

Appendix C Title 5 Schools Facilities Evaluation Report

APPENDIX

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Beaumont Unified School District

BEAUMONT EARLY CHILDHOOD EDUCATION CENTER

April 2026 | Title 5 School Facilities Evaluation



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BEAUMONT EARLY CHILDHOOD EDUCATION CENTER

for Beaumont Unified School District

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Beaumont Unified School District

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1. INTRODUCTION

1.1 INTRODUCTION

This report has been prepared for the Beaumont Unified School District (District), which is proposing several improvements to the existing Anna M. Hause Elementary School campus (proposed project). The District is seeking state funding and will submit plans to the California Division of the State Architect (DSA). The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010, and additional codes and regulations applicable to school facilities that are found in the Education, Government and Public Resources Codes. This study provides an assessment and supporting documentation of State school facility standards applicable to new construction on an existing school site (SFPD 4.07, Part 4, Section C).

In addition to the standards addressed herein, there are other health and safety requirements that are generally under the purview of the Department of Toxic Substances Control (DTSC). Also, the California Environmental Quality Act (CEQA) requires lead agencies to address the environmental impacts of a project on the environment. These are separate and distinct from the issues addressed in this study, which deal with a site's ability to provide a safe and healthy environment for school use. Documentation of the project's environmental impacts under CEQA are provided under separate cover.

1.2 PROJECT LOCATION

Anna M. Hause Elementary School campus is a 12.73-acre parcel (Assessor Parcel Number [APN] 419-020-075) at 1015 Carnation Lane in the City of Beaumont, Riverside County, California. The Project Site consists of 3.07 acres on the southern portion of the existing school campus. The Project Site is bordered by Carnation Lane and an existing school parking lot to the east; the existing elementary school to the north; a 100-foot wide trail, an unimproved drainage channel, and school play fields to the west; and the Cherry Detention Basin, which is owned and operated by Beaumont Cherry Valley Water District to the south. Local access to the site is provided by Carnation Lane and Snapdragon Way to the east. Regional access to the site is provided by Interstate 10 (I-10), which is 0.55-mile south of the school site. Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*, show the school site in its regional and local contexts.

1. INTRODUCTION

1.3 PROJECT DESCRIPTION

The District is planning a number of improvements to the Anna M. Hause Elementary School campus, which includes the construction of new classroom buildings to house the Early Childhood Center; a new play area and lunch shelter that will serve the Early Childhood Center; a new bus drop off and pick-up zone for the Early Childhood Center; and various parking and circulation improvements that will serve the entire campus. The addition of the Early Childhood Center to the campus will result in an increase in the school's student population and serve up to 200 students. The facility will serve students within the District's service boundary.

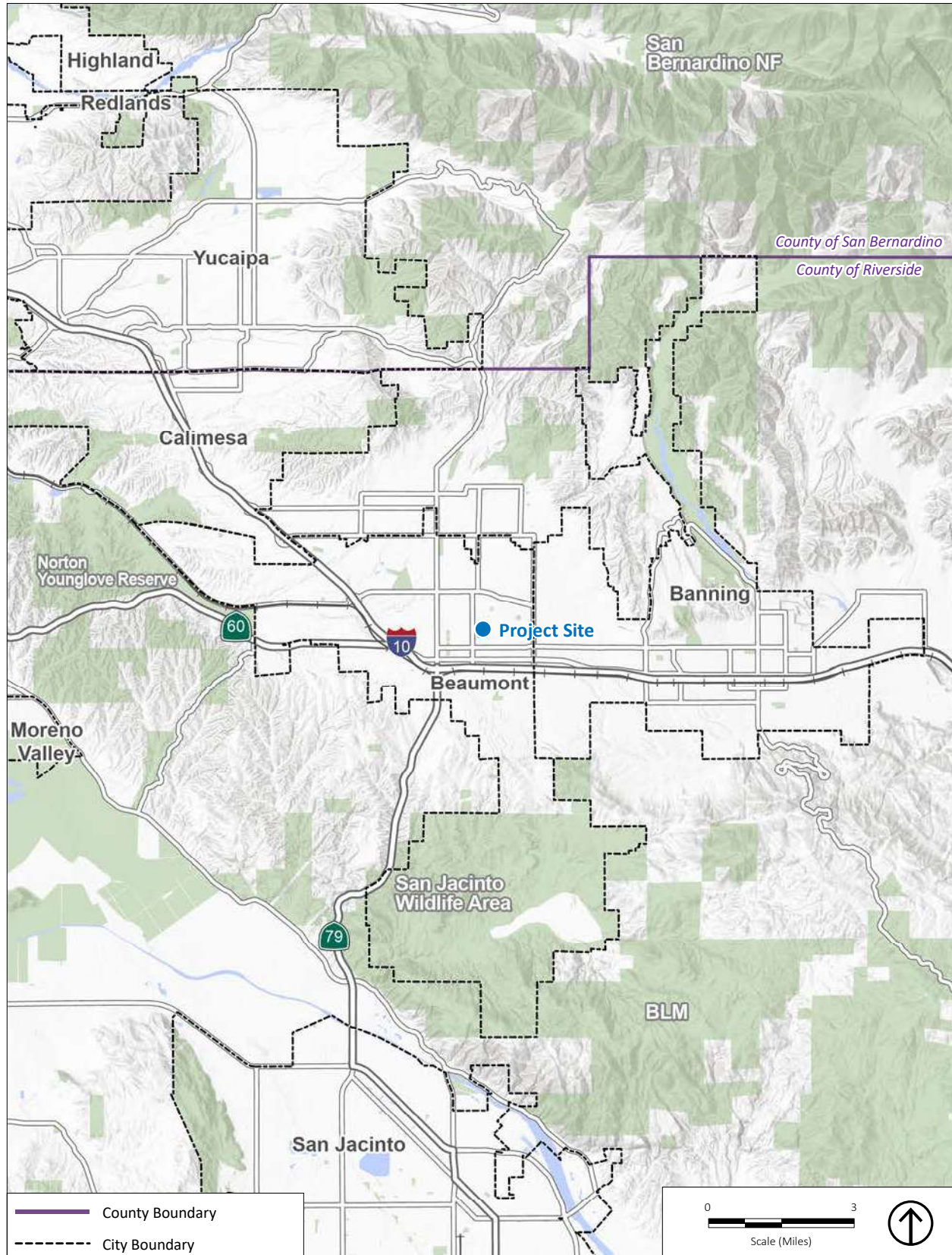
The District intends to submit project plans to the DSA. Figure 3, *Conceptual Site Plan*, shows the proposed improvements are located within the southern portion of the existing school campus, within an area of undeveloped land.

1.4 CONCLUSIONS/RECOMMENDATIONS

Based on a review of information sources contained in this report, the following environmental health and safety hazard was identified but determined to have no significant impact:

- There are several large volume (≥ 12 -inch diameter) water pipelines within 1,500 feet of the school site. A pipeline flooding analysis was conducted for the identified pipelines, and the results are provided in Appendix B. Based on the results of the water pipeline evaluation, the full flow rupture of any of the pipelines would not result in water depths at the school site that would pose a significant risk to students and staff.

TITLE 5 SCHOOL FACILITIES EVALUATION
BEAUMONT EARLY CHILDHOOD EDUCATION CENTER
BEAUMONT UNIFIED SCHOOL DISTRICT



Source: Generated using GIS Pro 2026.

Figure 1
Regional Location

1. INTRODUCTION

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BEAUMONT UNIFIED SCHOOL DISTRICT



Source: Nearmap 2026.

Figure 2
Aerial Photograph

1. INTRODUCTION

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Source: RUHNAU Clarke 2025.

Figure 3
Conceptual Site Plan

1. INTRODUCTION

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2. ENVIRONMENTAL CHECKLIST

2.1 STATE STANDARDS FOR SCHOOL FACILITIES

The State of California's standards for school site selection are found in Title 5 of the California Code of Regulations (CCR) Section 14010 and additional codes and regulations applicable to school facilities are found in the Education, Government and Public Resources Codes. The following checklist provides a list of questions and code citations related to State-funded new school building approvals.

STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES— NEW CONSTRUCTION ON EXISTING SCHOOL SITE APPROVAL (Documentation for SFPD 4.07, Part 4 C)	
Topic	Code References
Air Quality	
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?	Ed. Code §17213(c)(2)(C); CCR Title 5 §14010(q)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	Ed. Code § 17213(b); CCR Title 5 §14010(q)
Geology and Soils	
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	Ed. Code, §17212 and §17212.5; CCR Title 5 §14010(f)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	Ed. Code §17212.5

2. ENVIRONMENTAL CHECKLIST

STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES— NEW CONSTRUCTION ON EXISTING SCHOOL SITE APPROVAL (Documentation for SFPD 4.07, Part 4 C)	
Topic	Code References
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?	CCR, Title 5 §14010(i) School Site Selection and Approval Guide, Appendix H
Are naturally occurring asbestos minerals located at the site?	School Site Selection and Approval Guide, Appendix H
Hazards and Hazardous Materials	
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010 (h)
Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	CCR, Title 5 § 14010 (c)
If prepared, has the risk assessment been performed with a focus on children’s health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the schoolsite?	Ed. Code § 17210.1(a)(3)
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children’s health, with an ample margin of safety?	Ed. Code § 17210.1(a)(4)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010 (t)
Is the site within 300 feet of an active oil or natural gas well?	Fire Code § 3406.3.1
Hydrology and Flooding	
Is the project site subject to flooding or tank/dam inundation or street flooding?	Ed. Code § 17212 and 17212.5; CCR, Title 5 § 14010 (g) School Site Selection and Approval Guide, Appendix H
Land Use and Planning	
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	Ed. Code § 17213; Gov’t. Code § 65402; CCR, Title 5 § 14010 (m)
Are there easements on or adjacent to the site that would restrict access or building placement?	CCR, Title 5 § 14010(r)

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BEAUMONT EARLY CHILDHOOD EDUCATION CENTER
BEAUMONT UNIFIED SCHOOL DISTRICT

2. ENVIRONMENTAL CHECKLIST

STATE STANDARDS CHECKLIST FOR STATE-FUNDED SCHOOL FACILITIES— NEW CONSTRUCTION ON EXISTING SCHOOL SITE APPROVAL (Documentation for SFPD 4.07, Part 4 C)	
Topic	Code References
Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?	CCR, Title 5 § 14010(q)
Noise	
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	CCR, Title 5 § 14010 (e)
Transportation/Traffic	
Are traffic and pedestrian hazards mitigated per Caltrans' Traffic Control for School Areas?	CCR, Title 5 § 14010 (l)
Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010 (d)
<u>School building</u> "means and includes any building used, or designed to be used, for elementary or secondary school purposes and constructed, reconstructed, altered, or added to..." (Ed. Code § 17283). Note: Any documentation related to the California Environmental Quality Act is provided under separate cover.	

2. ENVIRONMENTAL CHECKLIST

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3. ENVIRONMENTAL ANALYSIS

Section 2.1 provided a checklist of the State of California's health and safety standards for school sites. This section provides documentation and an evaluation of applicable standards, and mitigation measures where appropriate.

3.1 AIR QUALITY

Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?

No Significant Hazard. Public Resources Code Section 21151.8(b)(9) and Education Code Section 17213(d)(9) define a “freeway or other busy traffic corridors” as roadways that on an average day have traffic in excess of 50,000 vehicles in a rural area, 100,000 vehicles in an urban area, or 100,000 average daily trips (ADT).

The nearest traffic corridors to the existing school site are Carnation Lane, adjacent to the site to the east; Snapdragon Way, approximately 50 feet northeast; and Starlight Avenue, approximately 575 feet east. Traffic counts conducted by DJ&A in March 2026 identified the estimated ADT for Carnation Lane, Snapdragon Way, and Starlight Avenue as 1,491, 903, and 3,488 ADT, respectively (DJ&A 2026). Additionally, Cherry Avenue, approximately 90 feet west of the school site, had an ADT of 2,014 in 2019 (Riverside 2020). The identified ADTs are well below the ADT criterion of a busy traffic corridor of 50,000 vehicles/day for rural areas or 100,000 vehicles/day for urban areas. Therefore, there is no potential for air quality health risks related to traffic corridors in the vicinity of the site.

Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?

No Significant Hazard. As stated above, there is no significant hazard from traffic corridor emissions to students and staff of the school site. The South Coast Air Quality Management District (South Coast AQMD) was contacted and did not identify any permitted or non-permitted facilities within a quarter-mile radius of the school site that may emit hazardous air emissions (South Coast AQMD 2026). The proposed project would be implemented fully within the boundaries of the existing Anna M. Hause Elementary School campus. Additionally, there

3. ENVIRONMENTAL ANALYSIS

are no non-permitted facilities, agricultural operations, or rail yards within a quarter mile of the site that could pose a potential air emission hazard. Therefore, hazardous air emissions generated from potential emission sources within a quarter-mile radius are not anticipated to have a significant impact on the school site.

3.2 GEOLOGY AND SOILS

The school site is situated in the northeastern margin of the Peninsular Ranges Geomorphic Province (Padre 2026). The Peninsular Ranges stretch approximately 900 miles from the Los Angeles Basin to the southern tip of the Baja California Peninsula and are bound to the east by the Colorado Desert Geomorphic Province (Padre 2026).

The school site is located within the Upper Santa Ana Valley – San Timoteo groundwater basin, which is considered a low priority basin (DWR 2026a). According to the Web Soil survey provided by the Natural Resources Conservation Service, the school site is primarily underlain by Ramona sandy loam. However, the southeastern portion of the site is underlain by Greenfield sandy loam. These soil types are characterized as well-drained loam with low runoff potential (USDA 2026).

Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?

No Significant Hazard. According to Alquist-Priolo Earthquake Fault Zone maps, the school site is not underlain by an active fault and the site is not within or immediately adjacent (i.e., within a few hundred feet) to an Alquist-Priolo Earthquake Fault Zone (DOC 2026). Additionally, according to the Phase I Environmental Site Assessment conducted, no active faults are known to cross the school site (Padre 2026). The nearest active fault zone, the Beaumont Plain Fault Zone, is located approximately 3,000 feet west of the school site (CGS 2026a; CGS 2026b). The Beaumont Plain Fault Zone consists of northwest trending “en echelon” (parallel or overlapping) faults with east facing scarps in late Pleistocene deposits. The fault is not well-defined at the surface due to significant urban development and is classified as inactive or potentially active (Matti et al 1992).

Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?

No Significant Hazard. As stated above, no active faults are in the immediate vicinity of the site and the site is not within or immediately adjacent (i.e., within a few hundred feet) to an Alquist-Priolo Earthquake Fault Zone (CGS 2026a; CGS 2026b).

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Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction, landslides, or expansive soils?

No Significant Hazard.

Liquefaction

Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils and non-plastic silts that are saturated by a relatively shallow groundwater table are susceptible to liquefaction. The school site is developed with the existing Anna M. Hause Elementary School campus and is not identified as being located within an identified liquefaction zone by the California Geologic Survey (CGS) (CGS 2026b). It is also mapped on the City's General Plan DEIR, Figure 5.6-6, *Liquefaction Potential*, as being in an area of very low liquefaction susceptibility (Beaumont 2020). In addition, all structures would be built to adhere to the 2025 California Building Code (CBC), or the most recent version, which provides minimum standards to protect property and public welfare by regulating design and construction to reduce the effects of adverse soil conditions. Therefore, liquefaction would not result in a significant impact.

Landslides

The current Department of Conservation (DOC) Landslide Inventory (Beta) Map does not show the school site to be within a potential landslide susceptibility zone (DOC 2026). Additionally, the DOC's Earthquake Hazards Zone Application does not show the school site to be in a landslide zone (CGS 2026b). Based on the information provided above and the relatively flat terrain in the surrounding area, the school site would not be susceptible to landslides. Therefore, impacts associated with landslides would be less than significant.

Expansive Soils

Expansive soils swell when they become wet and shrink when they dry out, resulting in the potential for cracked building foundations and in some cases, structural damage to the buildings. According to the Web Soil Survey provided by the Natural Resources Conservation Service, the school site is primarily underlain by Ramona sandy loam, with the southeastern portion of the site underlain by Greenfield sandy loam. These soil types are characterized as well-drained loam with low runoff potential (USDA 2026). Because the plasticity index for these soils is less than 15, they are not typically classified as expansive (USDA 2026). In addition, all structures would be built to adhere to the 2025 California Building Code (CBC), or the most recent version, which provides minimum standards to protect property and public welfare by regulating design and construction to reduce the effects of adverse soil conditions. Therefore, impacts associated with expansive soils would not be significant.

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Are naturally occurring asbestos minerals located at the site?

No Significant Hazard. Asbestos is a naturally occurring silicate mineral of the amphibole group that has historically been utilized for a variety of purposes including insulation, fireproofing materials, automotive brakes, and wallboard materials. Asbestos is characterized as a carcinogen. Naturally occurring asbestos (NOA) is associated with ultramafic and serpentine rocks.

Based on a review of maps provided in the references *A General Location Guide for Ultramafic Rocks in California: Areas More Likely to Contain Naturally Occurring Asbestos* (CGS 2000) and Van Gosen and Clinkenbeard (2011), no known NOA, which are typically present in serpentine or ultramafic rocks, are located within 10 miles of the Project Site. In addition, the National Hazard Disclosure report identified no NOA in the area (myNHD 2026). Therefore, the potential for NOA to be present on the Project Site and the potential for airborne exposure from the weathering and deposition of NOA-containing rock is considered to be negligible.

3.3 HAZARDS AND HAZARDOUS MATERIALS

Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?

Aboveground Water or Fuel Storage Tanks

No Significant Hazard. No aboveground water or fuel storage tanks were identified within a 1,500-foot radius, based on a review of Google Earth Pro (2026). Additionally, during site reconnaissance for the Phase I Environmental Site Assessment, no petroleum or chemical containers and above or underground petroleum storage tanks were observed (Padre 2026).

Hazardous Substance Pipelines

No Significant Hazard. No high-pressure natural gas transmission pipelines or hazardous liquid pipelines were identified within 1,500 feet for the school site (NPMS 2026). The nearest hazardous substance pipeline is a high-pressure natural gas transmission pipeline approximately 0.6-mile north of the site, beneath Oak Valley Parkway (NPMS 2026). Southern California Gas Company (SoCalGas) was contacted regarding the potential for natural gas distribution pipelines to be located within 1,500 feet of the school site. SoCalGas responded there are no high-pressure natural gas transmission or distribution pipelines within 1,500 feet of the school site (SoCalGas 2026a; 2026b). Therefore, there would be no impact from natural gas or hazardous substance pipelines at the Project Site.

3. ENVIRONMENTAL ANALYSIS

Water Pipelines

No Significant Hazard. The Beaumont-Cherry Valley Water District (BCVWD) was contacted to determine if any large diameter water pipelines (defined by CDE as 12-inches in diameter or greater) are located within 1,500 feet of the site. Several large diameter water mains were identified within 1,500 feet of the site, including a 24-inch diameter water main within the trail area west of the Project Site, a 12-inch water main along Cherry Avenue, a 24-inch non-potable water main beneath 10th Street to the west, and several water mains at the BCVWD property immediately northwest of the Project Site (BCVWD 2026).

A pipeline flooding analysis was conducted for the identified pipelines, and the results are provided in Appendix B. Based on the results of the water pipeline evaluation, the full flow rupture of any of the pipelines would not result in water depths at the school site that would pose a significant risk to students and staff.

Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?

No Significant Hazard. According to the electric transmission lines map provided by the California Energy Commission (CEC), there are no high-voltage transmission lines (>50 kV) within 100 to 350 feet of the property lines of the school site (CEC 2026). Additionally, the Southern California Edison Company (SCE) confirmed that they have no high-voltage systems within 350 feet of the site (SCE 2026). Therefore, high-voltage powerlines would not impact the school site.

If prepared, has the risk assessment been performed with a focus on children’s health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?

No Significant Hazard. The school site is not listed as a hazardous substance release site. A review of the DTSC and SWRCB’s EnviroStor and GeoTracker databases did not identify the site as requiring corrective action or cleanup activities (DTSC 2026; SWRCB 2026). Padre Associates reviewed a past Preliminary Endangerment Assessment (PEA) for the school site conducted in 2001. Based on soil sampling, the PEA determined metals were below background concentrations and organochlorine pesticides (OCPs) were not detected (Padre 2026). In addition, the Phase I ESA did not identify any current or historical conditions at the Project Site that would result in a hazard or risk to future students and staff (Padre 2026).

If a response action is necessary and proposed as part of this project, has it been developed to be protective of children’s health, with an ample margin of safety?

No Significant Hazard. No remedial actions or response actions are necessary or proposed as part of this project (Padre 2026).

3. ENVIRONMENTAL ANALYSIS

Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?

No Significant Hazard. Based on a review of the GeoTracker and EnviroStor databases, the school site is not within 2,000 feet of a significant disposal of hazardous waste (DTSC 2026; SWRCB 2026).

Is the site within 300 feet of an active oil or natural gas well?

No Significant Hazard. According to the Department of Conservation Division of Oil, Gas, and Geothermal Resources (CalGEM) Well Finder, the school site is not within 300 feet of an active oil or natural gas well. Additionally, according to the myNHD report, there are no oil wells or natural gas well location within a 0.25-mile of the school site (myNHD 2026). The nearest wells are located approximately 1.6-mile to the southeast and are owned and operated by the Beaumont Exploration Corporation and the Riverside County Oil Corporation. The wells are classified as plugged and idle (CalGEM 2026).

3.4 HYDROLOGY AND FLOODING

The Project Site consists of a grass field with a small portion of the school's paved parking lot in the southeast corner of the site. The Project Site is situated at approximate elevations of 2,635 to 2,643 feet above mean sea level (msl) and slopes gently from north to south. Surface water run-off and stormwater at the site is primarily absorbed into pervious surfaces, with any excess runoff flowing to the south into the Cherry Detention Basin.

Is the project site subject to flooding or tank/dam inundation or street flooding?

No Significant Hazard. The school site is not within a 100-year flood zone or mapped floodplain. However, the areas directly adjacent to the site to the west and to the south are designated as Zone A, areas subject to the 1-percent-annual-chance flood hazard where base flood elevations have not been established, indicating a high flood risk but limited detailed flood data (FEMA 2026). The Zone A designation coincides with the drainage channel to the west and the Cherry Detention Basin to the south, which are designed to control and capture stormwater flows from areas of Beaumont north of the school site. The Zone A 100-year floodplain does not extend onto the Project Site and should not impact future development of the site. All proposed improvements would occur within the boundary of the existing Anna M. Hause Elementary School campus and any existing hazards would not be exacerbated by the Proposed Project.

The site is not within a mapped dam inundation area; it is located approximately 9 miles southeast of the dam inundation zones of the Crafton Hills Dam and the Yucaipa Dams (DWR 2026b; USACE 2026). Therefore, there would be no significant hazards associated with dam failure or being located within a floodplain at the school site.

3. ENVIRONMENTAL ANALYSIS

3.5 LAND USE AND PLANNING

Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?

No Significant Hazard. The school site is in an area characterized by residential land use. The site has a General Plan land use designation of Public Facilities (Beaumont 2020). The school site is zoned as part of the 2018 Sundance Specific Plan. Pursuant to the Sundance Specific Plan, the Project Site is designated as Institutional, which permits the development of schools and related site improvements. The operation of a public school is consistent with the land use designation within the Specific Plan, and all construction would occur within the bounds of the campus. Therefore, there is no conflict with existing or proposed land uses.

Are there easements on or adjacent to the site that would restrict access or building placement?

No Significant Hazard. There are no easements on or adjacent the school site that would restrict access or building placement as per the Riverside County Assessor's parcel map (Padre 2026). In addition, according to the Phase I Environmental Site Assessment, no environmental liens or activity use limitations were identified for the site (Padre 2026). All project improvements would occur within the property boundaries of the existing school campus. Therefore, easements would not restrict access or building placement.

Has the district considered environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process?

Light and Wind

No Significant Hazard. The school site would be exposed to standard climate conditions experienced by Riverside County, which is generally characterized by Mediterranean conditions. Based on a review of the climate and average weather year-round in Beaumont, the prevailing wind directions are from the northeast and northwest with an average wind speed of 6.2 miles per hour (Western Regional Climate Center 2026). The Project would be new construction at an existing school site and the proposed improvements would have no impact on wind conditions. Lighting of any athletic fields is not included in the Proposed Project; therefore, issues related to light spillover or glare are not applicable. Therefore, the Project would not result in adverse light or wind conditions.

Noise

PlaceWorks technical staff prepared a community noise assessment in February 2026 (PlaceWorks 2026). The City of Beaumont does not have a quantified threshold for temporary construction noise. Therefore, the Federal Transportation Administration's (FTA's) threshold was

3. ENVIRONMENTAL ANALYSIS

used in the noise impact analysis. Construction noise levels, including additional construction traffic to the school, would not exceed the FTA threshold at the nearest sensitive receptors. Construction activity will be limited between the hours of 6:00 AM and 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May, as per the City's Municipal Code. Therefore, construction noise impacts would be less than significant (PlaceWorks 2026).

The operational noise sources would be similar to existing conditions. Traffic volume data for the new trips associated with the Proposed Project are provided in the Traffic Impact Study prepared for the Proposed Project (DJ&A 2026). The traffic study showed that noise levels along all analyzed roadway segments would increase by 1 dBA or less under existing and future traffic conditions, which is below the noise threshold of a 3 dBA increase over existing conditions (PlaceWorks 2026). Additionally, the Proposed Project parking lot noise, play area noise, and mechanical noise would all comply with the City of Beaumont Code 9.02.050, Noise Standards, and would not exceed daytime base ambient noise level standards of 55 dBA L_{eq} (PlaceWorks 2026). Therefore, operational noise impacts would be less than significant.

Aesthetics

No Significant Hazard. Project development would not degrade the existing visual character of the site. The Project is within the existing Anna M. Hause Elementary School campus and within an area that includes residential land uses. The proposed renovations would not drastically differ from existing conditions and would serve the same function. The proposed project would be consistent with the existing zoning and land use designation of Public Facilities.

Air Pollution

No Significant Hazard. As stated in Section 3.1, there is no significant hazard to school occupants from nearby busy traffic corridor emissions nor from identified permitted or non-permitted stationary emission sources within a quarter mile of the Project site.

3.6 NOISE

Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?

No Significant Hazard. The school site is approximately 90 feet east of Cherry Avenue, which has an average daily traffic (ADT) volumes of about 2,014 vehicles per day (Riverside 2020). PlaceWorks technical staff prepared a community noise assessment in February 2026 (PlaceWorks 2026). Noise levels recorded on the east side of the Cherry Avenue sidewalk, immediately west of the school campus, were 61 dBA L_{eq} , which is below the FTA's threshold of 80 dBA L_{eq} (PlaceWorks 2026). Therefore, noise levels from nearby freeways and major arterial roadways are not anticipated to affect the school site.

3. ENVIRONMENTAL ANALYSIS

3.7 TRANSPORTATION/TRAFFIC

Are traffic and pedestrian hazards mitigated per Caltrans' Traffic Control for School Areas?

No Significant Hazard. A traffic study was conducted for this project (DJ&A 2026). The traffic study evaluated the project's impact on transit, roadway, bicycle, and pedestrian facilities and the proposed safety and operational characteristics of the proposed access/circulation features. An inventory was conducted of the streets, sidewalks, and bike lanes in the vicinity of the school site and the volume of traffic generated by the proposed project was quantified. The proposed project would not adversely affect the performance or safety of any transit or non-motorized transportation facilities (pedestrians and bicycles). New and existing sidewalk networks provide safe and efficient access for pedestrians and cyclists accessing the site from the surrounding area. No additional driveways or intersections are proposed that would create hazards to circulation and pedestrian safety.

The proposed project includes the addition of a new bus drop-off/pick-up zone and parking infrastructure. Vehicular access to the school site would be provided via the existing southernmost driveway off Carnation Lane. The existing driveway would provide access to the new parking lots and bus drop-off/pick-up area. No additional driveways or intersections are proposed. The access and circulation features of the project are subject to the District's design requirements and also must be approved by the City Fire Marshal and DSA. The design guidelines in the Caltrans' Manual on Uniform Traffic Control Devices, Part 7, Traffic Control for School Areas, will be incorporated into the project's traffic and transportation design (Caltrans 2025).

Is the proposed school site within 1,500 feet of a railroad track easement?

No Significant Hazard. The school site is not within 1,500 feet of a railroad track easement. Therefore, there is no significant hazard due to rail traffic or noise.

3.8 EXEMPTIONS TO SITING STANDARDS

Is the district seeking any exemptions to the standards found in CCR, Title 5, § 14010(c-i), (l), (m), (q), (c), (t)?

No Significant Hazard. The District will not be seeking any exemptions to the standards found in CCR Title 5 Section 14010.

If so, has mitigation been identified that demonstrates that the standard may be overridden without compromising a safe and supportive school environment?

No Significant Hazard. The proposed project would comply with all CCR Title 5 standards.

3. ENVIRONMENTAL ANALYSIS

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4. REFERENCES

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4. REFERENCES

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4. REFERENCES

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4. REFERENCES

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5. PREPARERS

5.1 LEAD AGENCY

Ana Gonzalez, Director of Facilities
Beaumont Unified School District
350 West Brookside Avenue
Beaumont, California 92223
951.797.5373

5.2 PLACEWORKS

PlaceWorks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
Tel: 714.966.9220
Email: info@placeworks.com

Steve Bush, PE
Senior Engineer

Natalie Phan
Project Planner

5. PREPARERS

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APPENDIX A

Agency Information



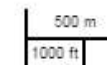
APPENDIX

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NATIONAL PIPELINE MAPPING SYSTEM

Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

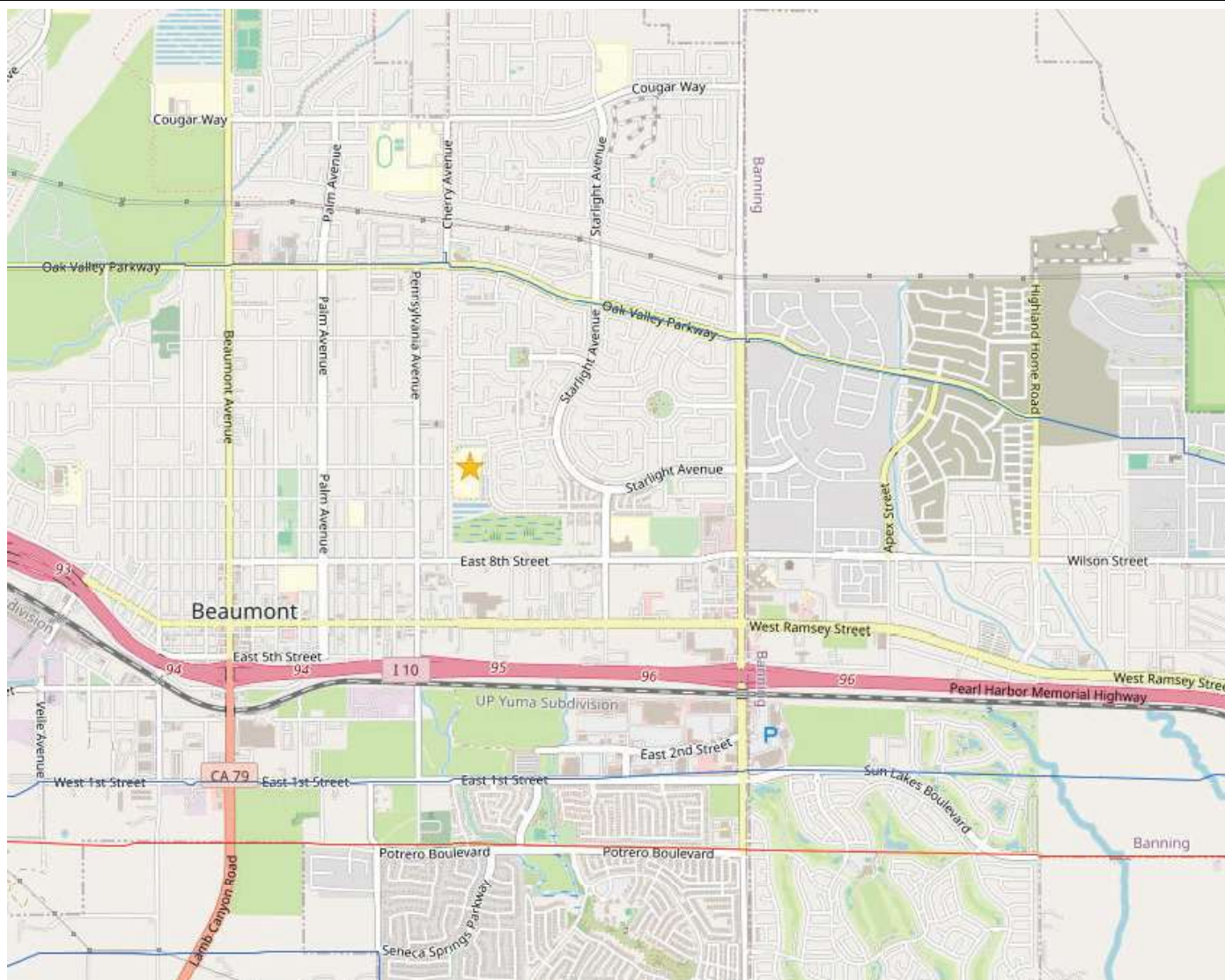
Projection: Web Mercator

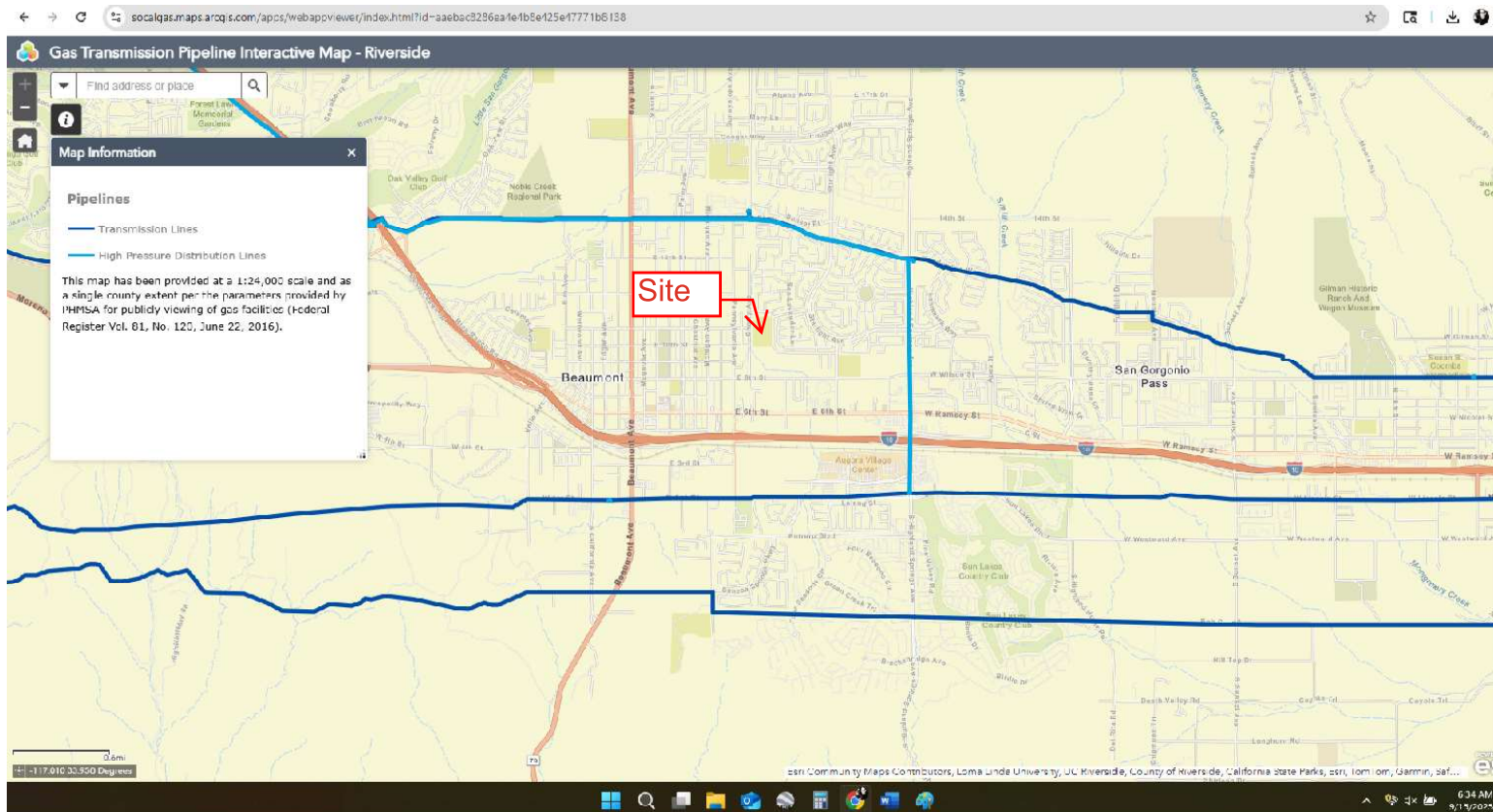
Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Basemap image © OpenStreetMap contributors

Date Printed: Sep 15, 2025







South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 18, 2026

Natalie Phan
Placeworks
700 S. Flower Street, Suite 600
Los Angeles, CA 90017
NPhan@placeworks.com

SUBJECT: AB3205 – Request to Identify Facilities within a 0.25 Mile Radius
of a Proposed School

Dear Phan:

Thank you for your request to the South Coast Air Quality Management District (AQMD) to identify facilities with the potential to emit hazardous or acutely hazardous air pollutants located within one-quarter (1/4) mile radius of Anna M Hause Elementary School at 1015 Carnation Lane, Beaumont, CA, 92223.

In response to your request, South Coast AQMD staff conducted a database search and a field inspection survey of the area surrounding the school site. In accordance with the provisions of Public Resource Code 21151.8(a)(2), enclosed is a map identifying facilities with South Coast AQMD permits or pending applications located within a 1/4-mile radius of the school site. Based on our database search and field evaluation, no facilities with active or pending permits were identified within that radius.

Please be advised that this information is specific only to those facilities that have either Permits to Operate and/or pending applications with the South Coast AQMD and those that were readily recognizable during our field survey activities. There may be other operating facilities located within the 1/4-mile radius of the school site that emit hazardous or acutely hazardous air pollutants that were not identified through this process.

If you have any questions regarding the enclosed information, please contact me at BFarahani@aqmd.gov or (909) 396-2353.

Sincerely,

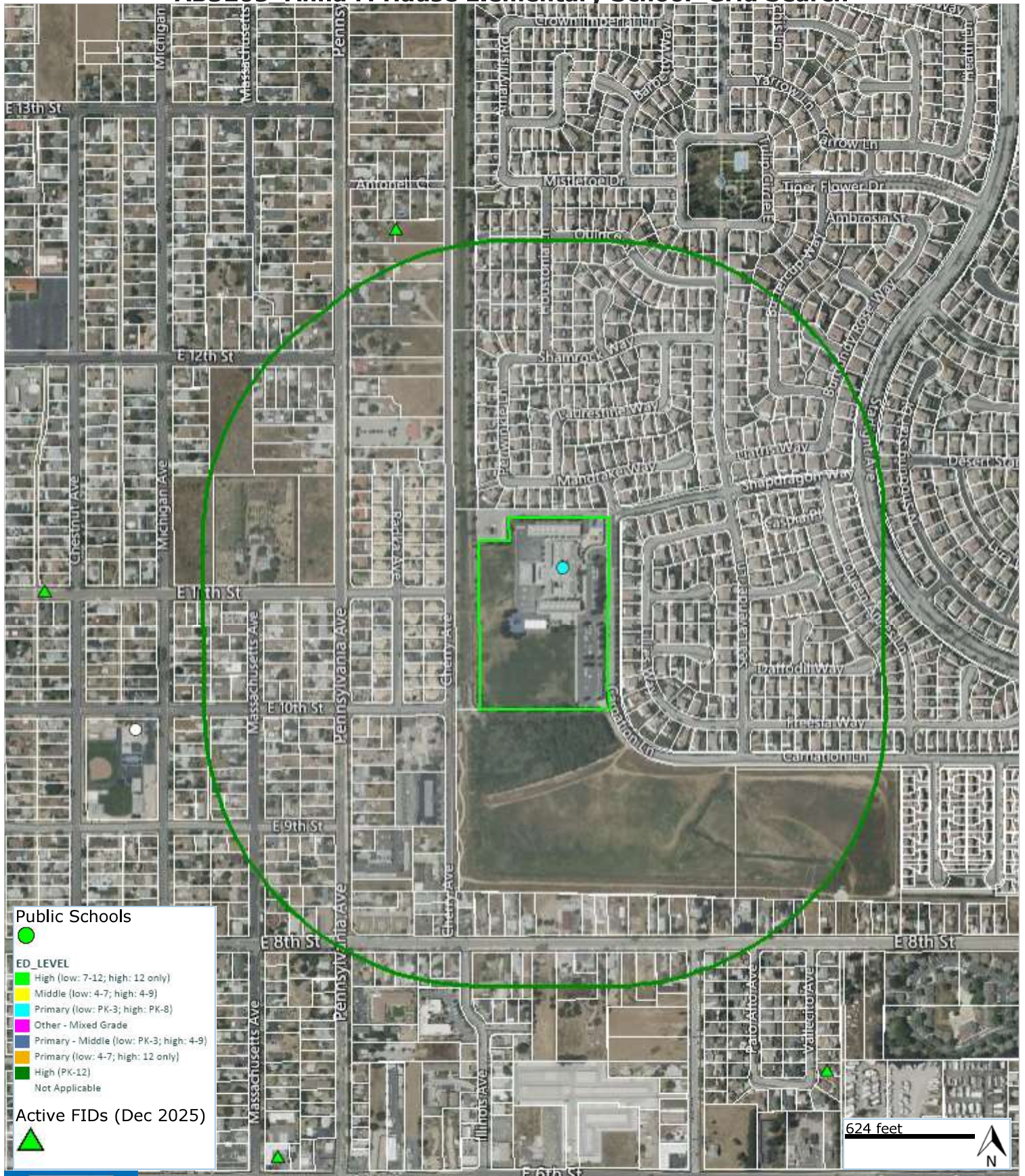
A handwritten signature in black ink, appearing to read "BFarahani".

Bahareh Farahani
Program Supervisor
Best Available Control Technology (BACT) |
Modeling | Public Notice

Encl.: Site Map

Cc: David Ono, South Coast AQMD, DOno@aqmd.gov
Brian Chau, South Coast AQMD, BChau@aqmd.gov
Application File
Central Permit File

AB3205 Anna M House Elementary School Grid Search





Transmission Technical
Services Department

9400 Oakdale Ave
Chatsworth, CA 91311
SC9314

February 18, 2026

NATALIE PHAN
Placeworks
nphan@placeworks.com

**Subject: Anna M. Hause Elementary School Project for Beaumont Unified School
District, Riverside CA**

DCF: 0197-26NC

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, the Distribution Department of SoCalGas may maintain and operate facilities within your project scope.

To assure no conflict with the Distribution's pipeline system, please e-mail them at:

SCGSERegionRedlandsUtilityRequest@semprautilities.com

Best Regards,
Nerses Papazyan
SoCalGas Transmission Technical Services
SoCalGasTransmissionUtilityRequest@semprautilities.com

Natalie Phan

From: SCG SE Region Redlands Utility Request
<SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Sent: Tuesday, January 27, 2026 2:47 PM
To: Natalie Phan
Cc: Liao, William; SCG SE Region Redlands Utility Request
Subject: 1/27/26-RE: 1/27/26- Pipeline Information Request for Anna M. Hause Elementary School Project for
Beaumont Unified School District, Riverside CA
Attachments: NPMS_map.pdf; SCG_onlinemap.pdf; Aerial Photo with Radius 260126 85x11 P.pdf

Good afternoon Nathan,

SoCalGas Distribution does have medium-pressure facilities in the area; however, we do not have any high-pressure facilities (over 60 PSIG) within the portion you circled on the attachment.

Distribution Planning & Project Management
Redlands HQ - Southeast Region
(213) 231-7978 Office
SCGSERegionRedlandsUtilityRequest@semprautilities.com

From: Natalie Phan <nphan@placeworks.com>
Sent: Tuesday, January 27, 2026 2:19 PM
To: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Subject: [EXTERNAL] RE: 1/27/26- Pipeline Information Request for Anna M. Hause Elementary School Project for Beaumont Unified School District, Riverside CA

Hello,

At this time, we do not require will-serve letters or atlas maps. We only request written confirmation that there are no high-pressure natural gas lines operated by SoCalGas within 1,500 feet of the project site, or, if such lines are present, the information requested in the original email.

Thank you!

NATALIE PHAN
Project Planner
213.623.1443 x2144

Celebrating 50 years of creating great places!

From: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Sent: Tuesday, January 27, 2026 11:50 AM
To: Natalie Phan <nphan@placeworks.com>
Cc: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Subject: 1/27/26- Pipeline Information Request for Anna M. Hause Elementary School Project for Beaumont Unified School District, Riverside CA

Hello,

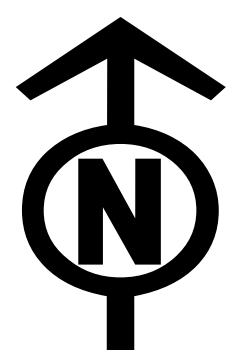
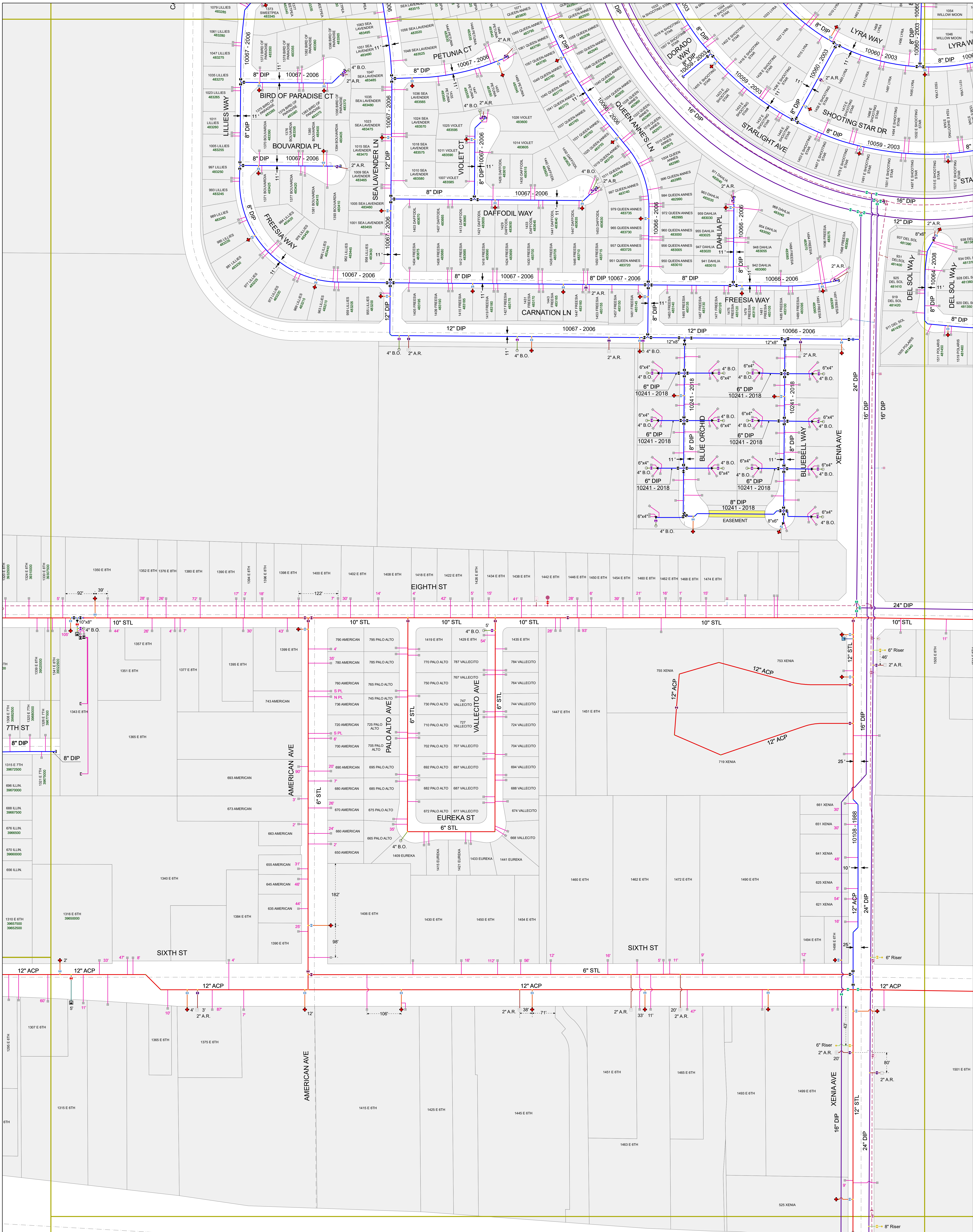
Your request has been submitted to our mapping group for processing.

Please note the following:

- **Will Serve & Atlas Map requests may take up to 30 business days to receive an invoice.** The fees are \$13.50 per map and \$45 per Will Serve letter.
- Requests are processed in the order received. Expedited services are not available.
- Once payment is received, processed, and cleared, it may take up to 10 business days to receive the documents.
- Payments must be made prior to receiving documents, with no exceptions. All payments are final and non-refundable.
- According to CPUC Tariff Rule 34 and County/Municipal Franchise Agreements, a no-cost "City Request" must be sent from the City/Agency. Third-party contractors will be charged.

Please reply to this email if you are requesting an update.

To avoid delays in processing requests and notifications, please have all requests sent to the correct Utility Request inbox.



Scale: 1" = 100'
NOT FOR CONSTRUCTION USE

Dec 2025

Legend:

Other Points

- Air Vac
- Blowoff
- Coupling
- Cross
- Eil
- End Cap
- Fire Detector Check
- Fire Hydrant
- Intersection Plates
- Backflowdevice

Irrigation

- Pipe Change
- PRV
- Reducer
- Reservoir
- Residential
- Riser
- Sample Station
- Tapping Tee
- Vertical Elbow
- Well

Valves

- Air Vac Valve
- Ball Valve
- Blowoff Valve
- Bypass Valve
- Fire Hydrant Valve
- Fire Service Valve
- Gate Valve
- Meter Valve
- Riser Valve
- Sysmap Valve
- Rework Valve (all rework valves in same color)

Main Line

- Distribution Main
- Distribution Main Existing
- Distribution Main ReworkPlot
- Distribution Main SysMap
- Distribution Main Abandoned

Non-Potable Water

- Air Vac Lateral
- Blowoff Lateral
- Fire Lateral
- Hydrant Lateral
- Riser Lateral
- Sample Station Lateral
- Service Lateral

Casing

- Concrete Encasement
- Steel Casing

Landbase

- Centerline
- Portable_Drainline
- Sewer Line
- GravityMain

524

SECTION MAP

Phil Hung, P.E.
EMF Program Manager
Fullerton Service Center
1851 W Valencia Dr
Fullerton CA 92833
Phone: (626) 633-3415
E-mail: phil.hung@sce.com

SCE Voltage Identification Report of Proposed or Existing School Site

Request Received: **01/27/2026** Received By: **Phil Hung**

Requesting Entity: ___ School ___ District **X** Consultant ___ School Representative:

Natalie Phan
nphan@placeworks.com
The Planning Center
700 S. Flower Street, Suite 600
Los Angeles, California 90017
(213) 623-1443 ext. 2144

Nature of Request: Voltage ID **X** Msmt. Req. _____ Information _____

Other: _____

Site Name: **Anna M. Hause Elementary School Project Site**
Site Address: **1015 Carnation Lane**
City: **Beaumont, CA 92223**
County: **Riverside**
Cross Streets: **Snapdragon Way**

Client: **Beaumont Unified School District**
 350 Brookside Avenue
 Beaumont, CA 92223

Street View(s)

Looking North on Carnation Lane



Looking North on Cherry Avenue



Date of Site Visit: **02/11/2026 (Google Maps)**
Support Action(s) Taken: **SCE system database lookup**

SCE Facilities Identified Within California Code of Regulations (CCR) Title 5 Prescribed Distances:

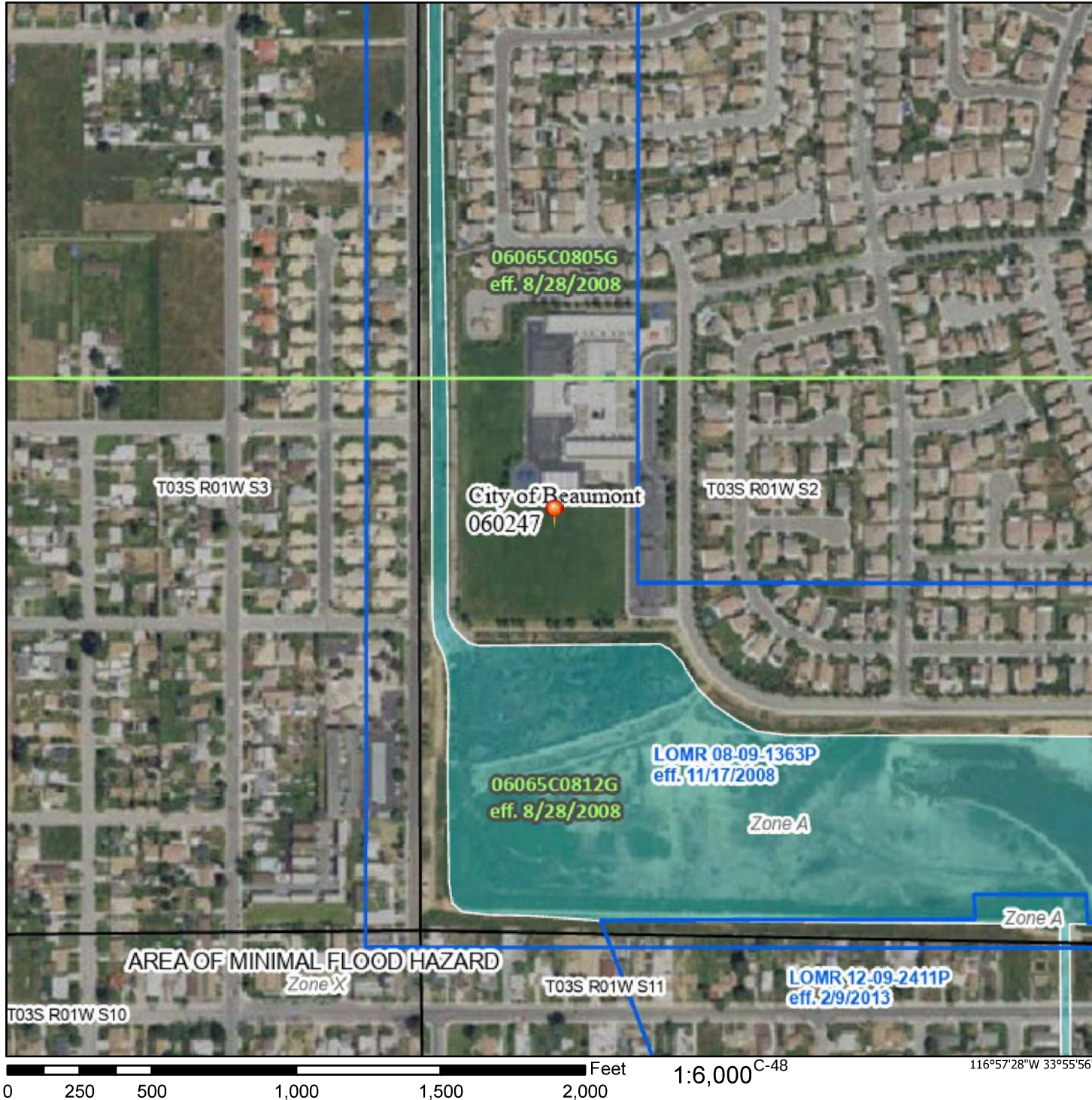
- **There are no SCE facilities of 50 kV or higher within the CDE Title 5 setback distances or within the 350 feet radius.**
- **There is a 12 kV underground distribution circuit on Carnation Lane.**

Date(s) responded to Requestor:
01/27/2026: Acknowledged, (E-mail)
02/12/2026: Supplied Information (E-mail)

National Flood Hazard Layer FIRMette



116°58'6"W 33°56'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

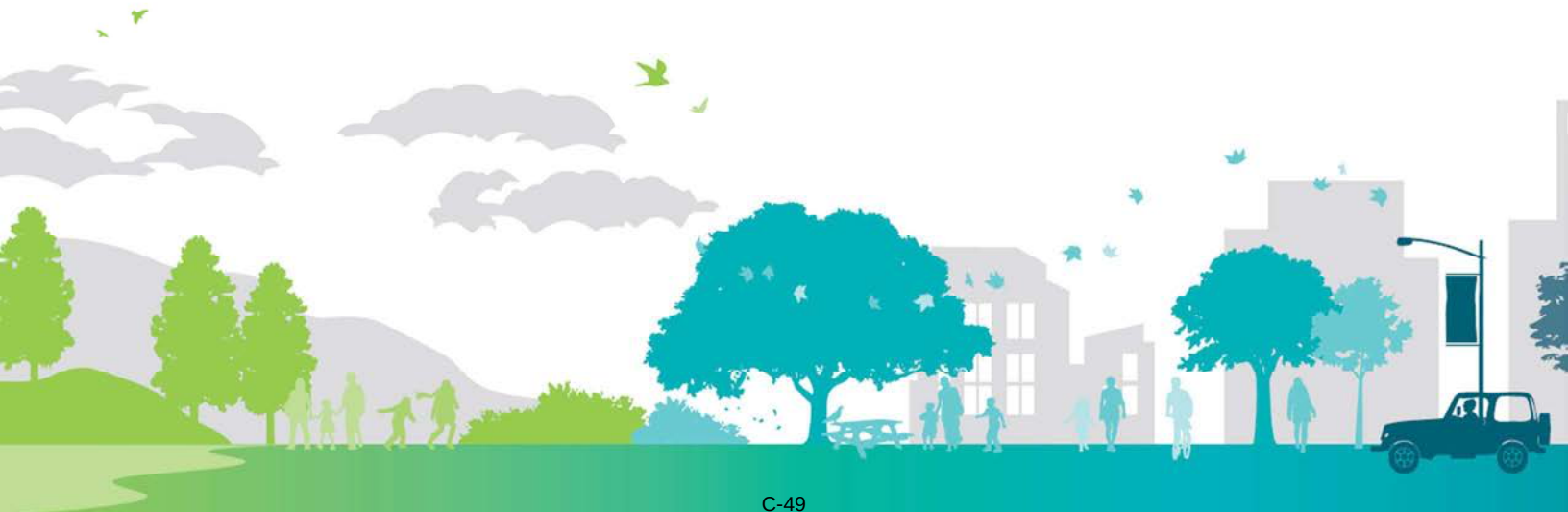
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/11/2026 at 12:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

APPENDIX B

Waterline Evaluation



APPENDIX

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APPENDIX B WATER PIPELINE ANALYSIS

For identified water pipelines located beneath a street with curbing, a pipeline flooding analysis was conducted to determine the depth and location of water flow within the street in the event of a pipeline leak or rupture. The results are provided herein. For this worst-case analysis, it was conservatively assumed that all the water flowing through the pipeline at its maximum capacity would reach the surface. In addition, no credit was taken for the presence of storm drains along these streets.

Release impacts were calculated based on the procedures specified in the CDE manual (CDE 2007). The release rate was determined by multiplying the pipe area by an assumed velocity of 5 feet per second (fps). Then the release rate was compared to the carrying capacity of the street, accounting for longitudinal slope, to determine if the water would be contained within the confines of the street curbing (Jeffers & Associates 2006). The results are provided in Table B-1.

Table B-1 Water Pipeline Flooding Analysis – Street Flow

Pipeline Diameter	Pipeline Location	Release Rate (cfs)	Street Width (ft)	Depth of Flow in Street (in)	Exceeds Street Carrying Capacity?
12-inch	Cherry Avenue	3.93	34	3.2	No
24-inch	10 th Street	15.71	36	5.8	No
12-inch	10 th Street	3.93	36	3.5	No
24-inch	Pennsylvania Avenue	15.71	42	5.8	No
24-inch	8 th Street (non-potable)	15.71	42	5.8	No
12-inch	Sealavender Lane	3.93	36	3.5	No
12-inch	Snapdragon Way	3.93	36	3.5	No
12-inch	Carnation Lane	3.93	38	3.5	No
24-inch	Starlight Avenue	15.71	70	5.8	No
16-inch	Starlight Avenue (2; potable, non-potable)	6.98	70	4.3	No

Assuming 6-inch curb for collector streets.

Assuming a standard 6-inch curb for collector streets, the water released from a full-flow rupture of any of the water mains would be entirely contained within the confines of the curbing and would not result in flooding at the school site.

A surface pooling analysis was conducted for water mains identified in the trail area to the west of the site and at the Beaumont Cherry Valley Water District parcel to the north. The pooling model approach from the CDE guidance manual assumes that all of the released water at a maximum flow rate reaches the surface and forms a circular pool with a water depth of 12 inches. The results are provided in Table 4.

Table B-2 Water Pipeline Flood Analysis – Surface Pooling

Pipeline Diameter (in)	Pipeline Location	Release Rate (cfs)	Impact Distance for Circular Pool (ft)	Distance from School Site (ft)	Potentially Impacts School Site?
24-inch	Trail area, East of Cherry Avenue (2; potable, non-potable)	15.71	77.4 ft (38.7 ft radius)	85	No
24-inch	BCVWD site to the north	15.71	77.4 ft (38.7 ft radius)	5	No – block wall
18-inch	BCVWD site to the northwest	8.84	58 ft (29 ft radius)	20	No – block wall

The calculations show that a release from the 24-inch water mains in the trail area east of Cherry Avenue would not impact the school site. And although there are 24-inch or 18-inch water mains at the Beaumont Cherry Valley Water District property immediately north of the school site, there is block wall along the northern parameter of the site that is 2 to 3 feet tall that would prevent any released water from impacting the site. Based on surface topology, any water released from a full rupture of either of these pipelines would likely flow to the east along the private driveway toward Carnation Lane and would not impact the school site.

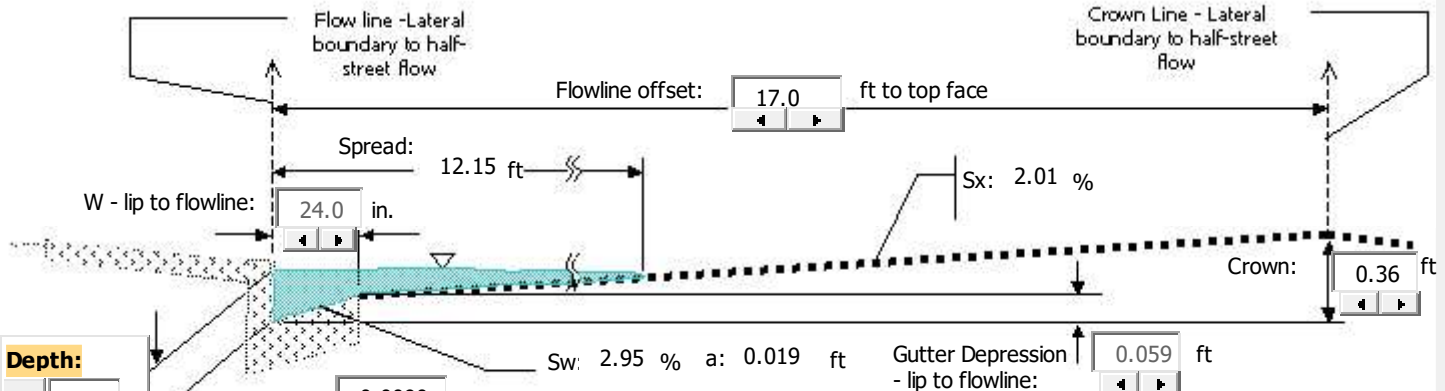
In summary, a potential break in any of the identified large volume water pipelines located within 1,500 feet of the site would not result in significant flooding at the school.

References:

CDE (California Department of Education). 2007, February. Guidance Protocol for School Site Pipeline Risk Analysis, Prepared by URS Corporation.

Jeffers & Associates. 2006. Modified Manning's Equation Solver. Version 3.0.

Parameters | Composite Triangular Sections | Head - Discharge Table | Assumptions | Inlet Geometry | Disclaimer



Depth:
d: 0.26 ft
3.2 in.

Street Parameters:
Q: 3.93 cfs
K: 41.4
Vel: 2.62 ft/s
Eo: 39.8 %
W/T: 0.1645

Standard Manning's:
Q: 3.23 cfs
K: 34.1
Vel: 2.15 ft/s
Rh: 0.12 ft
Area: 1.50 sf

Local Parameters:
Local inlet flow line depression: 2.0 in.

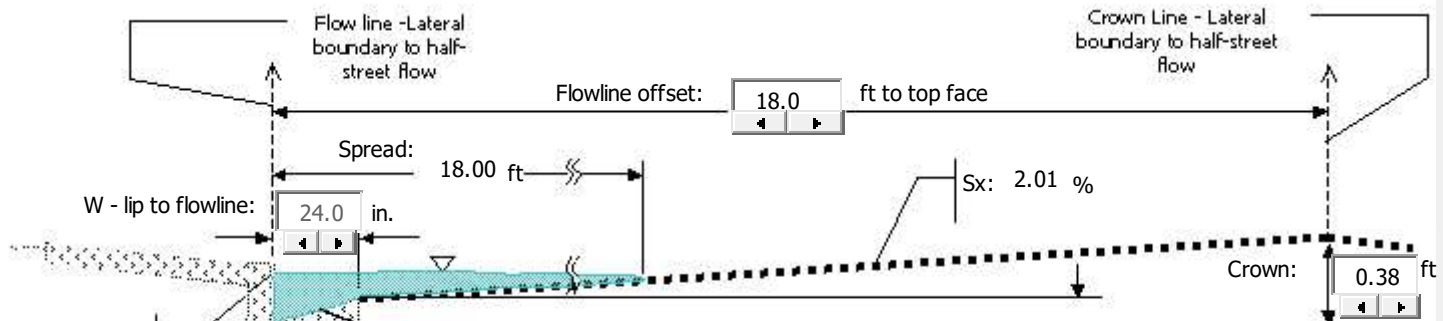
Curb Opening Parameters:
C-O Apron wider than gutter: 0 in.
S'w 9.3 % Se: 5.69 %
Length of curb opening inlet: 4.0 ft
Lt: 17.31 ft
80 % Clear Efficiency
Curb opening flowby: 2.72 cfs

P-1-7/8-4
Print Chart 7

Grate Parameters:
Apron wider than grate: 4 in.
Width: 20 in.
% Factor: 50
Splash-over Vel: 7.41 ft/s
Rs: 8.74 %
Side flow captured: 0.16 cfs
Total combined CB flowby: 1.65 cfs
Vel over grate: 3.65 ft/s
Eo: 67.20 %
Rf: 100.00 %
Frontal captured: 0.91 cfs

Street Flow - Cherry Ave
12-Inch Water Main

Parameters | Composite Triangular Sections | Head - Discharge Table | Assumptions | Inlet Geometry | Disclaimer



Flow line - Lateral boundary to half-street flow

Flowline offset: 18.0 ft to top face

Spread: 18.00 ft

W - lip to flowline: 24.0 in.

Sx: 2.01 %

Crown: 0.38 ft

Sw: 2.95 % a: 0.019 ft

Gutter Depression - lip to flowline: 0.059 ft

Long. slope: 0.0050 (ft/ft)

N value: 0.016

Depth: d: 0.48 ft

5.8 in.

Street Parameters:

Q: 15.71 cfs

K: 222.2

Vel: 3.06 ft/s

Eo: 22.4 %

W/T: 0.1111

Standard Manning's:

Q: 14.32 cfs

K: 202.6

Vel: 2.79 ft/s

Rh: 0.28 ft

Area: 5.13 sf

Local Parameters:

Local inlet flow line depression: 2.0 in.

Curb Opening Parameters:

C-O Apron wider than gutter: 0 in.

S'w 9.3 % Se: 4.09 %

Length of curb opening inlet: 4.0 ft

Lt: 31.69 ft

80 % Clear Efficiency

Curb opening flowby: 12.97 cfs

Grate Parameters:

P-1-7/8-4

Print Chart 7

Apron wider than grate: 4 in.

Length: 48 in.

Width: 20 in.

% Factor 50

% Factor 50

Splash-over Vel: 7.41 ft/s

Vel over grate: 4.11 ft/s

Eo: 30.37 %

Rs: 7.97 %

Rf: 100.00 %

Side flow captured: 0.88 cfs

Frontal captured: 1.97 cfs

Total combined CB flowby: 10.12 cfs

Street Flow - 10th Street
24-Inch Water Main

Parameters	Composite Triangular Sections	Head - Discharge Table	Assumptions	Inlet Geometry	Disclaimer
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Depth:
 d: 0.29 ft
 3.5 in.

Local Parameters:
 Local inlet flow line depression: 2.0 in.

Curb Opening Parameters:
 C-O Apron wider than gutter: 0 in.
 S'w 9.3 % Se: 5.35 %
 Length of curb opening inlet: 4.0 ft
 Lt: 15.07 ft
 80 % Clear Efficiency
 Curb opening flowby: 2.56 cfs

Grate Parameters:
 P-1-7/8-4
 Apron wider than grate: 4 in.
 Length: 48 in. Width: 20 in.
 % Factor 50 % Factor 50
 Splash-over Vel: 7.41 ft/s Vel over grate: 2.87 ft/s
 Rs: 13.31 % Rf: 100.00 %
 Side flow captured: 0.24 cfs Frontal captured: 0.78 cfs
 Total combined CB flowby: 1.54 cfs

Street Parameters:
 Q: 3.93 cfs
 K: 55.6
 Vel: 2.10 ft/s
 Eo: 36.0 %
 W/T: 0.1471

Standard Manning's:
 Q: 3.24 cfs
 K: 45.8
 Vel: 1.73 ft/s
 Rh: 0.13 ft
 Area: 1.87 sf

Street Flow - 10th Street, Sealavender Lane, Snapdragon Way
 12-Inch Water Mains

Parameters	Composite Triangular Sections	Head - Discharge Table	Assumptions	Inlet Geometry	Disclaimer
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Flow line - Lateral boundary to half-street flow

Flowline offset: ft to top face

Spread: ft

W - lip to flowline: in.

Depth: ft
 in.

Long. slope: (ft/ft)

N value:

Crown Line - Lateral boundary to half-street flow

Sx: %

Crown: ft

Sw: % a: ft

Gutter Depression - lip to flowline: ft

Street Parameters: Q: 15.71 cfs K: 222.2 Vel: 2.97 ft/s Eo: 22.2 % W/T: 0.0952	Standard Manning's: Q: 13.63 cfs K: 192.8 Vel: 2.58 ft/s Rh: 0.25 ft Area: 5.29 sf	Local Parameters: Local inlet flow line depression: 2.0 in. Curb Opening Parameters: C-O Apron wider than gutter: 0 in. S'w 9.3 % Se: 4.06 % Length of curb opening inlet: 4.0 ft Lt: 31.80 ft 80 % Clear Efficiency Curb opening flowby: 12.98 cfs
P-1-7/8-4 Print Chart 7		
Grate Parameters: Apron wider than grate: 4 in. Width: 20 in. % Factor 50 Splash-over Vel: 7.41 ft/s Rs: 8.25 % Side flow captured: 0.91 cfs Vel over grate: 4.11 ft/s Eo: 30.29 % Rf: 100.00 % Frontal captured: 1.97 cfs Total combined CB flowby: 10.11 cfs		

Street Flow - Pennsylvania Ave (potable)
 8th Street (non-potable)
 24-Inch Water Mains

Parameters	Composite Triangular Sections	Head - Discharge Table	Assumptions	Inlet Geometry	Disclaimer
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Depth:

d: 0.29 ft

3.5 in.

Long. slope: 0.0050 (ft/ft)

N value: 0.016

Sw: 2.95 % a: 0.019 ft

Gutter Depression - lip to flowline: 0.059 ft

Street Parameters: Q: 3.93 cfs K: 55.6 Vel: 2.10 ft/s Eo: 36.0 % W/T: 0.1470	Standard Manning's: Q: 3.24 cfs K: 45.8 Vel: 1.73 ft/s Rh: 0.13 ft Area: 1.87 sf	Local Parameters: Local inlet flow line depression: 2.0 in. Curb Opening Parameters: C-O Apron wider than gutter: 0 in. S'w 9.3 % Se: 5.34 % Length of curb opening inlet: 4.0 ft Lt: 15.08 ft 80 % Clear Efficiency Curb opening flowby: 2.56 cfs	P-1-7/8-4 Print Chart 7 Length: 48 in. % Factor: 50 Splash-over Vel: 7.41 ft/s Rs: 13.31 % Side flow captured: 0.24 cfs Grate Parameters: Apron wider than grate: 4 in. Width: 20 in. % Factor: 50 Vel over grate: 2.87 ft/s Eo: 61.14 % Rf: 100.00 % Frontal captured: 0.78 cfs Total combined CB flowby: 1.54 cfs
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Street Flow - Carnation Lane
12-Inch Water Main

Parameters

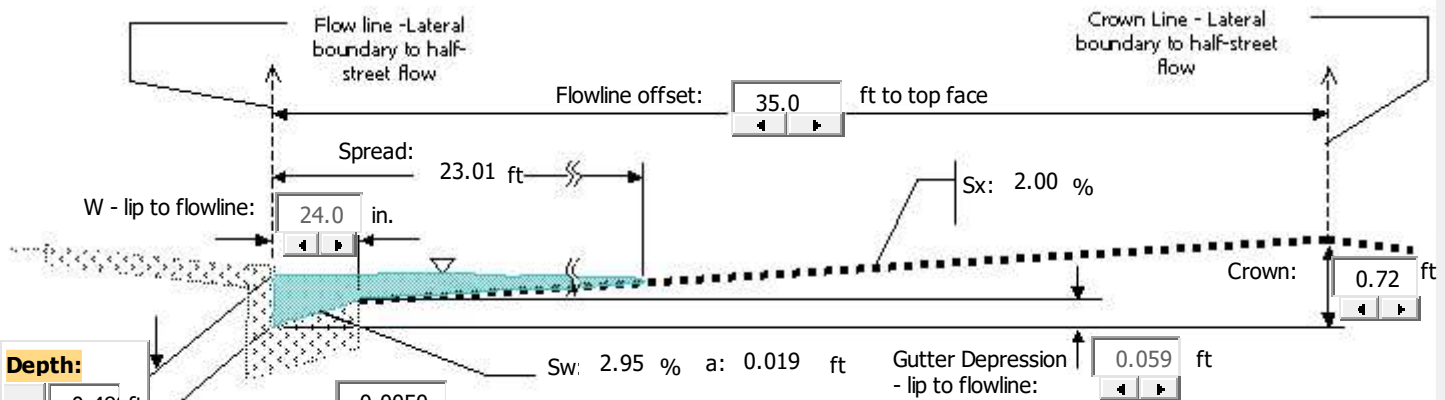
Composite Triangular Sections

Head - Discharge Table

Assumptions

Inlet Geometry

Disclaimer



Local Parameters:

Local inlet flow line depression: 2.0 in.

Curb Opening Parameters:

C-O Apron wider than gutter: 0 in.

S'w 9.3 % Se: 4.06 %

Length of curb opening inlet: 4.0 ft

Lt: 31.83 ft

80 % Clear Efficiency

Curb opening flowby: 12.98 cfs

P-1-7/8-4

Print Chart 7

Grate Parameters:

Apron wider than grate: 4 in.

Width: 20 in.

Length: 48 in.

% Factor 50

% Factor 50

Splash-over Vel: 7.41 ft/s

Vel over grate: 4.11 ft/s

Rs: 8.28 %

Rf: 100.00 %

Side flow captured: 0.91 cfs

Frontal captured: 1.97 cfs

Total combined CB flowby: 10.10 cfs

Street Parameters:

Q: 15.71 cfs

K: 222.2

Vel: 2.95 ft/s

Eo: 22.1 %

W/T: 0.0869

Standard Manning's:

Q: 12.99 cfs

K: 183.7

Vel: 2.44 ft/s

Rh: 0.23 ft

Area: 5.32 sf

Street Flow - Starlight Ave
24-Inch Water Main

Parameters	Composite Triangular Sections	Head - Discharge Table	Assumptions	Inlet Geometry	Disclaimer
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Flow line - Lateral boundary to half-street flow

Flowline offset: 35.0 ft to top face

Crown Line - Lateral boundary to half-street flow

Spread: 16.93 ft

Sx: 2.00 %

W - lip to flowline: 24.0 in.

Crown: 0.72 ft

Depth: d: 0.35 ft

Long. slope: 0.0050 (ft/ft)

N value: 0.016

Sw: 2.95 % a: 0.019 ft

Gutter Depression - lip to flowline: 0.059 ft

Depth: 4.3 in.

Street Parameters: Q: 6.98 cfs K: 98.7 Vel: 2.41 ft/s Eo: 29.5 % W/T: 0.1181	Standard Manning's: Q: 5.76 cfs K: 81.5 Vel: 1.99 ft/s Rh: 0.17 ft Area: 2.89 sf	Local Parameters: Local inlet flow line depression: 2.0 in. Curb Opening Parameters: C-O Apron wider than gutter: 0 in. S'w 9.3 % Se: 4.74 % Length of curb opening inlet: 4.0 ft Lt: 20.62 ft 80 % Clear Efficiency Curb opening flowby: 5.15 cfs
Grate Parameters: P-1-7/8-4 Apron wider than grate: 4 in. Length: 48 in. Width: 20 in. % Factor 50 % Factor 50 Splash-over Vel: 7.41 ft/s Vel over grate: 3.35 ft/s Rs: 11.11 % Rf: 100.00 % Side flow captured: 0.44 cfs Frontal captured: 1.17 cfs Total combined CB flowby: 3.54 cfs		

Street Flow - Starlight Ave
16-Inch Water Mains (potable and non-potable)