 East Sixth Street, Beaumont, California.

**Plot Plan Application PP2018-0165.** Consideration of a request to allow the demolition of an existing residence and proposed construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off and related improvements on approximately 1.3 acres located at 1542 E. 6th Street in the Commercial General (CG) zone (APN#419-160-012-6, -7 & -8). This project is exempt from the provisions of the California Environmental Quality Act. The applicant for this project is **Dr. Blair and Laurie Ball**.

The case files, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.

Christina Taylor  
Interim Community Development Director

2/01



EAST ELEVATION

Scale: 1/8" = 1'-0"

DESIGN TEAM:	BUILDING CODES:	GENERAL NOTES	UTILITIES	PROJECT DATA	SHEET INDEX:																																								
<p><b>CLIENT</b> DR. BLAIR AND LAURIE BALL 1655 EAST 6TH STREET BEAUMONT, CALIFORNIA 92223 PH: 951-845-0272 FAX: - E-MAIL: bob@ballmedical.com</p> <p><b>ARCHITECT</b> DKC ARCHITECTS, INC. ARCHITECT OF RECORD: DARRYL CARTOZIAN PROJECT ARCHITECT: BEN MILLETT 3155A AVENUE E, YUCAIPA, CA 92399 PH: 909-798-7900 E-MAIL: ben@dkcarch.com</p> <p><b>CIVIL ENGINEERING</b> ENCOMPASS ASSOCIATES, INC. ATTN: AMON BROWN 8790 19th STREET, SUITE 177 ALTA LOMA, CA 91701 PH: 909-484-0363 FAX: 909-483-3263 E-MAIL: amon@encompasscivil.com</p> <p><b>LANDSCAPE ARCHITECT</b> RICHARD POPE &amp; ASSOCIATES ATTN: RICHARD POPE 1565 S. D STREET, SUITE 103 SAN BERNARDINO, CA 92408 PH: 909-484-5568 FAX: 909-364-6954 E-MAIL: rpa@rpa1a.com</p> <p><b>GEOTECHNICAL ENGINEERING</b> JOHN R. BEVERLY INCORPORATED ATTN: JOHN BEVERLY 2387 SOUTH 15th AVENUE BLOOMINGTON, CA 92318 PH: 909-487-1224 FAX: 909-887-5270 E-MAIL: john@johnrbeverly.com</p> <p><b>SURVEYOR</b> WINCHESTER ASSOCIATES, INC. ATTN: DANIEL BLAIRSON 2040 TOWER STREET MORNING VALLEY, CALIFORNIA, 92553 PH: 951-824-6435 FAX: - E-MAIL: dan@win-eng.com</p>	<p><b>APPLICABLE CODES</b></p> <ul style="list-style-type: none"> <li>2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 COR*</li> <li>2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.A. (2015 INTERNATIONAL BUILDING CODE VOLUMES 1 &amp; 2 AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 COR (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 COR (2015 ASHRAE MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 COR (2015 ASHRAE PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 COR</li> <li>2016 CALIFORNIA FIRE CODE, PART 8, TITLE 24 COR (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 COR (2015 INTERNATIONAL EXISTING BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)</li> <li>2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 COR</li> <li>2016 CALIFORNIA REFERENCED STANDARDS, PART 13, TITLE 24 COR</li> <li>TITLE 19 COR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS</li> <li>2013 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS</li> </ul> <p><b>PARTIAL LIST OF APPLICABLE STANDARDS</b></p> <table border="1"> <tr> <td>NFPA 13</td> <td>STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDS)</td> <td>2016</td> <td>EDITION</td> </tr> <tr> <td>NFPA 14</td> <td>STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS</td> <td>2013</td> <td>EDITION</td> </tr> <tr> <td>NFPA 24</td> <td>STANDARD FOR INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND TIER APPURTENANCES</td> <td>2016</td> <td>EDITION</td> </tr> <tr> <td>NFPA 72</td> <td>NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDS)</td> <td>2016</td> <td>EDITION</td> </tr> <tr> <td>NFPA 80</td> <td>STANDARD FOR FIRE DOOR AND OTHER OPENING PROTECTIVES</td> <td>2016</td> <td>EDITION</td> </tr> <tr> <td>NFPA 2001</td> <td>STANDARD FOR CLEAN AGENT FIRE EXTINGUISHING SYSTEMS</td> <td>2015</td> <td>EDITION</td> </tr> <tr> <td>UL 300</td> <td>STANDARD FOR THE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT</td> <td>2005</td> <td>EDITION</td> </tr> <tr> <td>UL 464</td> <td>ADDITIONAL SIGNALING DEVICES FOR FIRE ALARMING SIGNALING SYSTEMS, INCLUDING ACCESSORIES</td> <td>2003</td> <td>EDITION</td> </tr> <tr> <td>UL 621</td> <td>STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS</td> <td>1999</td> <td>EDITION</td> </tr> <tr> <td>UL 1071</td> <td>STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED</td> <td>2002</td> <td>EDITION</td> </tr> </table> <p>FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (24) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 90.</p> <p>SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE UPPA STANDARDS.</p> <p>*All parts of the 2016 California Building Code become effective January 1, 2017 except the effective date for the use of the 2016 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 13) is February 25, 2016 and the effective date for the use of the California Administrative Code (Title 24, Part 1, Chapter 4) is January 20, 2016.</p>	NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDS)	2016	EDITION	NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2013	EDITION	NFPA 24	STANDARD FOR INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND TIER APPURTENANCES	2016	EDITION	NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDS)	2016	EDITION	NFPA 80	STANDARD FOR FIRE DOOR AND OTHER OPENING PROTECTIVES	2016	EDITION	NFPA 2001	STANDARD FOR CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2015	EDITION	UL 300	STANDARD FOR THE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005	EDITION	UL 464	ADDITIONAL SIGNALING DEVICES FOR FIRE ALARMING SIGNALING SYSTEMS, INCLUDING ACCESSORIES	2003	EDITION	UL 621	STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999	EDITION	UL 1071	STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002	EDITION	<ol style="list-style-type: none"> <li>ALL WORK CALLED FOR IN THESE PLANS IS TO BE COMPLETED IN A CRAFTSMAN LIKE MANNER IN FULL ACCORD WITH FOOTNOTES AND ORDINANCES OF THE JURISDICTION IN WHICH IT IS TO BE CONSTRUCTED</li> <li>ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ARCHITECT.</li> <li>THESE PLANS AND OR DESIGNS ARE NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DKC ARCHITECTS, INC.</li> <li>ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.</li> <li>ANY CHANGE OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF DKC ARCHITECTS, INC. RELEASES ARCHITECT FROM ANY LIABILITY FOR THE ENTIRE PROJECT TO BE CONSTRUCTED.</li> <li>WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS WILL BE THE LATEST EDITION UNLESS OTHERWISE INDICATED.</li> <li>CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING.</li> <li>ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2016 UNIFORM BUILDING CODE AND ANY PORTION OF THE WORK INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES.</li> <li>NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS WHERE NO DETAILS ARE SHOWN, CONSTRUCTION TO CONFORM TO SIMILAR WORK ON PROJECT.</li> <li>THE DRAWINGS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING FOR LOADS DUE TO CONSTRUCTION EQUIP., ETC.</li> <li>DIMENSIONS A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. B. ALL DIMENSIONS ARE TO FINISH. C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.</li> <li>ALL PATCHING, REPAIRING, AND REFINISHING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED SHALL MATCH SURROUNDING SURFACES.</li> <li>ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DEGRADATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF THE WORK.</li> <li>THE CONTRACTOR SHALL CONFINE HISHER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE CITY. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION AND FREE OF OBSTACLES AND LITTER. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK.</li> </ol>	<p><b>UTILITIES:</b></p> <p><b>WATER:</b> BEAUMONT-CHERRY VALLEY WATER DISTRICT 689 MAGNOLIA AVENUE BEAUMONT, CA 92223 PH: 951-845-9581</p> <p><b>ELECTRICITY:</b> SOUTHERN CALIFORNIA EDISON CO. 20100 MENEFEE ROAD ROMA, CA 92555 PH: 800-455-4555</p> <p><b>GAS:</b> Socal Gas P.O. BOX 3159 SAN DIMAS, CA 91773</p> <p><b>SEWER:</b> CITY OF BEAUMONT 650 E 6TH STREET BEAUMONT, CA 92223</p> <p><b>PHONE:</b> VERICOM CALIFORNIA, INC. 112 LAKEVIEW CANYON ROAD THOUSAND OAKS, CA 91320</p>	<p><b>OWNER:</b> BLAIR BALL 1655 EAST 6TH STREET BEAUMONT, CA 92223</p> <p><b>PROJECT DESCRIPTION:</b> CONSTRUCTION OF ~14,500 SQUARE FOOT, TWO STORY MEDICAL OFFICE BUILDING AND PARKING.</p> <p><b>ASSESSOR'S PARCEL NUMBERS:</b></p> <p>PARCEL A: 419-180-014-6 PARCEL B: 419-180-014-7 PARCEL C: 419-180-014-8</p> <p><b>LEGAL DESCRIPTION:</b> RECORDED BOOK / PAGE MB 919 SUBDIVISION NAME: SUB SEC 11 138 RWV LOT / PARCEL: 6 BLOCK: 5 TRACT NUMBER: 0</p> <p><b>SITE DATA:</b></p> <p>ZONING: COMMERCIAL GENERAL</p> <p><b>SETBACKS (PER 17.03.060)</b></p> <p>FRONT: 20' REAR: 20' + 2' FOR EVERY FOOT ABOVE 30' SIDE: 0' FLOOD ZONE: ZONE X (MINIMAL FLOOD HAZARD) PER 08065008120- EFFECTIVE 08/28/2008</p> <p><b>PARCELS:</b></p> <p>PARCEL A: 0.35 ACRES PARCEL B: 0.3 ACRES PARCEL C: 0.35 ACRES TOTAL: 1.0 ACRES</p> <p><b>SITE AREAS (ON SITE):</b></p> <p>ASPHALT PAVING: 55,066 SF 61.3%</p> <p>CONCRETE WALK: 2,277 SF 2.6%</p> <p>LANDSCAPE: 8,573 SF 9.7% (15% REQ. PER 17.05.040)</p> <p>BUILDING FOOTPRINT: 15,161 SF 17.8% (MAX. 50% PER 17.03.060)</p> <p>TOTAL SITE: 87,117 SF</p> <p>* BUILDING FOOTPRINTS INCLUDES ARCHITECTURAL PROJECTIONS NOT INCLUDED IN BUILDING DATA.</p> <p><b>GRADES:</b></p> <p>RAW CUT: 790 CUBIC YARDS RAW FILL: 0 CUBIC YARDS ESTIMATED EXPORT: 300 CUBIC YARDS</p> <p><b>PARKING:</b></p> <p>PARKING REQ. PER 17.05-1: 1 SPACE / 230 SF (9'x19')</p> <p>SPACES REQUIRED: 18,716 SF / 209 + 78 SPACES REQUIRED</p> <p>SPACES PROVIDED: 78 SPACES PROVIDED + 1 LOADING SPACE</p> <p><b>ACCESSIBLE STALLS:</b></p> <p>REQUIRED: 4 STALLS PROVIDED: 4 STALLS INCL. 1 VAN</p> <p><b>LOADING SPACE:</b> 1 PROVIDED</p> <p><b>BUILDING DATA:</b></p> <p>OCCUPANCY: 0 CONSTRUCTION TYPE: V-8 FIRE SPRINKLERS: YES HEIGHT: 31' (MAX. 50' PER 17.03.060)</p> <p><b>AREAS:</b></p> <p>INT THE BUILDING:</p> <p>TOTAL GROSS AREA: 18,716 SF</p> <p>TOTAL RENTABLE AREA: 10,466 SF</p> <p>TOTAL COMMON AREA: 2,249 SF</p> <p>BUILDING LOAD FACTOR: .137 = 13.7%</p> <p>1ST FLOOR:</p> <p>GROSS FLOOR AREA: 10,029 SF</p> <p>RENTABLE AREA: 8,234 SF</p> <p>COMMON AREA: 1,795 SF</p> <p>2ND FLOOR:</p> <p>GROSS FLOOR AREA: 8,687 SF</p> <p>RENTABLE AREA: 8,232 SF</p> <p>COMMON AREA: 455 SF</p>	<p><b>GENERAL</b> T1.1 TITLE SHEET</p> <p><b>CIVIL</b> 1 OF 1 CONCEPTUAL GRADING PLAN</p> <p><b>LANDSCAPE</b> 1-1 CONCEPTUAL PLANTING PLAN</p> <p><b>ARCHITECTURAL</b> A1.0 SITE PLAN A1.1 FIRST AND SECOND FLOOR PLANS A1.2 ROOF PLAN AND BUILDING SECTIONS A2.1 EXTERIOR ELEVATIONS</p>
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<p><b>REFERENCE SYMBOLS:</b></p> <p>BUILDING SECTION: SHEET LOCATION SHEET NUMBER</p> <p>BUILDING DETAIL: DETAIL NUMBER SHEET NUMBER</p> <p>REVISIONS: PLAN KEY NOTE</p> <p>PLAN ENCLOSURE: ROOM NAME/NUMBER</p> <p>SHEET LOCATION SHEET NUMBER</p>	<p><b>VARIANCES</b></p> <p>NONE REQUESTED</p>	<p><b>VICINITY MAP</b></p>																																											

**DKC**  
Architects, Inc.  
DARRYL K. CARTOZIAN A.I.A.



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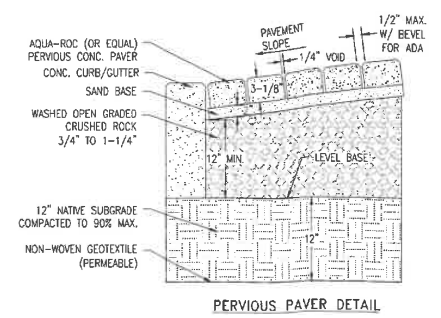
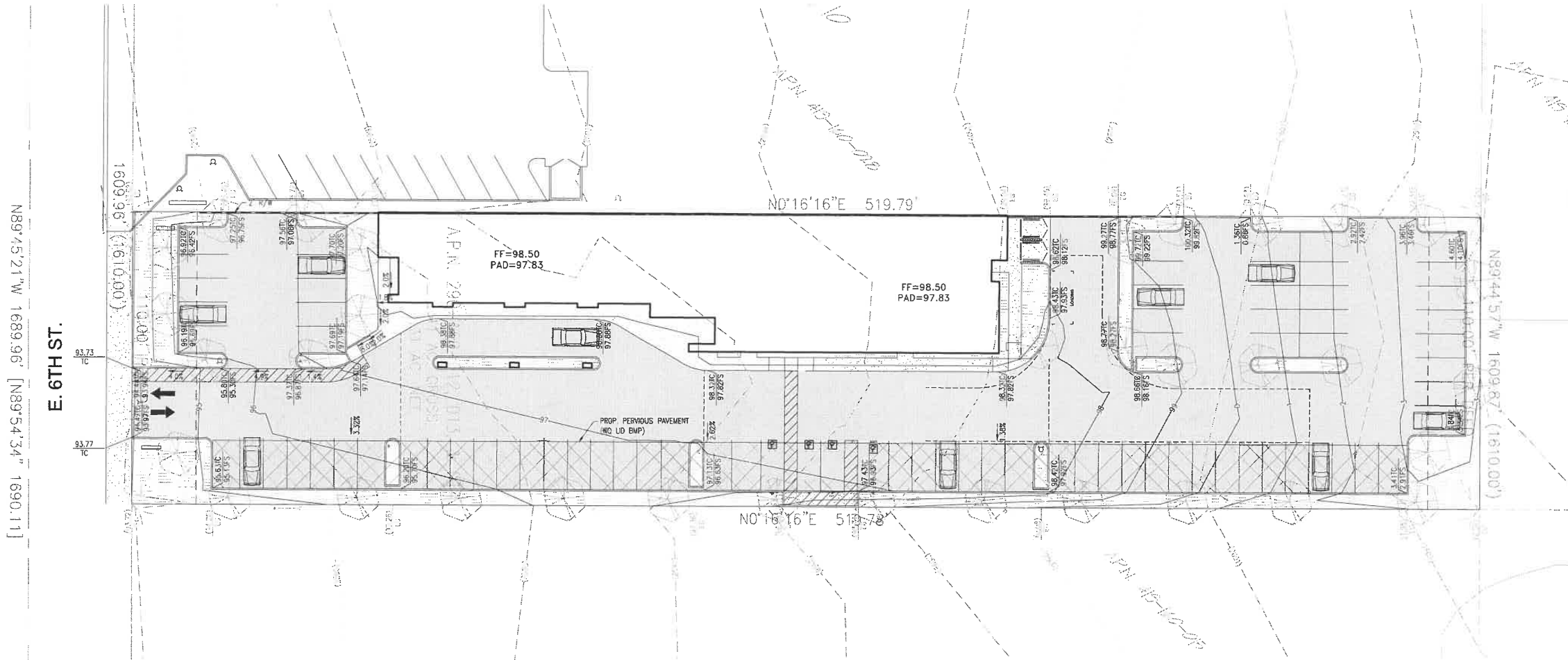
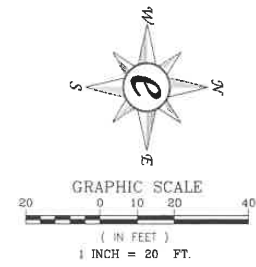
**BALL MEDICAL BUILDING**  
1542 EAST 6TH STREET  
BEAUMONT, CA 92223

DATE: DECEMBER 13, 2016  
CHECKED BY: D.K.C. P.M. D.K.C.  
DATE: DECEMBER 13, 2016

TITLE SHEET

**T1.1**  
70484 / T1.1

# CONCEPTUAL GRADING PLAN BALL MEDICAL BUILDING 1542 E 6TH ST., BEAUMONT, CA



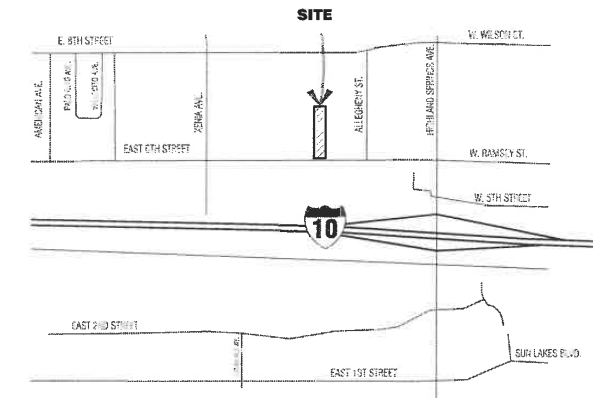
# Ball Medical

## CONCEPTUAL LANDSCAPE PLAN

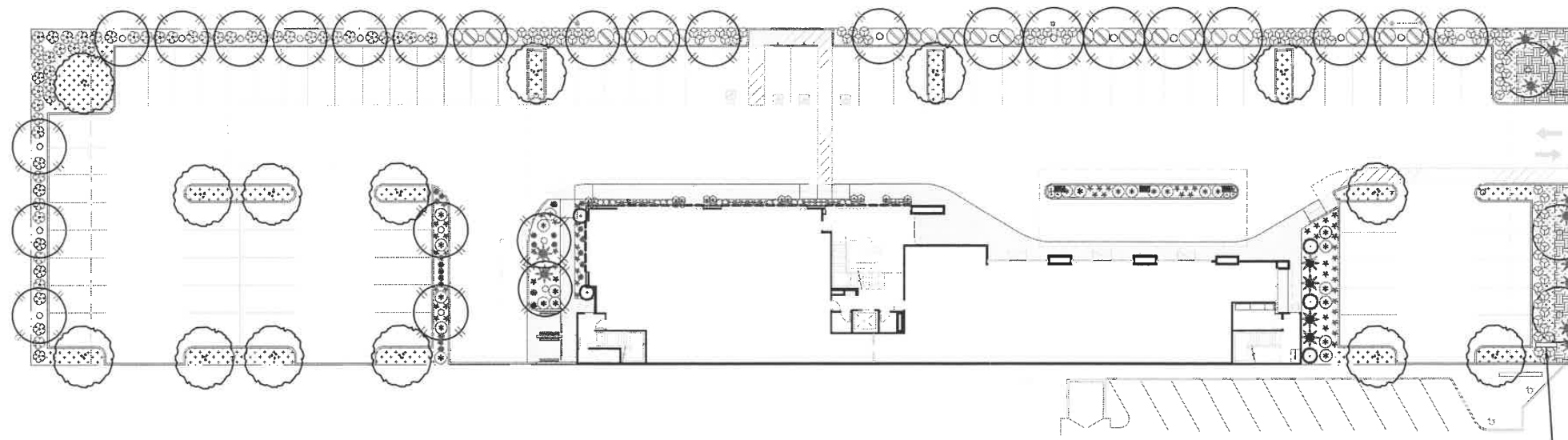
1542 East 6th Street  
 Beaumont, CA 92223  
 APN: 419-160-012-6, 419-160-013-7 & 419-160-014-8

Total Landscape Area: 8,595 SQ. FT.

**Applicant:**  
 DKC ARCHITECTS, INC.  
 31555 AVENUE E  
 YUCAIPA, CA 92339  
 Contact: Ben Millett  
 Phone: 909.789-7900  
 Phone: 951.533-0025  
 Email: ben@dkcarch.com



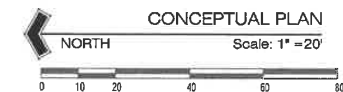
VICINITY MAP  
 not to scale NORTH



MONUMENT SIGN

EAST 6TH STREET

BACKFLOW



**Planting Legend**

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS BY WATER USAGE	INTENDED MATURE SIZE (H x W)
	29	15 Gal.	Callistemon citrinus	Lemon Bottlebrush Tree	Low	25' H, Ø 18"
	14	24" Box	Chilopa ashkentensis	Chilopa Tree	Low	25' H, Ø 20"
	5	15 Gal.	Podocarpus macrophyllus	Yew Pine	Mod	15' H, Ø 3"
	24	1 Gal.	Aloe striata	Coral Aloe	Low	2' H, Ø 2"
	60	1 Gal.	Aloe vera	Medicinal Aloe	Low	2' H, Ø 2"
	54	5 Gal.	Cistus ladanifer	Crimson-Spot Rockrose	Low	4' H, Ø 4"
	15	5 Gal.	Cordyline australis 'Autopurpurea'	Australian Dracena	Mod	5' H, Ø 3"
	30	5 Gal.	Elaeagnus pungens	Silverberry	Low	6-10' H, Ø 6-10"
	18	1 Gal.	Gazania rigens 'Mitsow Yellow'	Yellow Gazania	Mod	1' H, Ø 3"
	24	5 Gal.	Hesperaloe parviflora	Red Yucca	Low	4' H, Ø 4"
	91	5 Gal.	Muhlenbergia capillaris	Pink Muhly	Low	3' H, Ø 3"
	12	5 Gal.	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	Mod	4' H, Ø 2"
	20	5 Gal.	Pelargonium zonale	Red Geranium	Mod	2' H, Ø 2"
	14	5 Gal.	Tulbaghia violacea	Society Garlic	Mod	2' H, Ø 2"
	708	1 Gal. 18" o.c.	Dalea greggii	Trailing Indigo Bush	Low	8" H, Ø 5"
	1,714	1 Gal. 24" o.c.	Rosa 'Flower Carpet'	Red Groundcover Rose	Mod	2' H, Ø 3"
	494	Sq. Ft.		3" Layer of 3/4" Gravel, Color: Gold		

**PLANTING NOTES:**

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.  
 IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.  
 A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.  
 PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.  
 THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.  
 ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

**Ball Medical**  
 1542 East 6th Street  
 Beaumont, Ca 92223  
 RPA Job No.: 18-70  
 Reference Eto: 55.6  
 Allowance is 45% of Eto  
 Total Irrigated Landscape Area: 8,595 SQ. FT.

**MAWA: Maximum Applied Water Allowance**

ETo	Reference ET (inches per year)	ET Adjustment Factor	LA	Total Landscape Area	Conversion Factor (gallons per sq.ft.)	Gallons Per Year
(55.60)	(0.45)	(0.62)	(8,595)	(0.62)	=	133,329.08

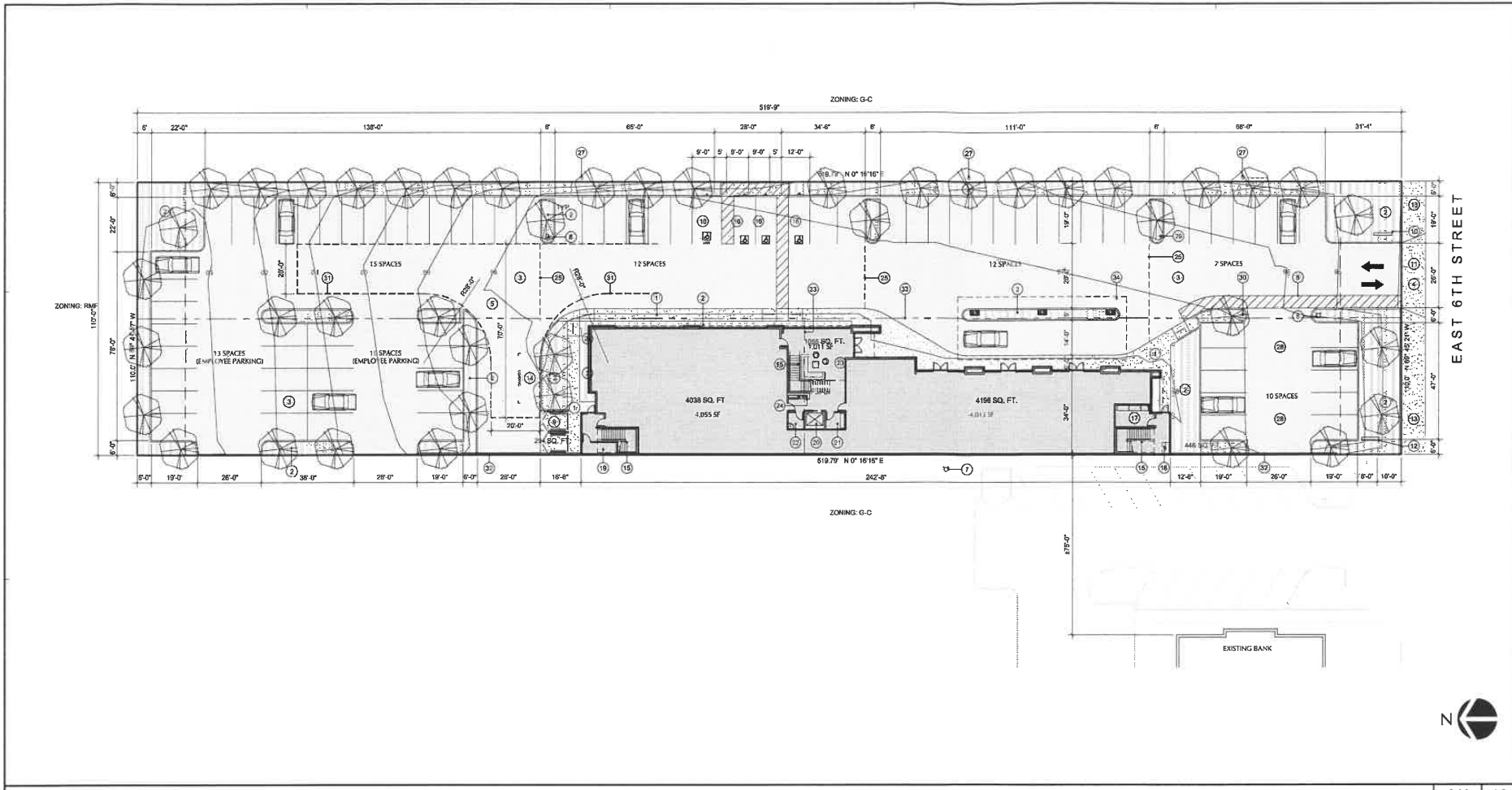
**CONCEPTUAL WATER CONSERVATION STATEMENT**

This project will be utilizing low water usage plants and drought tolerant plants as well as native plants to minimize water usage. The irrigation system shall be designed with the highest efficiency components possible, utilizing drip irrigation and high efficiency rotators where spray is necessary. This system shall utilize a smart water controller in order to maximize efficiency in the scheduling of irrigation and shall include a rain shut off device to prevent irrigation during times of precipitation.



1585 South 'D' Street, Suite 103  
 San Bernardino, CA 92408  
 phone: (909) 888-5568  
 fax: (909) 384-9854  
 e-mail: rpa.la@verizon.net  
 Richard Pope, Landscape Architect CA# 2664

JOB: 18-70 CKE  
 November 7, 2018



### KEYNOTES

- CONCRETE WALKWAY
- PLASTER
- ASPHALT PAVING
- CONCRETE DRIVE APRON
- FIRE VEHICLE TURN-AROUND
- ACCESSIBLE PUBLIC ACCESS
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- TRASH ENCLOSURE
- MONUMENT SIGN
- RELOCATED EXISTING STORM DRAIN
- BACKFLOW DEVICE
- SIDEWALK
- LOADING ZONE
- STAIRS
- ACCESSIBLE PARKING STALL
- ELECTRICAL ROOM
- FIRE RISER
- STORAGE ROOM
- ELEVATOR
- ELEVATOR MACHINE ROOM
- CUSTOMER CLOSET
- LOBBY
- DINING FOUNTAIN
- GRADE BREAK
- MAILBOX
- EXISTING POWER POLE
- SHORT TERM PATIENT PARKING
- DIRECTIONAL TRAFFIC SIGN FOR PATIENT DROP OFF WARNING
- OR CHANGING TRAFFIC AND PEDESTRIANS
- SHORT TERM PATIENT PARKING SIGNAGE
- FIRE DEPARTMENT HAMMER-HEAD ALTERNATIVE PER CALIFORNIA FIRE CODE FIGURE D103.1
- MASONRY WALL
- INTERIOR LOT LINE
- LOCATION OF BUILDING SIGNAGE, SEE ELEVATIONS

### PROJECT DATA

**OWNER:**  
BLAIR BALL  
1628 EAST 6TH STREET  
BEAUMONT, CA 92223

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF 118,800 SQUARE FOOT, TWO STORY MEDICAL OFFICE BUILDING AND PARKING.

**ASSESSOR'S PARCEL NUMBERS:**  
PARCEL A: 419-160-012-0  
PARCEL B: 419-160-013-7  
PARCEL C: 419-160-014-0

**LEGAL DESCRIPTION:**  
RECORDED BOOK / PAGE: MB 910  
SUBDIVISION NAME: SUB SEC 11 135 R1W  
LOT / PARCEL: 8  
BLOCK: 5  
TRACT NUMBER: 0

**SITE DATA:**  
ZONING: COMMERCIAL GENERAL  
SETBACKS: (PER 17.03.000)  
FRONT: 22'-0"  
REAR: 20' + 2' FOR EVERY FOOT ABOVE 35'  
SIDE: 5'  
FLOOD ZONE: ZONE X (MINIMAL FLOOD HAZARD)  
PER DMRESC0210- FFFFCITIVE 06/26/2008

**PARCELS:**  
PARCEL A: 0.36 ACRES  
PARCEL B: 0.3 ACRES  
PARCEL C: 0.85 ACRES  
TOTAL: 1.51 ACRES

**SITE AREAS (ON-SITE):**  
ASPHALT PAVING: 35,968 SF 61.3%  
CONCRETE WALK: 2,977 SF 5.2%  
LANDSCAPE: 8,973 SF 15.7% (15% REQ. PER 17.06.040)  
BUILDING FOOTPRINT: 10,181 SF 17.9% (MAX. 30% PER 17.03.000)  
TOTAL SITE: 57,177 SF  
BUILDING FOOTPRINTS INCLUDES ARCHITECTURAL PROJECTIONS NOT INCLUDED IN BUILDING DATA.

**GRADING:**  
RAW CUT: 790 CUBIC YARDS  
RAW FILL: 0 CUBIC YARDS  
ESTIMATED EXPORT: 300 CUBIC YARDS

**PARKING:**  
PARKING REQ. PER 17.05-1: 1 SPACE / 268 SF (BY 197)  
SPACES REQUIRED: 18,716 SF / 250 + 75 SPACES REQUIRED  
SPACES PROVIDED: 79 SPACES PROVIDED + 1 LOADING SPACE

**ACCESSIBLE STALLS:**  
REQUIRED: 4 STALLS  
PROVIDED: 4 STALLS INCL. 1 VAN

**LOADING SPACE:**  
1 PROVIDED

**BUILDING DATA:**  
OCCUPANCY: B  
CONSTRUCTION TYPE: V-B  
FIRE SPRINKLERS: YES  
HEIGHT: -1'-37" (MAX. 50' PER 17.03.000)

**AREAS:**  
ENTIRE BUILDING: 18,716 SF  
TOTAL RESTAURANT AREA: 18,696 SF  
TOTAL COMMON AREA: 2,248 SF  
BUILDING LOAD FACTOR: .137 + 13.37%

**1ST FLOOR:**  
GROSS FLOOR AREA: 10,026 SF  
RENTABLE AREA: 8,234 SF  
COMMON AREA: 1,792 SF

**2ND FLOOR:**  
GROSS FLOOR AREA: 8,697 SF  
RENTABLE AREA: 8,232 SF  
COMMON AREA: 465 SF

**SITE PLAN** 20' 10

### DESIGN TEAM:

**CLIENT:**  
DR. BLAIR AND LAURIE BALL  
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1628 EAST 6TH STREET  
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E-MAIL: laurie1@verizon.net

**ARCHITECT:**  
DKC ARCHITECTS, INC.  
ARCHITECT OF RECORD: DARRYL CARTOZIAN  
PROJECT ARCHITECT: BEN MILLETT  
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**CIVIL ENGINEERING:**  
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9780 186 STREET, SUITE 177  
ALTA LOMA, CA 91701  
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E-MAIL: rpe@rpeinc.com

**GEOTECHNICAL ENGINEERING:**  
JOHN S. BYERLY INCORPORATED  
ATTN: JOHN BYERLY  
2257 SOUTH LILAC AVENUE  
RECKINGTON, CA 92316  
PH: 909-897-1324 FAX: 909-487-5210  
E-MAIL: john@johnbyerlyinc.com

**SURVEYOR:**  
WINCHESTER ASSOCIATES, INC.  
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28640 TOWER STREET  
MORNING VALLEY, CALIFORNIA, 92553  
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E-MAIL: dan@wainc.com

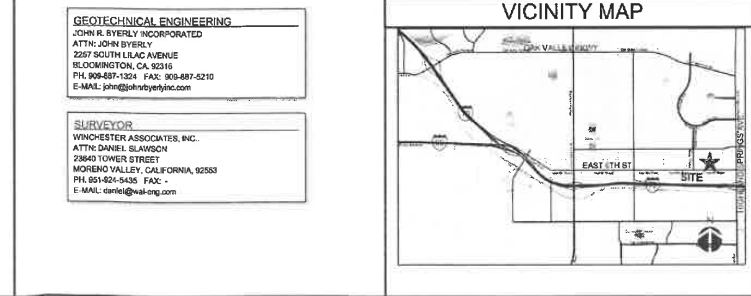
### UTILITIES

**WATER:**  
SEALMONT-CHERRY VALLEY  
P.O. BOX 3150  
SAN DIMAS, CA 91773  
PH: 951-845-3681

**GAS:**  
SOCALGAS  
P.O. BOX 3150  
SAN DIMAS, CA 91773  
PH: 951-845-3681

**ELECTRICITY:**  
SOUTHERN CALIFORNIA EDISON CO.  
600 E 6TH STREET  
BEAUMONT, CA 92223

**PHONE:**  
VERIZON CALIFORNIA, INC.  
112 LAKEVIEW CANYON ROAD  
THOUSAND OAKS, CA 91320



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DARRYL K. CARTOZIAN A.I.A.

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CONSULTANT:

**CLIENT:**

**BALL MEDICAL BUILDING**  
1542 EAST 6TH STREET  
BEAUMONT, CA 92223

### APPROVALS

REVISIONS:

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

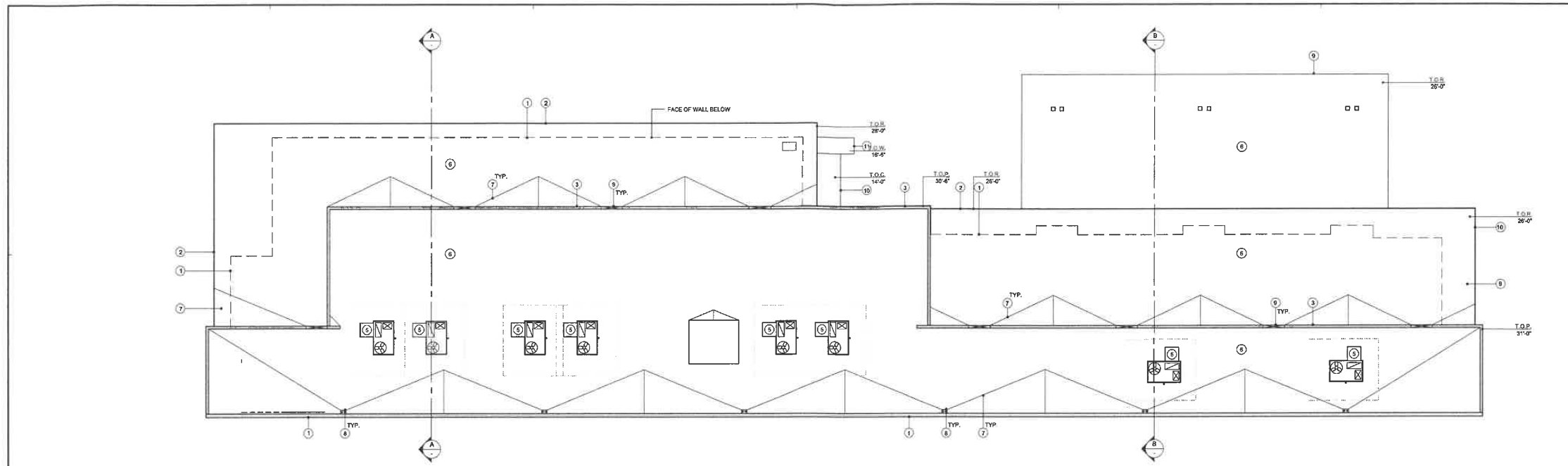
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DATE: DECEMBER 13, 2016

SHEET TITLE: **SITE PLAN**

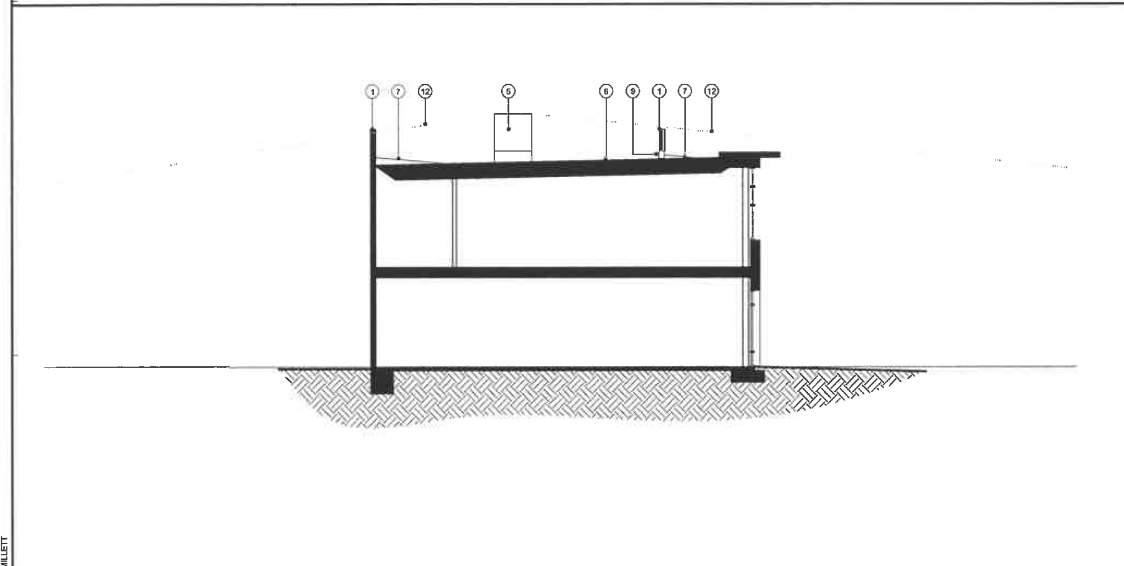
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70494 / AS1.1



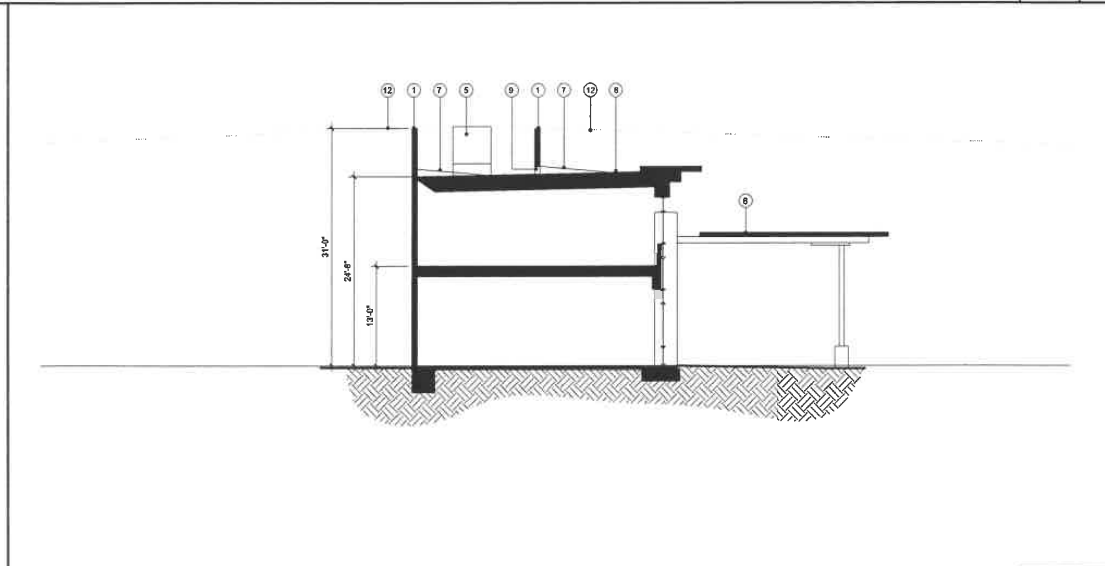
ROOF PLAN

1/8" 12



BUILDING SECTION - A

1/8" 30



BUILDING SECTION - B

1/8" 30

KEYNOTES

- 1. EDGE OF WALL BELOW
- 2. ROOF EDGE
- 3. PARAPET
- 4. ELEVATOR PENETRATION
- 5. HVAC UNIT
- 6. CLASS A ROOF
- 7. ROOF CRICKET
- 8. ROOF DRAIN
- 9. OPENING IN PARAPET FOR WATERFLOW
- 10. CANOPY BELOW
- 11. WALL BELOW
- 12. HVAC SIGNATURE



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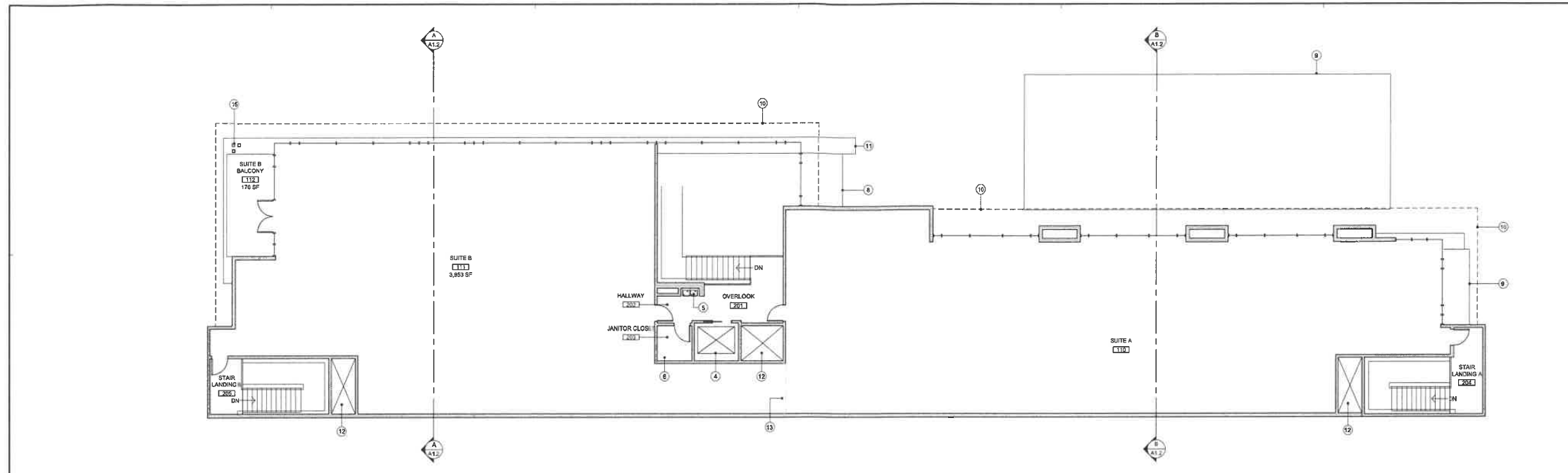
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FLOOR PLANS

A1.2

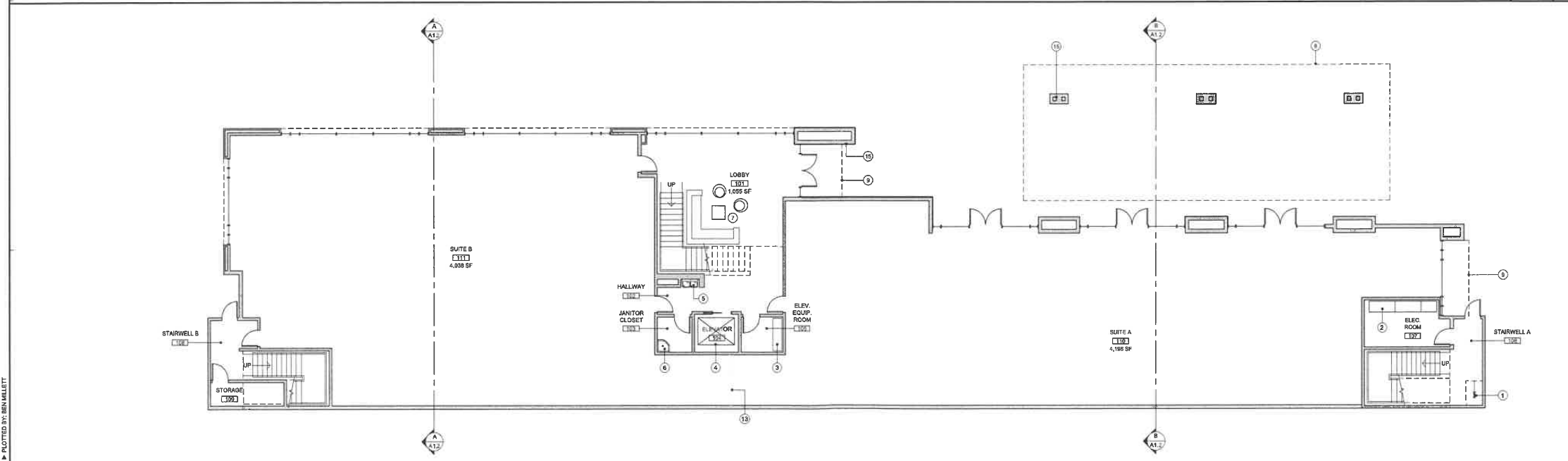
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FLOOR PLAN - SECOND LEVEL

1/8" 12



FLOOR PLAN - FIRST LEVEL

1/8" 30

KEYNOTES

1. FIRE RISER
2. ELECTRICAL SWITCH GEAR
3. ELEVATOR EQUIPMENT
4. ELEVATOR
5. DRINKING FOUNTAIN
6. JANITOR SINK
7. LOBBY FURNITURE
8. CANOPY ABOVE
9. CANOPY BELOW
10. ROOF OVERHANG ABOVE
11. WALL EDGE BELOW
12. MECHANICAL CHASE
13. FUTURE DEMISING WALL
14. COLUMN
15. KNOX BOX



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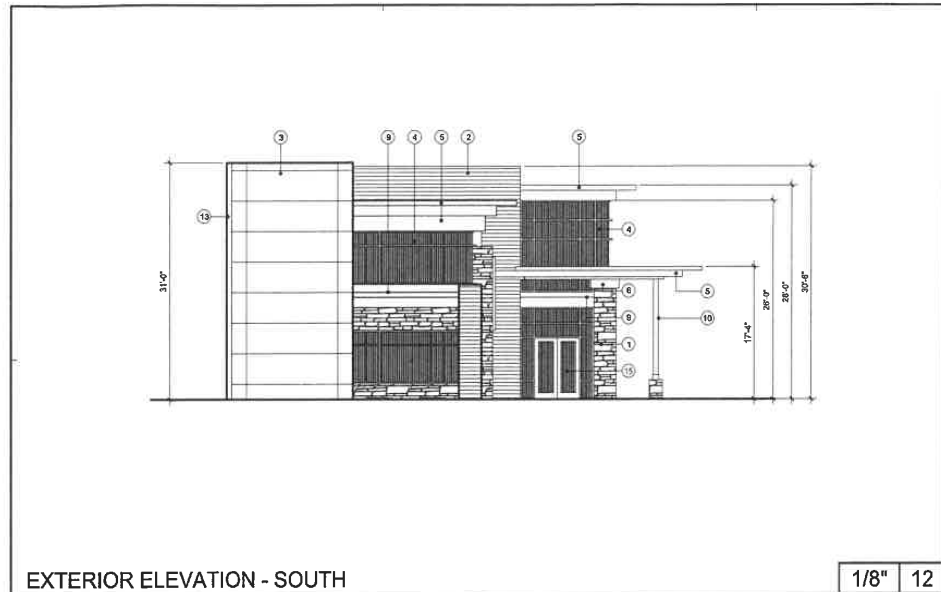
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DATE: DECEMBER 13, 2015

FLOOR PLANS

A1.1

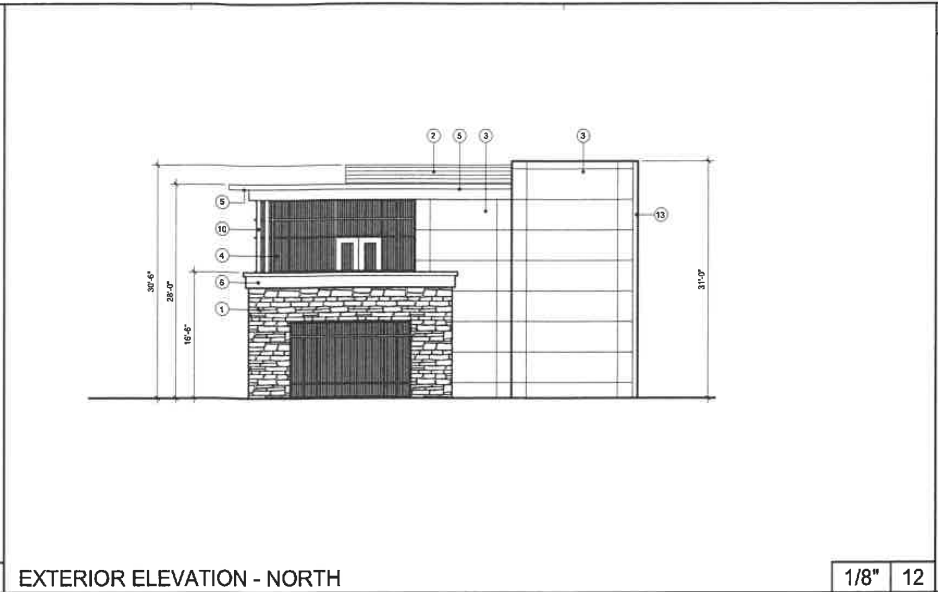
70464 / A1.1





EXTERIOR ELEVATION - SOUTH

1/8" 12



EXTERIOR ELEVATION - NORTH

1/8" 12

KEYNOTES

1. STONE VENEER
2. FIBER CEMENT HORIZONTAL SIDING
3. FIBER CEMENT PANEL SIDING
4. STOREFRONT WINDOW SYSTEM
5. METAL FASCIA
6. PLASTER TRIM
7. ROOF LINE BEYOND
8. FLOOR LINE BEYOND
9. METAL CANOPY
10. HSB SQUARE STEEL COLUMN
11. METAL SIGNAGE
12. CONCRETE TILT-UP PANEL
13. CONCRETE WALL JOINT
14. DECORATIVE CONCRETE V-GROOVE
15. DOOR

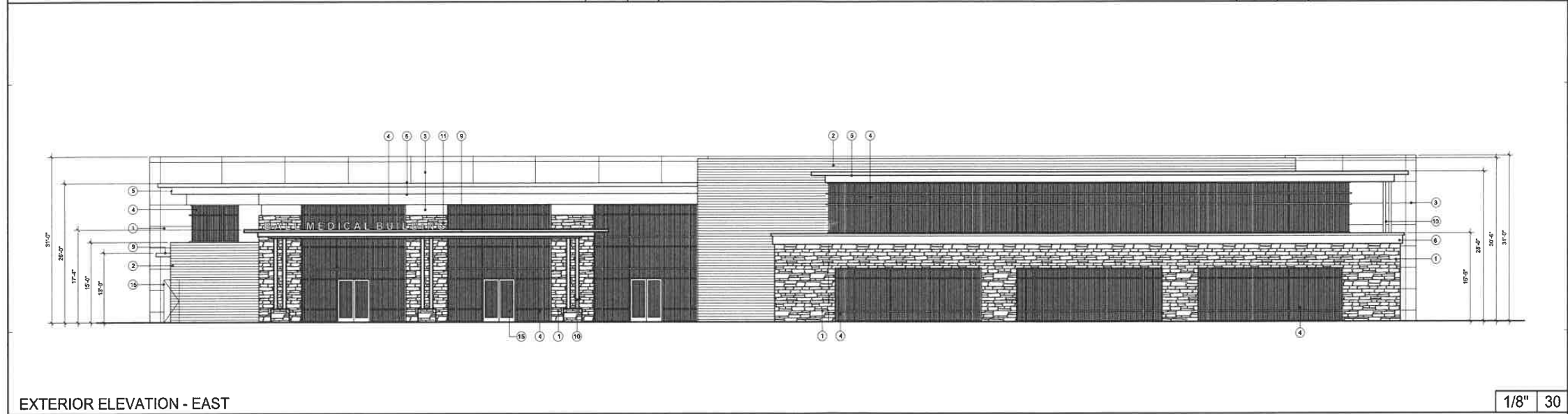


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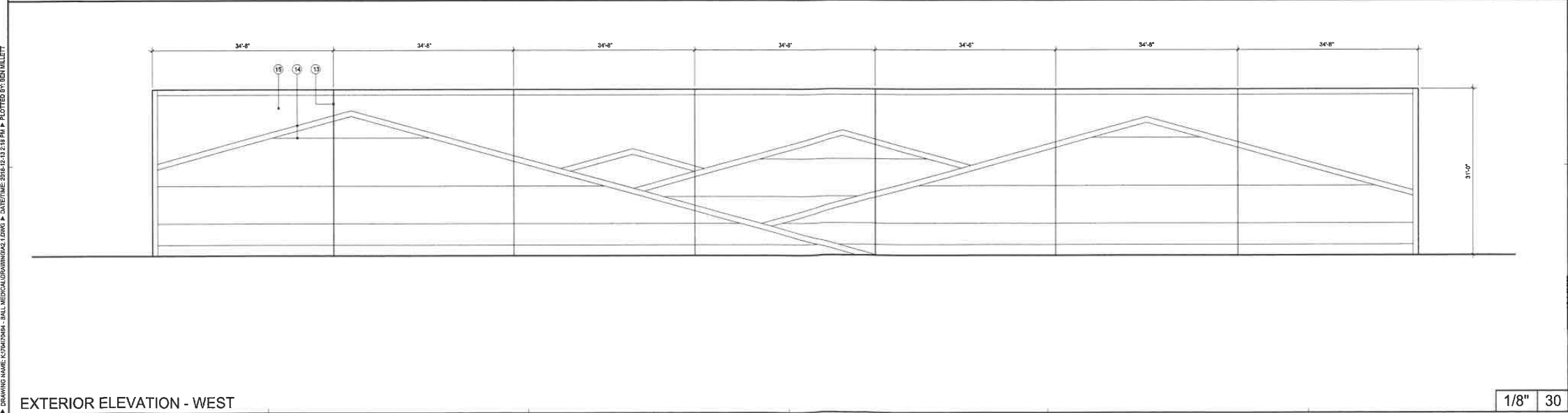


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EXTERIOR ELEVATION - EAST

1/8" 30



EXTERIOR ELEVATION - WEST

1/8" 30

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DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
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EXTERIOR ELEVATIONS

A2.1

70654 / A2.1

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