



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, December 01, 2020

Closed Session: 5:00 PM | Regular Meeting: 6:00 PM

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

AGENDA

MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

BeaumontCa.gov/Livestream

Public comments will be accepted using the following options.

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

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

CLOSED SESSION - 5:00 PM

A Closed Session of the City Council / Beaumont Financing Authority / Beaumont Utility Authority / Beaumont Successor Agency (formerly RDA)/Beaumont Parking Authority / Beaumont Public Improvement Authority may be held in accordance with state law which may include, but is not limited to, the following types of items: personnel matters, labor negotiations, security matters, providing instructions to real property negotiators and conference with legal counsel regarding pending litigation. Any public comment on Closed Session items will be taken prior to the Closed Session. Any required announcements or discussion of Closed Session items or actions following the Closed Session will be made in the City Council Chambers.

CALL TO ORDER

Mayor Santos, Mayor Pro Tem Lara, Council Member Carroll, Council Member Martinez, Council Member White

Public Comments Regarding Closed Session

- 1. Conference with Legal Counsel Regarding Pending and Potential Litigation Pursuant to Government Code Section 54956.9(d)(1), (2) and/or (3): One case: Talley/Aguirre v City of Beaumont**
- 2. Conference with Labor Negotiators - Pursuant to Government Code Section 54957.6 City Designated Representatives City Manager Todd Parton and Administrative Services Director Kari Mendoza. Employee Organizations: Beaumont Police Officers Association and SEIU**
- 3. Conference with Legal Counsel-Anticipated Litigation Pursuant to Government Code Section 54956.9(d)(2)and/or(3): One Potential Case**

Adjourn to Regular Session

REGULAR SESSION - 6:00 PM

CALL TO ORDER

Mayor Santos, Mayor Pro Tem Lara, Council Member Carroll, Council Member Martinez, Council Member White

Report out from Closed Session:

Action on any Closed Session items:

Action of any requests for Excused Absence:

Pledge of Allegiance:

Approval / Adjustments to the Agenda:

Conflict of Interest Disclosure:

ANNOUNCEMENTS/ RECOGNITION / PROCLAMATIONS / CORRESPONDENCE

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the City Council on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the 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 City Council from discussing or taking actions brought up by your comments.

CONSENT CALENDAR

Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items.

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

1. Approval of Minutes

Recommended Action:

Approve Minutes dated November 17, 2020.

2. Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to Sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 8887115

Recommended Action:

Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 8887115.

3. Annual Compliance Report for AB 1600 Development Impact Fees

Recommended Action:

Receive and file the AB 1600 report on development impact fee activity that occurred during the period July 1, 2019 through June 30, 2020.

4. Second Reading and Adoption of an Ordinance to Adopt the General Plan Update, the Revised Zoning Ordinance and Zoning Map

Recommended Action:

Waive the second reading and adopt by title only, "An Ordinance of the City of Beaumont, California Adopting the Comprehensive General Plan Update, Zoning Code Amendments and Zoning Map encompassing the entire City."

PUBLIC HEARINGS

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

5. Hold a Public Hearing and Authorize CDBG Funding Requests for 2021-2022 Program Year

Recommended Action:

Hold a Public Hearing,

Approve and authorize staff to submit a CDBG application for the Boys & Girls Club of the San Gorgonio Pass program request of \$20,000 subject to the conditions of the CDBG program provided by Riverside County EDA, Approve and authorize staff to submit a CDBG application for the City of Beaumont street, sidewalk and ADA ramp improvements, and Additionally, give authority to the City Manager to reduce or increase the amount funded to the projects based on the amount of funding available to the City of Beaumont.

ACTION ITEMS

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

6. First Amendment to the Agreement for Maintenance Services with Jan-Pro of Ontario, Inc., for Custodial Services

Recommended Action:

Approve the first amendment to the Agreement for Maintenance Services with Jan-Pro of Ontario, Inc. and authorize the City Manager to execute the amendment on behalf of the City.

7. Ratification of Contract Award to Weaver Grading, Inc., for Emergency Debris Removal from Marshal Creek Storm Drain

Recommended Action:

Ratify a Public Works Agreement for emergency maintenance services for clearing debris and material built up under Marshal Creek storm drains at Cougar Way to Weaver Grading, Inc., in an amount not-to-exceed \$100,000 and ratify the City Manager's execution of the agreement on behalf of the City.

8. Authorize the City Manager to Execute a Memorandum of Understanding between the City of Banning, the City of Beaumont, and the California Department of Transportation for Coordinated Operation of Traffic Signals on Highland Springs Avenue

Recommended Action:

Authorize the City Manager to execute a Memorandum of Understanding between the City of Banning, the City of Beaumont, and the California Department of Transportation for coordinated operation of traffic signals on Highland Springs Avenue.

9. Extend Contract with Dudek, Inc., for Groundwater and Surface Water Monitoring Services Related to the Maximum Benefit Monitoring Program for the Beaumont and San Timoteo Groundwater Management Zones

Recommended Action:

Extend Contract with Dudek, Inc., for the 2021 Maximum Benefit Report for groundwater and surface water monitoring in the amount not to exceed \$52,754.

10. Review of Local Emergency Declaration Established via the Adoption of City of Beaumont Resolution No. 2020-07 Adopted on March 17, 2020

Recommended Action:

City staff recommends that there be no change regarding the local emergency declaration. This is due to the fact that there have been no significant changes in the original conditions, a State emergency declaration remains in effect and local emergency declaration helps to ensure that Beaumont remains eligible for federal and state emergency aid.

LEGISLATIVE UPDATES AND DISCUSSION

COUNCIL REPORTS

- Carroll
- Lara
- Martinez
- Santos
- White

ECONOMIC DEVELOPMENT UPDATE

Economic Development Committee Report Out and City Council Direction

CITY TREASURER REPORT

Finance and Audit Committee Report Out and City Council Direction

CITY CLERK REPORT

CITY ATTORNEY REPORT

CITY MANAGER REPORT

11. Department Project Updates

FUTURE AGENDA ITEMS

ADJOURNMENT

The next regular meeting of the Beaumont City Council, Beaumont Financing Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for Tuesday, December 15, 2020, at 5:00 p.m. or thereafter as noted on the posted Agenda for Closed Session items in the City Council Board Room No. 5, followed by the regular meeting at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, November 17, 2020

Closed Session: 5:00 PM | Regular Meeting: 6:00 PM

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MINUTES

CLOSED SESSION - 5:00 PM

CALL TO ORDER at 5:00 p.m.

Present: Mayor Santos, Mayor Pro Tem Lara, Council Member Carroll, Council Member Martinez, Council Member White

Public Comments Regarding Closed Session

No speakers

1. Conference with Labor Negotiators - Pursuant to Government Code Section 54957.6 City Designated Representatives City Manager Todd Parton and Administrative Services Director Kari Mendoza. Employee Organizations: Beaumont Police Officers Association and SEIU

No reportable action.

2. Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9: (One case) Dispute with Mozafar Behzad, Hamid Rohnian and Rozita Rohnian regarding Tentative Tract Map 32850

No reportable action.

Adjourn to Regular Session

REGULAR SESSION - 6:00 PM**CALL TO ORDER at 6:08 p.m.**

Present: Mayor Santos, Mayor Pro Tem Lara, Council Member Carroll, Council Member Martinez, Council Member White

Report out from Closed Session: *see above*

Action on any Closed Session Items: **None**

Action of any requests for Excused Absence: **None**

Pledge of Allegiance

Approval / Adjustments to the Agenda: **None**

Conflict of Interest Disclosure: **None**

ANNOUNCEMENTS/ RECOGNITION / PROCLAMATIONS / CORRESPONDENCE

Introduction of new police officers.

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

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No speakers

CONSENT CALENDAR

Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items.

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

1. Approval of Minutes

Recommended Action:

Approve Minutes dated November 3, 2020.

2. Ratification of Warrants

Recommended Action:

Ratify Warrants dated:

August 6, 2020

August 13, 2020

August 20, 2020

August 27, 2020

September 3, 2020

3. Accept Performance and Payment Bonds and Security Agreements for Woodside 05S, LP, Tracts 37697 and 37698 Street Improvements, Sewer Improvements, and Storm Drain Improvements

Recommended Action:

Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Street Improvements, Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Sewer Improvements, and Accept Performance and Payment Bonds and Security Agreement for Woodside 05S, LP, Tracts 37697 and 37698 Storm Drain Improvements.

4. Accept Performance Bonds, Payment Bonds, and Security Agreements for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Storm Drain Improvements, Street Improvements, and Survey Monumentation

Recommended Action:

Accept Performance and Payment Bonds and Security Agreement for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Storm Drain Improvements, Accept Performance and Payment Bonds and Security Agreement for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Street Improvements, and Accept Performance and Payment Bonds and Security Agreement for SDC Fairway Canyon, LLC, Tracts 31462-21 and 31462-22 Survey Monuments.

5. Performance Bonds Acceptance and Security Agreement for Public Sewer Improvements for Beaumont Business Park- Phase 1, Parcel Map No. 35023

Recommended Action:

Accept the following Performance and Payment bonds and security agreement for Sewer Improvements for Beaumont Business Park- Phase 1, Parcel Map No. 35023.

6. A Resolution of the City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for an Easement for Public Utilities for Sewer Lift Station and the Offer of Dedication for an Easement for Access for Sorenstam Sewer Lift Station; Approve the Certificate of Acceptance for the Public Utilities and Access Easements; and Record the Offer of Dedication Documents with the Riverside County Clerk Recorder's Office

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of The City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for an Easement for Public Utilities for Sewer Lift Station and the Offer of Dedication for an Easement for Access for Sorenstam Sewer Lift Station," approve the Certificate of Acceptance for public utilities and access easements, and record

the Offer of Dedication documents with the Riverside County Clerk Recorder's Office.

7. Authorize the Mayor to Execute the Notice of Completion for the Seneca Springs Lift Station Repair Project and Record the Notice of Completion with the Riverside County Clerk Recorder's Office

Recommended Action:

Authorize the Mayor to execute the Notice of Completion for the Seneca Springs Lift Station Repair Project, and
Record the Notice of Completion with the Riverside County Clerk Recorder's Office.

8. FY 2021 General Fund and Wastewater Fund Budget to Actual through September 2020

Recommended Action:

Receive and file.

9. Notice of Upcoming Vacancies on City Commissions and Committees

Recommended Action:

Receive and file.

**Motion by Mayor Pro Tem Lara
Second by Council Member White**

To approve the Consent Calendar

Ayes: Council Member White, Council Member Martinez, Council Member Carroll, Mayor Santos

Approved by a unanimous vote.

***Clarification was given regarding a correct to Item 8. with a correction of the reports being for October 2020.**

PUBLIC HEARINGS

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

10. Hold a Public Hearing Continued from the November 3, 2020, City Council Meeting and Consider the First Reading of an Ordinance to Adopt the General Plan Update, the Revised Zoning Ordinance and Zoning Map and Adopt a Resolution Adopting a Statement of Overriding Considerations and Certifying the Final PEIR in Compliance with CEQA

Public Comment Continued from November 3, 2020, City Council Meeting

M. Daniel - *submitted a written comment expressing the support of the plan.*

C. Carr - *submitted a written comment speaking in opposition of the zone change of Rural Residential.*

D. Carr - *submitted a written comment speaking in opposition of the zone change of Rural Residential.*

Public Hearing closed at 6:29 p.m.

Public Hearing re-opened at 7:10 p.m.

M. Lancing - *Spoke in favor of a manufacturing zone on the south of 1st street.*

M. Pistili - *Spoke in opposition of the zone change of Rural Residential.*

B. Miller - *Expressed concerns with 6th street traffic.*

Public Hearing closed at 7:27 p.m.

Motion by Council Member White

Second by Mayor Pro Tem Lara

To waive the full first reading and approve by title only, “An Ordinance of the City of Beaumont, California Adopting the Comprehensive General Plan Update, Zoning Code Amendments and Zoning Map encompassing the entire City,” and waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont, California Adopting CEQA Findings of Fact; Adopting a Statement of Overriding Considerations; Certifying the Final Environmental Impact Report; and Adopting a Mitigation Monitoring Plan for the General Plan Update.”

Ayes: Council Member White, Council Member Martinez, Council Member Carroll, Mayor Santos

Approved by a unanimous vote.

ACTION ITEMS

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

11. Report by the Western Regional Council of Governments (WRCOG) and the Riverside County Transportation Department Regarding the Status of the Cherry Valley Interchange Project

Presentation was given by WRCOG and Riverside County Transportation and consultant.

Motion by Council Member Martinez

Second by Council Member Carroll

To receive and file.

Ayes: Council Member White, Council Member Martinez, Council Member Carroll, Mayor Santos

Approved by a unanimous vote.

12. Presentation: Comprehensive Operations Analysis Phase II - Draft 5-Year Action Plan

Motion by Mayor Pro Tem Lara

Second by Council Member Carroll

To receive, file, and provide direction and discussion to include in the final comprehensive operations analysis report.

Ayes: Council Member White, Council Member Martinez, Council Member Carroll, Mayor Santos

Approved by a unanimous vote.

13. Authorize Funding to the Beaumont Chamber and Negotiation of a Memorandum of Understanding between the City of Beaumont and the Beaumont Chamber of Commerce

Motion by Mayor Santos

To award a grant in the amount of \$20,000 to the Beaumont Chamber of Commerce with the condition that a memorandum of understanding is negotiated that provides for the appointment of the Beaumont Mayor to the Chamber Board.

Motion died for a lack of second.

Motion by Council Member White

Second by Mayor Pro Tem Lara

To explore all concepts and bring back to Council for more discussion.

Ayes: Council Member White, Council Member Martinez, Council Member Carroll, Mayor Santos

Approved by a unanimous vote.

14. Approval of City Attorney Invoices for the Month of October 2020

City Attorney John Pinkney recused himself on this item.

Motion by Council Member White

Second by Mayor Pro Tem Lara

To approve invoices in the amount of \$64,794.70.

LEGISLATIVE UPDATES AND DISCUSSION

COUNCIL REPORTS

Carroll - *No report*

Lara - *Thanked everyone that participated in the Stuff the Bus event. Thanked staff for their participation in the senior Thanksgiving meals.*

Martinez - *No report*

Santos - *No report*

White - *Gave a report out from the RCTC meeting.*

ECONOMIC DEVELOPMENT UPDATE

Economic Development Committee Report Out and City Council Direction

CITY TREASURER REPORT

Gave a report out from the most recent meeting.

CITY CLERK REPORT

CITY ATTORNEY REPORT

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

Political Sign Ordinance

ADJOURNMENT at 10:01



Staff Report

TO: Mayor, and City Council Members

FROM: Jeff Hart, Public Works Director

DATE: December 1, 2020

SUBJECT: **Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to Sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 8887115**

Background and Analysis:

The City requires all developers to provide construction security for public improvements consisting of, but not limited to, street improvements, sewer improvements, storm drain improvements, and survey monumentation. After the improvements are constructed, City staff verifies that no liens have been filed and that the improvements are completed in accordance to the project's conditions of approval, design standards, and City requirements. Once verified, City Council may exonerate the construction security and accept a one-year maintenance security.

During the one-year maintenance period, the developer maintains all associated improvements. After the one-year term has elapsed, the developer petitions the City to accept the improvements into the publicly maintained system and exonerate the maintenance security.

After the petition is received by the Public Works Department, City staff verifies that the previously constructed improvements have been maintained in accordance with City standards. Maintenance includes replacing defective materials, repairing defective craftsmanship, replacing missing components, repairing or replacing damaged finishes and surfaces, any repairing any other deficiencies.

Pardee Homes has applied to the City to accept the identified improvements and exonerate the respective maintenance security. City staff has verified that the previously constructed improvements were maintained in accordance with the City standards and are ready to be accepted and included into the publicly maintained system.

Pardee Homes

The developer, Pardee Homes, is requesting that the City Council accept the following improvements and exonerate the respective bonds:

Location	Improvement	Bond Type	Bond Number	Principal
Starlight Avenue (from SCE Easement to Cougar Way)	Sewer	Maintenance	929598664-M	Pardee Homes
Tract No. 31470-2	Sewer	Maintenance	929598682-M	Pardee Homes
Tract No. 34862-1	Sewer	Maintenance	929598692-M	Pardee Homes
Tract No. 34862	Sewer	Maintenance	8887115	Pardee Homes

Subsequently, City staff recommends that City Council accept the improvements and exonerate the respective bonds.

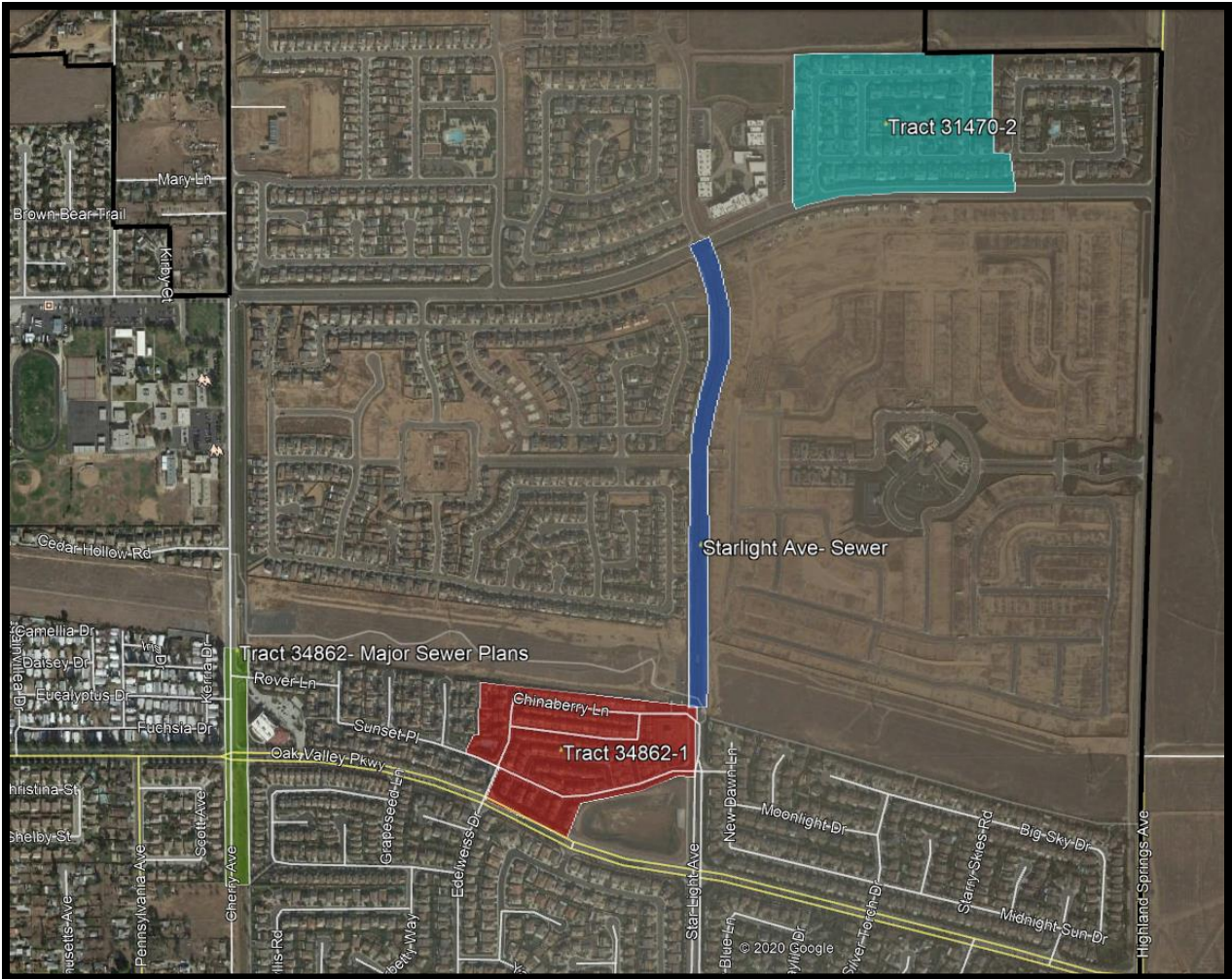


Figure 1 Locations of Sewer Improvements

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$780.

Recommended Action:

Accept the Sewer Improvements for Starlight Avenue (from SCE Easement to Cougar Way), Accept the Sewer Improvements for Tract Nos. 31470-2, 34862-1, and 34862; Authorize the Mayor to sign the Certificate of Acceptance; and Authorize the City Manager to Exonerate the Associated Maintenance Bond Nos. 929598664-M, 929598682-M, 929598692-M and 88871115.

Attachments:

- A. Certificate of Acceptance for Sewer Improvements for Starlight Avenue, Tract No. 31470-2, Tract No. 34862-1, and Tract No. 34862
- B. Bond Exoneration Application for Starlight Avenue, Sewer Improvements
- C. Bond Exoneration Application for Tract No. 31470-2, Sewer Improvements
- D. Bond Exoneration Application for Tract No. 34862-1, Sewer Improvements
- E. Bond Exoneration Application for Tract No. 34862, Sewer Improvements

**When Recorded Return
Original To:**

City of Beaumont
550 East 6th Street
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER
GOVERNMENT CODE SECTION 27383**

CERTIFICATE OF ACCEPTANCE

NOTICE is hereby given that the CITY OF BEAUMONT, 550 East 6th Street, Beaumont, California, 92223, a municipal corporation, is owner in fee of easements in the properties hereinafter described. Said owner hereby ACCEPTS the maintenance of following improvements:

**Sewer Improvements for Starlight Avenue, from SCE Easement to Cougar Way;
Sewer Improvements for Tract No. 31470-2;
Sewer Improvements for Tract No. 34862-1; and,
Sewer Improvements for Tract No. 34862**

on the property hereinafter described and that was COMPLETED prior to December 01 2019 by Pardee Homes, owner.

The property on which said work of improvement was completed in the City of Beaumont, County of Riverside, and State of California lying in Section(s) 2 & 3, Township 3 South, Range 1 West and Section(s) 35, Township 2 South, Range 1 West.

Date

Rey Santos,
Mayor of the City of Beaumont, CA

VERIFICATION:

I the undersigned am the Mayor of the City of Beaumont, the declaring of the foregoing Notice of Completion. I have read the said Notice of Completion and know the contents thereof: The same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Date

Rey Santos,
Mayor of the City of Beaumont, CA

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On _____ before me, _____ Notary Public, personally appeared Nancy Carroll, MAYOR OF THE CITY OF BEAUMONT, CALIFORNIA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BY: _____
NOTARY

(SEAL)



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2020-0541
Receipt No. 201108998
Fee \$ 3,000 Insp/484.43 App
Date Paid 9/2/20
Inv. 9769

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

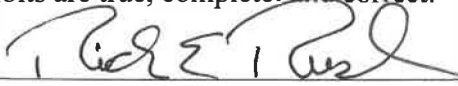
3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

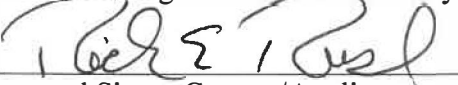
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598664-M
Sewer Improvements Starlight Avenue (Locals) Maintenance Bond
File # (Sundance) Tract

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Rick Rush  08/27/2020
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Rick Rush  08/27/2020
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.
- Remove and replace concrete and AC as needed where lifting.
 - Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
 - Provide Type II slurry coat for all road surfaces.
 - Restore/Verify pavement striping/markings.
 - Restore/Verify blue dots and signage as needed.
 - Clean and camera sewer. Provide report and video copy of camera survey.
 - Provide all final geotechnical reports.
 - Provide Engineers' certification for line and grade within Right-of-Way.
 - Provide Landscape Architects Certification as required.

Rick Rush 
Print Name and Sign – Contact/Applicant

08/27/2020
Date

Corrected Original

MAINTENANCE BOND

BOND NO. 929598664-M
PREMIUM \$Included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and The Continental Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto City of Beaumont,

as Obligee, hereinafter called Obligee, in the amount of Thirty Three Thousand Eleven and 44/100 Dollars (\$33,011.44), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements in Sundance North-Starlight Avenue Improvements, Sewer in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

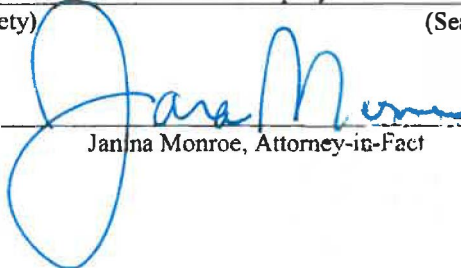
NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 14th day of March 2018.

Pardee Homes
(Principal) (Seal)

By: 

The Continental Insurance Company
(Surety) (Seal)

By: 
_____ Janina Monroe, Attorney-in-Fact

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On March 19 20 18 before me, Brianne Davis, Notary Public
(Please print name and title of the officer)

personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

929598664-M

(Title or description of attached document)

Corrected original

(Title or description of attached document continued)

Number of Pages 1 Document Date 3/14/2018

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside } ss.

On March 20, 2018, before me, Sonal Shah, Notary Public

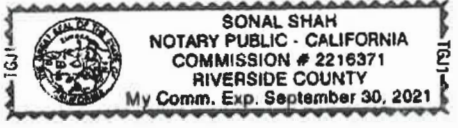
personally appeared Jeff Chambers

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sonal Shah
Notary Public



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other
 Additional Signer Signer(s) Thumbprints(s)

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Item 2.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom McCall, Paul Boucher, Individually

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 11th day of January, 2018.



The Continental Insurance Company

Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 11th day of January, 2018, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this _____ day of _____ MAR 14 2018



The Continental Insurance Company

D. Johnson Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.



City of Beaumont
550 E. 6th Street
Beaumont, CA. 9223
(951) 769-8520

PUBLIC WORKS CONSTRUCTION INSPECTION REPORT

Project Name: <u>Bond reoperation</u>	Project Number: _____
Project Location: <u>Starlight from SCETOCAGE</u>	Date: _____
Contractor: _____	Time Arrived: _____
Encroachment Permit #: <u>PW 2020-0541</u>	Time Departed: _____
Days: Mon. Tues. Wends. Thurs. Fri. Sat. Sun.	Weather: Sun, Rain, Clouds, Wind
Temperature: _____	

Description of Work Done:

Tues 9-15-20 1hr. Started @ m.H #9, opened lids, checked inverts, verified s/l is flowing with no obstructions. Checked trench lines for storage. Ended @ m.H #4

Thurs 9-17-20 1.5 hrs. Started @ m.H #4 opened lids, checked inverts. Verified sewer line is flowing with no obstructions. Checked trench lines for storage. Ended @ Edison easement, m.H #1

Monday 9-21-20 1hr. Checked all m.H & trenchlines for storage. Verified count and location of m.H lids. All lids are Riverside County STD. Bob. ^{m.H #10, 11, 12}

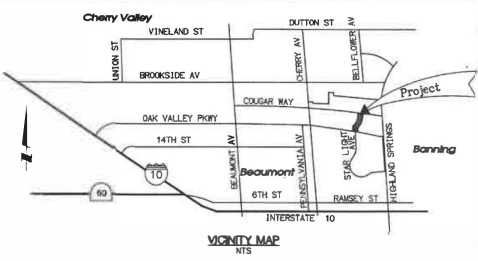
Inspector's Signature: _____	Date: _____
Inspector's Name: _____	

CITY OF BEAUMONT, CALIFORNIA

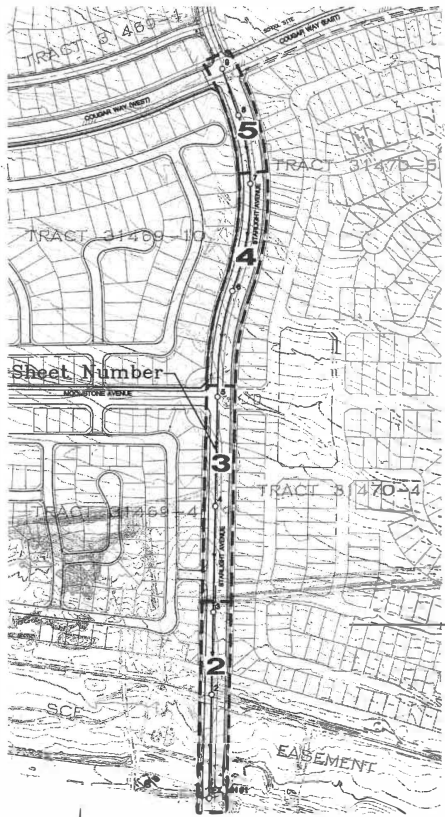
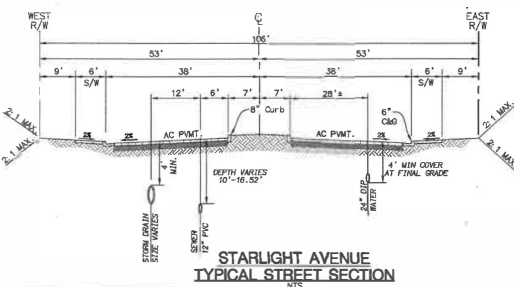
Sewer Improvement Plans

STARLIGHT AVENUE (FROM SCE EASEMENT TO COUGAR WAY)

A Portion of Section 35, Township 2 South, Range 1 West, S.B.M.



LEGEND		ABBREVIATIONS	
SEWER MANHOLE	○	ASSY	ASSY
WATER SERVICE	⊞	BC	BC
WATER TEE	⊞	BO	BO
BLOWOFF ASSEMBLY	⊞	CB	CB
AIR VALVAM RELEASE ASSEMBLY (AVR)	⊞	CD	CD
BOND (CROWN SIZE & DEFLECTION)	⊞	DC	DC
WATER VALVE (GATE)	⊞	DT	DT
WATER SAMPLE STATION	⊞	FL	FL
FIRE HYDRANT	⊞	FW	FW
EXISTING WATER	—	GL	GL
EXISTING FIRE HYDRANT	⊞	IN	IN
EXISTING STORM DRAIN	—	IR	IR
EXISTING SEWER	—	LA	LA
PROPOSED STORM DRAIN	—	PL	PL
PROPOSED SEWER	—	PR	PR
PROPOSED WATER	—	PU	PU
FUTURE IMPROVEMENTS	—	ST	ST
PROPOSED CURB & GUTTER	—	TC	TC
RIGHT-OF-WAY	—	TM	TM
PUBLIC UTILITY EASEMENT	—	TR	TR
PROPERTY LINE	—	VP	VP



CONSTRUCTION NOTES AND QUANTITY ESTIMATES

① INSTALL 12" PVC SEWER MAIN	2,780 LF
② INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606	4 EA
③ JOIN EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW 12" PVC SEWER MAIN	1 EA
④ REMOVE EXISTING 12" PVC SEWER MAIN	12 LF
⑤ NOT USED	0 LF
⑥ INSTALL 6" PVC SEWER MAIN WITH END CAP	94 LF

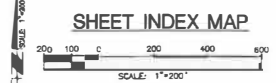
NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

NOTE:
NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.

NOTE:
TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

SHEET INDEX

SHEET	DESCRIPTION
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3	STARLIGHT AVE - STA. 68+00.00 TO STA. 77+00.00
4	STARLIGHT AVE - STA. 77+00.00 TO STA. 86+16.13



- #### SEWER NOTES
- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
 - GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL MAKE A 12" CONCRETE RING.
 - PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION, WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUD OF PROPER SIZE EXISTS. NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUD EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
 - WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVELLED WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
 - THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
 - ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
 - ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR REVERSE COUNTY PERMITS.
 - PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
 - PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
 - SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

THE CONTRACTOR IS ADVISED THAT THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND BE REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION.

4. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ACTIVE OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *[Signature]* DATE: 01-12-16
 LICENSE NO. 72382 EXP. 06-30-16

NOTE:
THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

WDID# 833C365311

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CONSTRUCTION contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all personnel and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, including liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

<p>DEAL TOLL FREE (800) 227-2600 At Home To Working Days Suburbs To Day</p>	<p>BASIS OF BEARINGS DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRANS" AND "MANTY" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.3) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA. BEING: N 52°49'02.84" E</p>	<p>BENCHMARK: CITY OF BEAUMONT DESCRIPTION: NO. 07.A.82 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 77" LOCATED AT THE S.E. CORNER 14711 AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R. ELEV. = 2678.277 (1992)</p>
	<p>CONTRACTOR'S AGREEMENT I, THE CONTRACTOR, HEREBY AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONNEL AND PROPERTY ON THIS PROJECT, INCLUDING THE SAFETY OF THE DESIGN PROFESSIONAL, FROM THE COMMENCEMENT OF WORK TO THE COMPLETION OF THE PROJECT. I AGREE TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONTRACTOR.</p>	

<p>DRE CONSULTING 74-150 COUNTRY CLUB DRIVE, SUITE 201 PALM DESERT, CALIFORNIA 92260-1600 760.348.7641 • FAX 760.348.0105 • www.dre.com</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/12/16</td> <td>REV. SDR. LINE B PLAN & PROFILE</td> <td>ADDED</td> <td></td> </tr> <tr> <td>2</td> <td>01/12/16</td> <td>STREET INTERSECTION.</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>01/12/16</td> <td>UPDATED CONSTRUCTION NOTES 2, 5, AND 6.</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	CHKD.	1	01/12/16	REV. SDR. LINE B PLAN & PROFILE	ADDED		2	01/12/16	STREET INTERSECTION.			3	01/12/16	UPDATED CONSTRUCTION NOTES 2, 5, AND 6.		
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<p>DESIGNED BY: J.A. DRAWN BY: J.A. CHECKED BY: J.A. SCALE: AS SHOWN DATE: NOVEMBER 2015 JOB NUMBER: 157096</p>	<p>Reviewed By: <i>[Signature]</i> Date: 2/4/16 Staff Engineer</p> <p>Approved By: <i>[Signature]</i> Date: 2/4/16 City Engineer</p> <p>City of Beaumont, Public Works Department Engineering Division</p>
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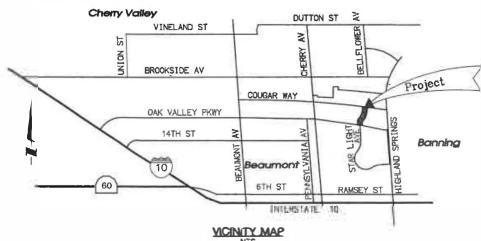
<p>CITY OF BEAUMONT, CALIFORNIA MAJOR SEWER PLANS STARLIGHT AVENUE (FROM SCE EASEMENT TO COUGAR WAY)</p>	<p>SHEET 1 OF 4 SHEETS FILE NO.: 1498B</p>
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CITY OF BEAUMONT, CALIFORNIA

Sewer Improvement Plans

STARLIGHT AVENUE (FROM SCE EASEMENT TO COUGAR WAY)

A Portion of Section 35, Township 2 South, Range 1 West, S.B.M.

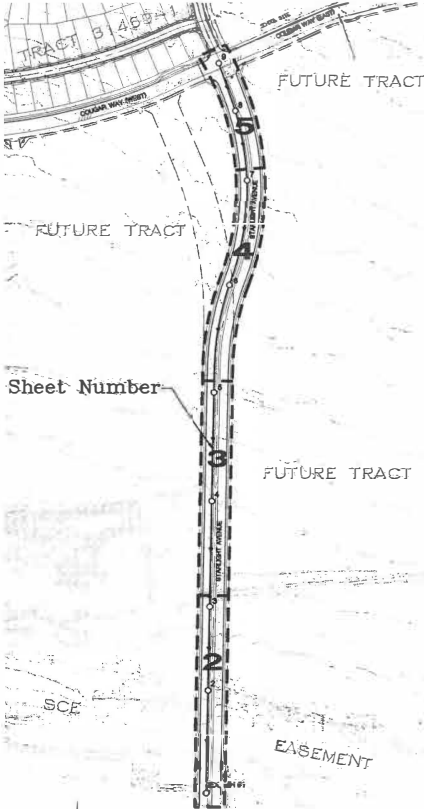


LEGEND

SEWER MANHOLE	○
WATER SERVICE	— —
WATER TEE	— —
BLOWOFF ASSEMBLY	○
AIR VACUUM RELEASE ASSEMBLY (AVR)	○
BEND (SHOW SIZE & DEFLECTION)	~
WATER VALVE (GATE)	+
WATER SAMPLE STATION	○
FIRE HYDRANT	— —
EXISTING FIRE HYDRANT	— —
EXISTING STORM DRAIN	— —
EXISTING SEWER	— —
PROPOSED STORM DRAIN	— —
PROPOSED SEWER	— —
PROPOSED WATER	— —
FUTURE IMPROVEMENTS	— —
PROPOSED CURB & GUTTER	— —
RIGHT-OF-WAY	— —
PUBLIC UTILITY EASEMENT	— —
PROPERTY LINE	— —

ABBREVIATIONS

ASSY	ASSEMBLY
BC	BEGINNING OF CURVE
BO	BOTTOM OF PIPE
CL	CENTERLINE
CS	CURB & GUTTER
CO	CLEAN OUT
CO	END OF CLEAN OUT
CO	END OF CURVE
EC	END OF CURVE
FL	FLAMELINE
FLG	FLAMELINE
ON	ON
OV	OVERHEAD
INV	INVERT
LAT	LATERAL
PRCP	PUBLIC UTILITY CASING
STN	STATION
TEMP	TEMPORARY
TOP	TOP OF CURB
TMH	TOP OF MANHOLE
TOP	TOP OF PIPE
VP	VITRIFIED CLAY PIPE
WP	RECYCLED WATER



CONSTRUCTION NOTES AND QUANTITY ESTIMATES

- INSTALL 12" PVC SEWER MAIN ----- 2,600 LF
- INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCD STD. 606 ----- 8 EA
- JOIN EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW 12" PVC SEWER MAIN ----- 1 EA
- REMOVE EXISTING 12" PVC SEWER MAIN ----- 12 LF
- NOT USED -----
- INSTALL 6" PVC SEWER MAIN WITH END CAP ----- 96 LF

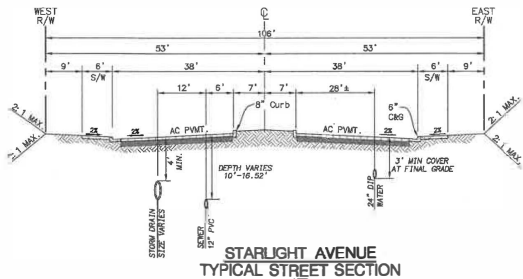
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SHEET INDEX MAP



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USINGS: The engineer preparing these plans will not be responsible for any alterations or unauthorized changes to or uses of these plans.

<p>DIGAURT DESIGN & CONSTRUCTION 1800 227-2600 All Hours Two Working Days Rushes You Day</p>	<p>BASIS OF BEARINGS: DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAM" AND "MANT" (PROTIONS PER NATIONAL GEODETIC SURVEY), NAD83, EPOCH 1995.5) AS SHOWN ON S.B. 102 PAGES 50 THROUGH 83 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA. BEING: N 52°49'02.84" E</p>	<p>BENCHMARK: CITY OF BEAUMONT NO. 07.A.82 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "TOTT B.M. 7", LOCATED AT THE SE CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R. ELEV. = 2678.277 (1982)</p>					
	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					

<p>DESIGNER: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS NOTED DATE: JULY 2014 JOB NUMBER: 137066</p>	<p>Reviewed By: [Signature] Staff Engineer Checked By: [Signature] Approved By: [Signature] City of Beaumont, Public Works Department DATE: 7/1/14</p>
---	--

<p>CITY OF BEAUMONT, CALIFORNIA MAJOR SEWER PLANS STARLIGHT AVENUE (FROM BOE EASEMENT TO COUGAR WAY)</p> <p>TITLE SHEET A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M. PARDEE HOMES-SUNDANCE</p>	<p>SHEET 1 of 4 SHEETS FILE NO. 1998</p>
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- SEWER NOTES**
- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
 - GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 12" CONCRETE RING.
 - PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
 - WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVELED WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
 - THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 106, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
 - ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
 - ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES DEFINED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
 - PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
 - PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
 - SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAIL ON PLANS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION.
- THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

DECLARATION OF ENGINEER OF RECORD

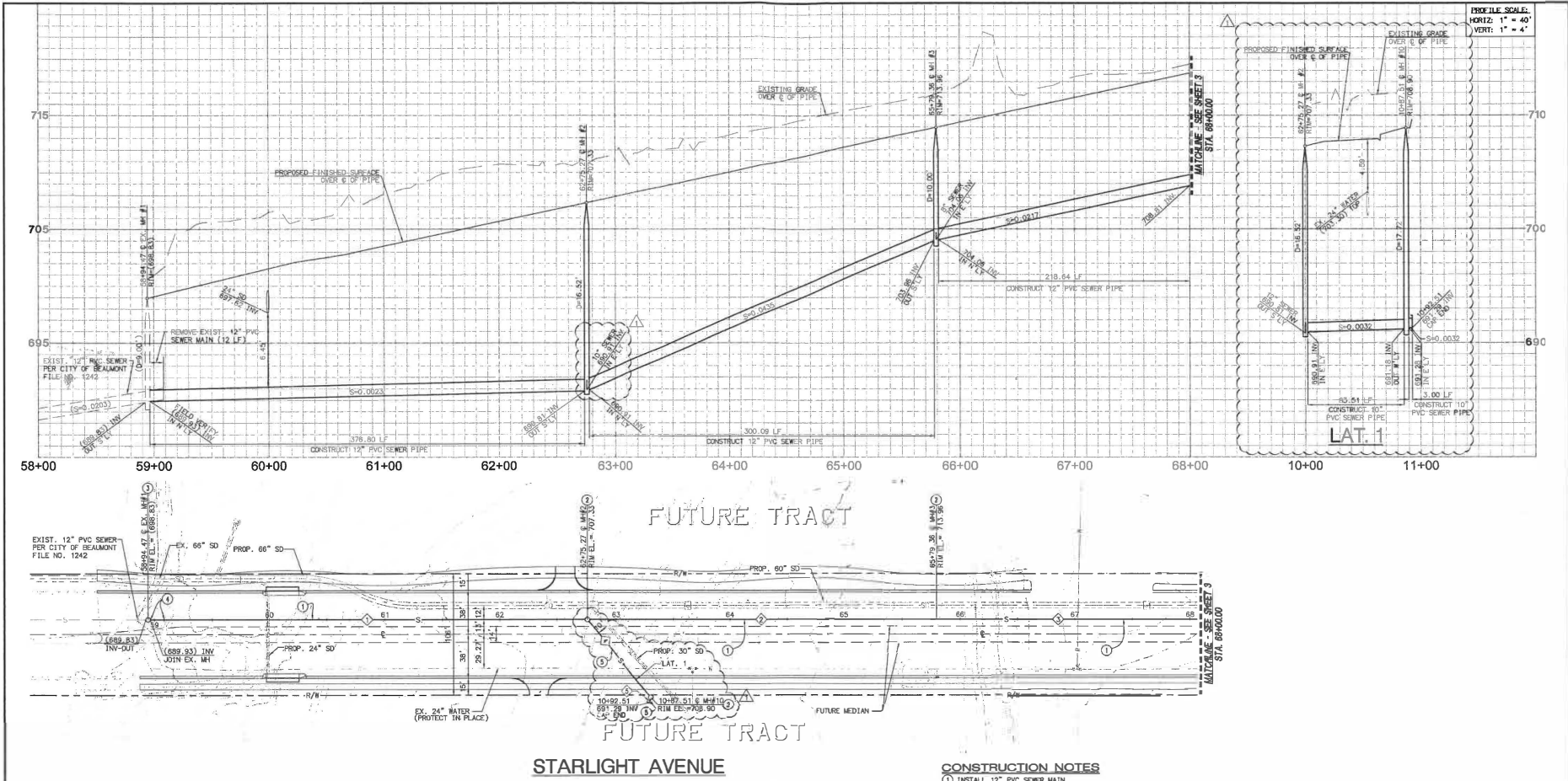
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT CITY OF BEAUMONT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: [Signature]
LICENSE NO. 57667
DATE: 7-1-14
EXP. 3-31-15

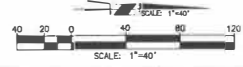
NOTE:
THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

WDD# 833C333552



NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN, IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 1, APPROVED 07/07/2014 EXCEPT FOR THOSE REVISIONS "CLOUDED" AND LABELED WITH A REVISION TRIANGLE.

8-13-15

R.C.E. 72332 EXP. 06/30/2016



- CONSTRUCTION NOTES**
- 1) INSTALL 12" PVC SEWER MAIN.
 - 2) INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER STD. 606
 - 3) JOIN EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW 12" PVC SEWER MAIN
 - 4) REMOVE EXISTING 12" PVC SEWER MAIN
 - 5) INSTALL 10" PVC SEWER MAIN

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 01°00'10" E	378.80'		
2	N 01°04'10" E	300.00'		
3	N 02°08'10" E	218.04'		
4	N 02°08'10" E	300.00'		
5	N 01°04'10" E	378.80'		

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 01°00'10" E	378.80'		
2	N 01°04'10" E	300.00'		
3	N 02°08'10" E	218.04'		
4	N 02°08'10" E	300.00'		
5	N 01°04'10" E	378.80'		



BASIS OF BEARINGS:
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102 PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED CITY 84.47', LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RBF CONSULTING

74188 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92250-1868
 760-346-7491 • FAX 760-346-8313 • www.rbf.com

DATE: 08-13-15
 R.C.E. 72332 • EXP. 06-30-2016

MICHAEL S. SUTTON

DESIGNED BY: J.A.
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 SCALE: AS SHOWN
 DATE: JULY 2014
 JOB NUMBER: 137056

Reviewed By: _____ Date: _____
 Staff Engineer

Approved By: _____ Date: 8/13/15
 Professional Engineer

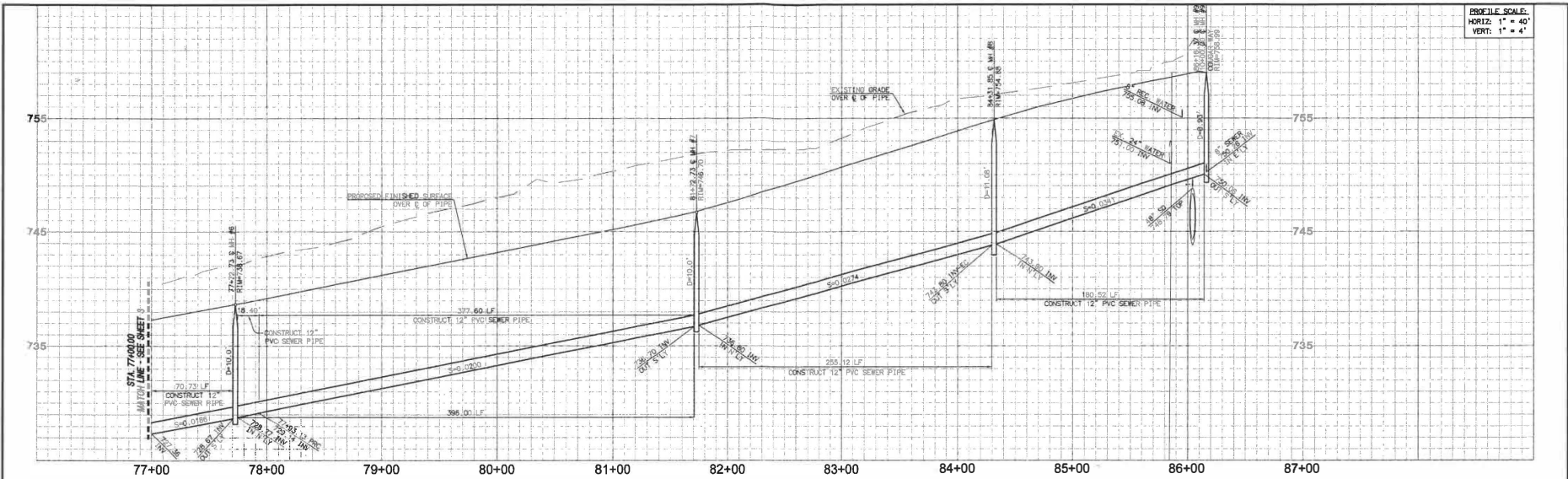
City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
MAJOR SEWER PLANS
STARLIGHT AVENUE
 (FROM SPOE EASEMENT TO COLORADO WAY)

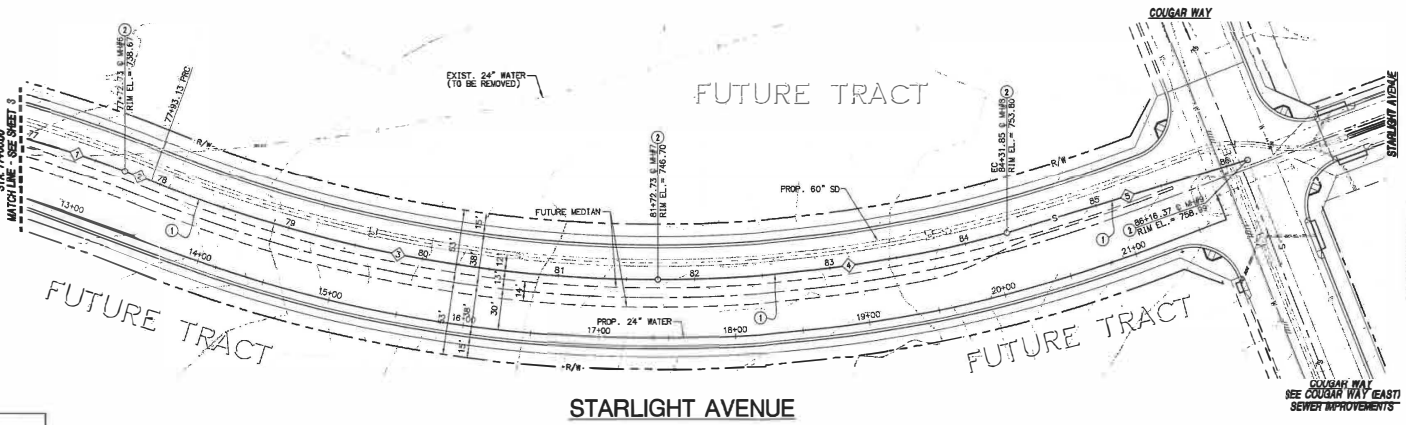
STARLIGHT AVENUE - STA. 58+94.47 TO STA. 68+00.00
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.W.

FOR: PARDEE HOMES-SUNDANCE

SHEET
2
 OF 4 SHEETS
1948-A



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	24 00' 28"	1013.00	70.73	35.38'
2	01 02' 28"	1013.00	18.41	9.20'
3	21 25' 09"	987.00	377.59	191.13'
4	14 48' 37"	987.00	255.13	128.28'
5	N 19 03' 12" W		180.62	

NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DATA HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



CONSTRUCTION NOTES

- ① INSTALL 12" PVC SEWER MAIN.
- ② INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 505



BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS TRACY AND MATH (POSITIONS PER NATIONAL GEODEIC SURVEY, NAD83, EPOCH 1985.0) AS SHOWN ON M.S. 102, PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.B.2
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 2" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



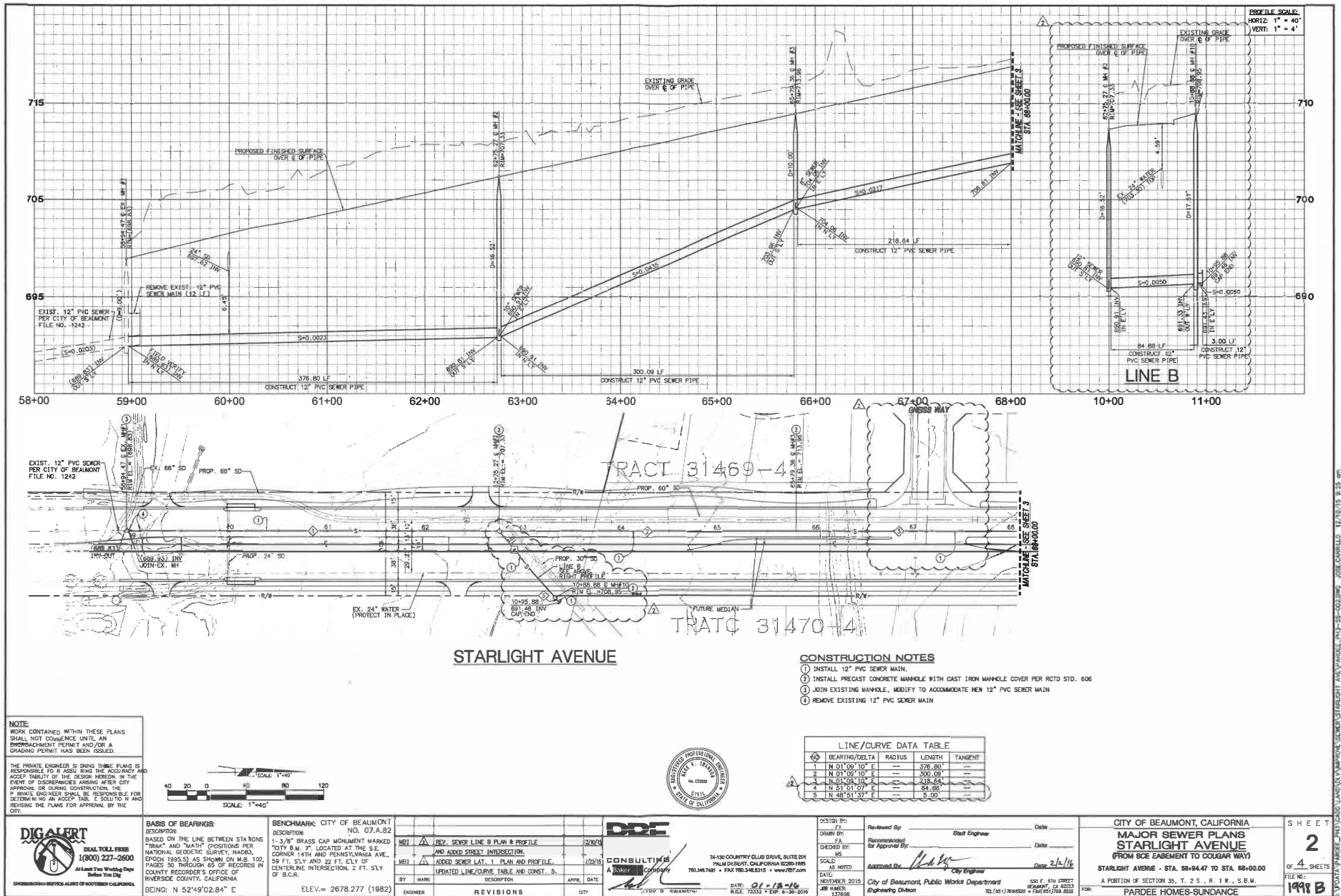
RBF CONSULTING
74-190 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1888
760.346.7465 • FAX 760.346.8316 • WWW.RBF.COM

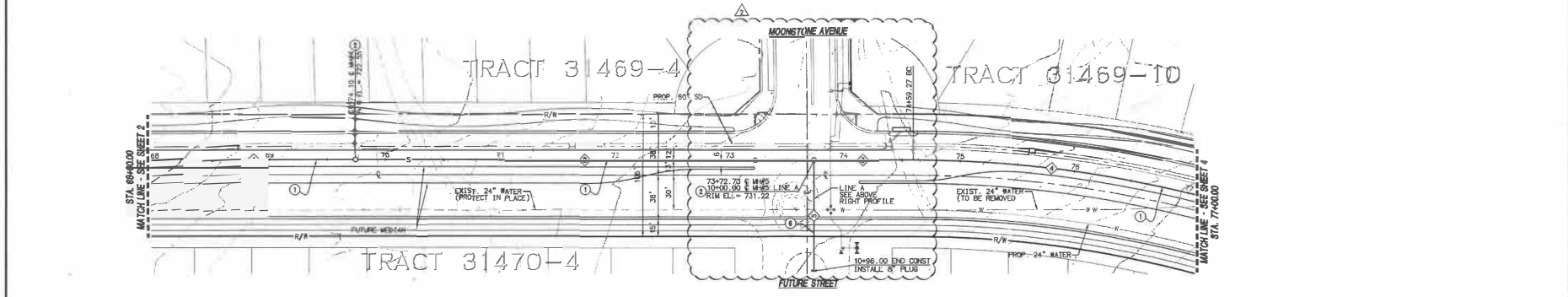
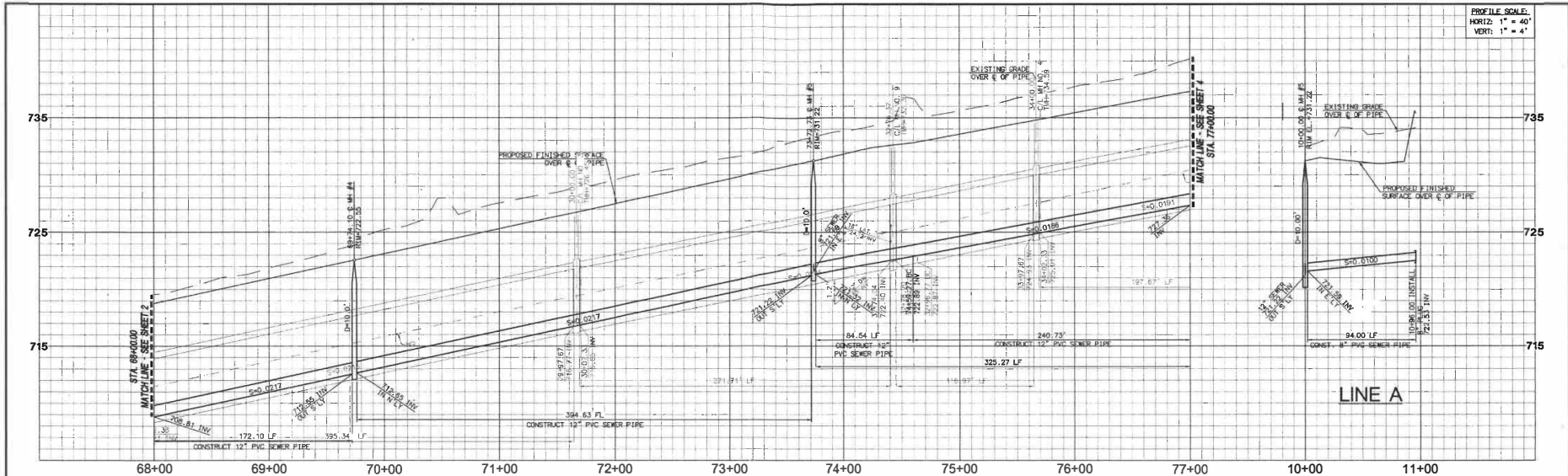
DESIGN BY: JDM
DRAWN BY: FX
CHECKED BY: MS
SCALE: AS NOTED
DATE: JULY 2014
08/16/2015 13:25:56

Reviewed By: Staff Engineer
Recommended for Approval By: [Signature]
Approved By: [Signature]
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
MAJOR SEWER PLANS
STARLIGHT AVENUE
(FROM SCE EASEMENT TO COUGAR WAY)
STARLIGHT AVENUE - STA. 77+00.00 TO STA. 86+18.13
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES-SUNDANCE

SHEET
4
OF 4 SHEETS
FILE NO.:
1998





STARLIGHT AVENUE

NOTE
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS RESPONSIBLE FOR ASSURING THE ACCURACY AND ASSURABILITY OF THE DESIGN HEREIN. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



LINE/CURVE DATA TABLE			
NO.	BEARINGS/DELTA	RADIUS	LENGTH TANGENT
1	N01°06'10"E	172.10'	---
2	N01°06'10"E	325.27'	---
3	S81°09'10"E	84.54'	---
4	S3°36'57"	1013.00'	240.73' 120.82'
5	S88°50'50"W	94.00'	---



- CONSTRUCTION NOTES**
- ① INSTALL 12" PVC SEWER MAIN
 - ② INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606
 - ③ INSTALL 8" PVC SEWER MAIN WITH END CAP



BASIS OF BEARINGS:
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "B" AND "M" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102 PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.B2
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

NO.	BY	DATE	REVISIONS
1	ADD: FUTURE EAST/NO. END.	12/28/16	

DDE CONSULTING
 A National Company

74-130 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92260-1666
 760.341.7481 • FAX 760.346.9315 • www.dde.com

DATE: 01-18-16

DESIGN BY: FA
 DRAWN BY: FA
 CHECKED BY: MS
 SCALE: AS NOTED
 DATE: NOVEMBER 2016
 JOB NUMBER: 137855

Reviewed By: *[Signature]* Staff Engineer
 Date: 2/2/16
 City Engineer
 City of Beaumont Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
MAJOR SEWER PLANS
STARLIGHT AVENUE
 (FROM SCE EASEMENT TO COUGAR WAY)
 STARLIGHT AVENUE - STA. 68+00.00 TO STA. 77+00.00
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S. 8 M.
 PARDEE HOMES-SUNDANCE

SHEET **3**
 OF 4 SHEETS
 FILE NO.: **1998 B**



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW0020-0542
Receipt No. 201108997
Fee \$ 3,000 Insp / 484.43 App
Date Paid 9/2/20
Inv. 9770

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Ri ckRush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598682-M
Sewer Improvements (Locals) Maintenance Bond
File # (Sundance) Tract 31470-2

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Ri ckRush [Signature] 08/27/2020
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Ri ckRush [Signature] 08/27/2020
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Rick Rush 
Print Name and Sign – Contact/Applicant

08/27/2020
Date



CITY OF BEAUMONT

Item 2.

March 28, 2018

Pardee Homes
1250 Corona Pointe Ct.
Corona, CA 92881
Attn: Michael Heishman

RE: Bond # 929598682 Sundance North-Tract 31470-2 Street Improvements

Dear Michael,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

Project Name	Maintenance Amount
Sundance North	\$334,381.65

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 329

Thank you,

Suzanne Foxworth
Public Works Technician

MAINTENANCE BOND

BOND NO. 929598682-M
PREMIUM \$Included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and The Continental Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto City of Beaumont,

as Obligee, hereinafter called Obligee, in the amount of Three Hundred Thirty Four Thousand Three Hundred Eighty One and 65/100 Dollars (\$334,381.65), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements in Tract Sundance North-Tract 31470-2 Street Improvements in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

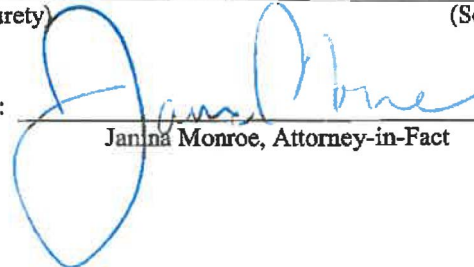
NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 3rd day of April 2018.

Pardee Homes
(Principal) (Seal)

By: 
JEFF CHAMBERS, VP. OF COMM. DEV.

The Continental Insurance Company
(Surety) (Seal)

By: 
Janina Monroe, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On APR 03 2018 before me, Mariana Lopez, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mariana Lopez
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Maintenance Bond
(Title or description of attached document)
929598682-M
(Title or description of attached document continued)
Number of Pages 1 Document Date 4/3/18

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On April 4, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeff Chambers
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sonal Shah (Seal)

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Item 2.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom McCall, Paul Boucher, Individually

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 11th day of January, 2018.

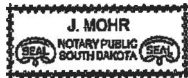


The Continental Insurance Company

Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 11th day of January, 2018, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this _____ day of _____

APR 03 2018



The Continental Insurance Company

D. Johnson Assistant Secretary

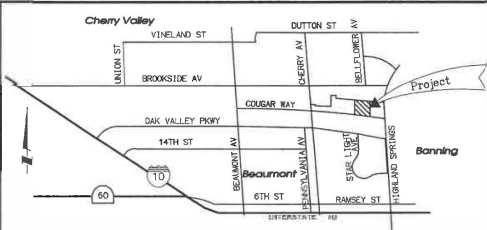
Form F6850-4/2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

CITY OF BEAUMONT, CALIFORNIA Sewer Improvement Plans

TRACT 31470-2

A Portion of Section 35, Township 2 South, Range 1 West, S.B.M.



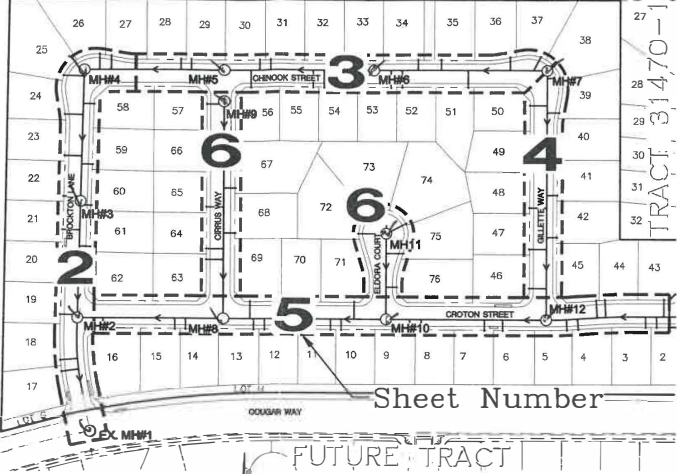
VICINITY MAP

LEGEND

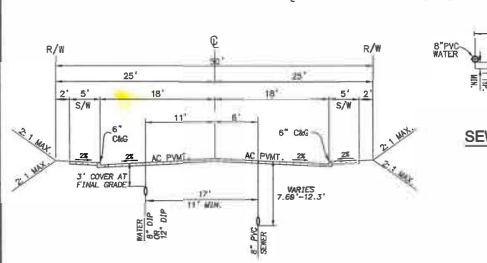
- SEWER MANHOLE
- SEWER SERVICE
- WATER SERVICE
- WATER TEE
- WATER VALVE (GATE)
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED SEWER
- PROPOSED WATER
- FUTURE IMPROVEMENTS
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PROPERTY LINE

ABBREVIATIONS

- ASSEMBLY
- AIR VALVE
- BEAUMONT CHERRY VALLEY
- BEAUMONT DISTRICT
- BEGINNING OF CURVE
- BLOW OFF
- BOTTOM OF PIPE
- BUTTERFLY VALVE
- CLEAR
- CURB & BUTTER
- CLEAN OUT
- CHUTE FROM PIPE
- END OF CURVE
- FIRE HYDRANT
- FLARED
- FLOW LINE
- GATE VALVE
- GRADE BREAK
- INVERT
- LATERAL
- MECHANICAL JOINT
- POINT OF REVERSE CURVATURE
- PROPOSED
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- STORM DRAIN
- STATION
- TOP OF CURB
- TOP OF GROUND
- TOP OF PIPE
- SIDEWALK
- MINIMUM
- MAXIMUM
- ASPHALTIC CONCRETE
- PAVEMENT
- NOT TO SCALE
- POLYETHYLENE GLYCOLIDE
- MANHOLE
- PAV ELEVATION
- ELEVATION
- CENTERLINE



INDEX MAP



SEWER STREET LATERAL TYPE 'A'



RESIDENTIAL STREET TYPICAL SECTION

SHEET INDEX	
SHEET	DESCRIPTION
1	TITLE SHEET
2	BROCKTON LANE - STA. 10+00.00 TO STA. 16+68.81
3	CHINOOK STREET - STA. 16+68.81 TO STA. 25+13.10
4	GILLETTE WAY - STA. 10+00.00 TO STA. 14+00.00
5	CROTON STREET - STA. 10+00.00 TO STA. 20+82.65
6	CIRRUS WAY - STA. 10+00.00 TO STA. 14+00.00
6	ELDORA COURT - STA. 10+00.00 TO STA. 11+57.50

NOTE:
NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.

NOTE:
TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- ① INSTALL 8" PVC SEWER MAIN ----- 3,495 LF
- ② INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER ACTD STD. ----- 11 EA
- ③ INSTALL 4" PVC SEWER LATERAL ----- 75 EA
- ④ INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NH3-A OR EQUAL) ----- 35 EA
- ⑤ JOIN TO EXISTING SEWER LINE ----- 1 EA
- ⑥ INSTALL 8" END CAP ----- 1 EA

NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

SEWER NOTES

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RFD STD 608. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 12" CONCRETE RING.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION, WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUD OF PROPER SIZE EXISTS. NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUD EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- ALL SEWER INLETS AT THE MANHOLES SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPACITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, AND ORGANS, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE CURRENT DRAINAGE MASTER PLAN FOR STORMWATER MANAGEMENT. BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTED.
- PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAV ELEVATION.
- PROVIDE APPROPRIATE MARKING TAP AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREIN, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION.
- THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS. I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *[Signature]* DATE: 7-3-14
 LICENSE NO. 57647 EXP. 12-31-15

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COME INTO EFFECT UNTIL AN ENFORCEMENT PERMIT AND/OR A CONSTRUCTION PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CONSTRUCTION CONTRACTOR agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property that this requirement shall be made to apply continuously and not be limited to the construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, accepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES:
 No part of these plans shall be reproduced, copied, or used in any way without the written consent of the preparer of these plans.

DIG ALERT
 DIAL TOLL FREE
 (800) 227-2600
 Ask About The Warning Dept
 Before You Dig
 UNAUTHORIZED SERVICE ALERT OF RIVERSIDE COUNTY CALIFORNIA

BASIS OF BEARINGS:	BENCHMARK CITY OF BEAUMONT
DESCRIPTION:	DESCRIPTION: NO. 02.A.B2
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MAY" (PROVISIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.	1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 2" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
BEING: N 52°49'02.84" E	ELEV. = 2678.277 (1982)

BY	NAME	DESCRIPTION	DATE

RFI CONSULTING
 A STATE LICENSED PROFESSIONAL ENGINEERING FIRM
 14-132 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92260-1655
 760.348.7481 • FAX 760.348.8313 • WWW.RFI.COM

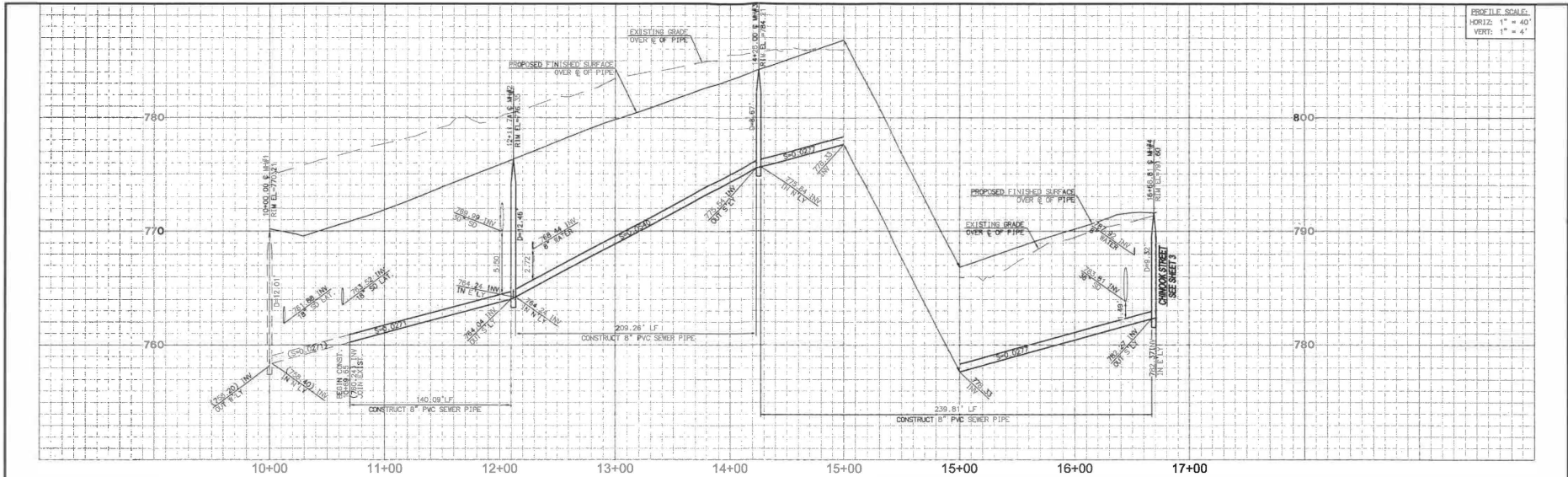
DATE: 7-3-14
 R.E.E. 0667 * EXP. 12-31-2019

Drawn By: *[Signature]* Staff Engineer Date: *[Date]*
 Reviewed By: *[Signature]* Staff Engineer Date: *[Date]*
 Checked By: *[Signature]* Staff Engineer Date: *[Date]*
 Approved By: *[Signature]* Professional Engineer Date: *[Date]*
 City of Beaumont - Public Works Department
 City Engineer: *[Signature]* Date: *[Date]*

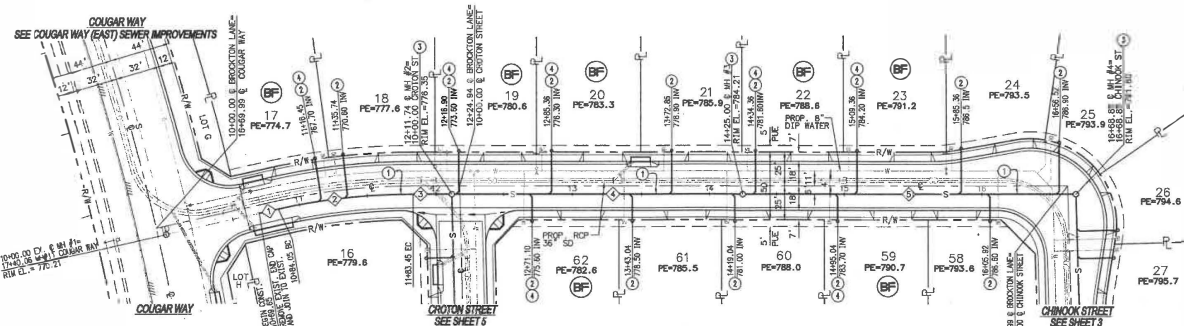
CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 31470-2

SHEET
1
 OF 6 SHEETS
 FILE NO.: 1999

A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
 PARDEE HOMES



PROFILE SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 4'



LINE/CURVE DATA TABLE			
STATION	BEARING/Delta	RADIUS	LENGTH
10+00.00	N 12 49 37 E	444.00	99.50
10+99.50	N 01 40 56 E	---	26.30
11+26.30	N 01 40 56 E	---	290.25
14+16.55	N 01 40 56 E	---	239.81

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER STD. STD. 505
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S MFD 3-A OR EQUAL)
 - JOIN TO EXISTING SEWER LINE

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENFORCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



BASIS OF BEARINGS:
 DESCRIPTION:
 BASED ON THE LINE BETWEEN STATIONS "TRIM" AND "MAIN" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985. SHOWN ON MAPS 502, PAGES 50 THROUGH 53 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.
 BEING: N 52°49'02.64" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE SE CORNER 14th AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. SLY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE	CITY
ENGINEER		REVISIONS		

RF&B CONSULTING
 74-130 COUNTRY CLUB DRIVE, SUITE 2011
 PALM DESERT, CALIFORNIA 92260-1666
 760.348.7481 • FAX 760.348.8510 • www.rf&b.com
 DATE: 7-3-14
 REE: 37697 • EXP. 12-31-2015
 MICHAEL S. SUTTON

SECTION 8th: F.E.
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 SCALE: AS SHOWN
 DATE: JULY 2014
 JOB NUMBER: 338586

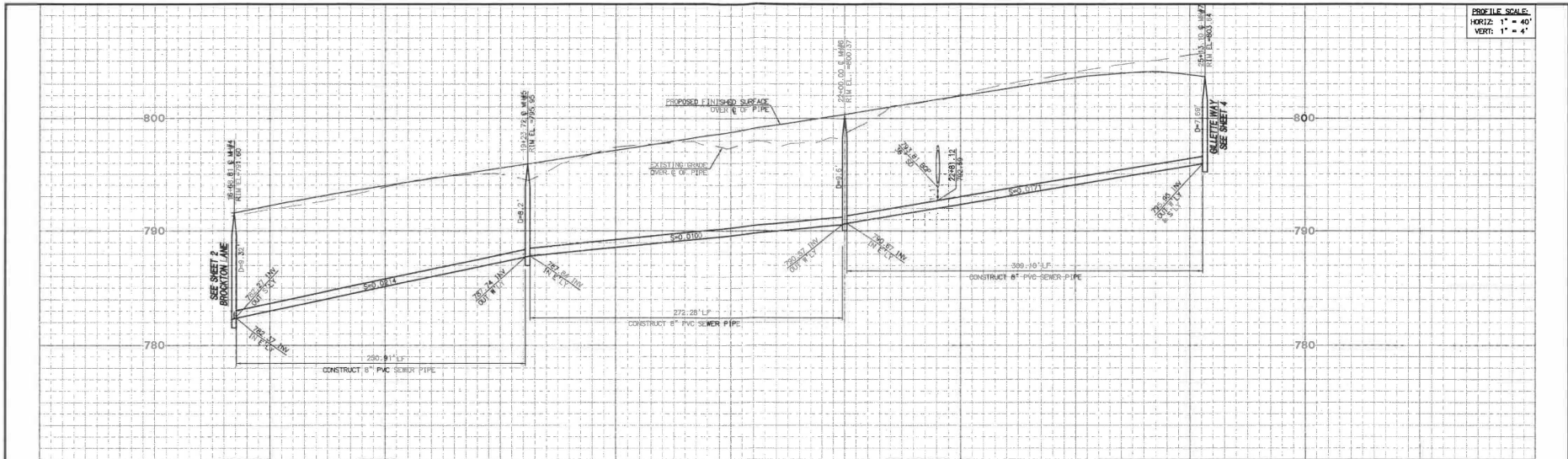
Reviewed By: _____ Date: _____
 Staff Engineer

Recommended for Approval By: _____ Date: _____
 City of Beaumont, Public Works Department
 Engineering Division

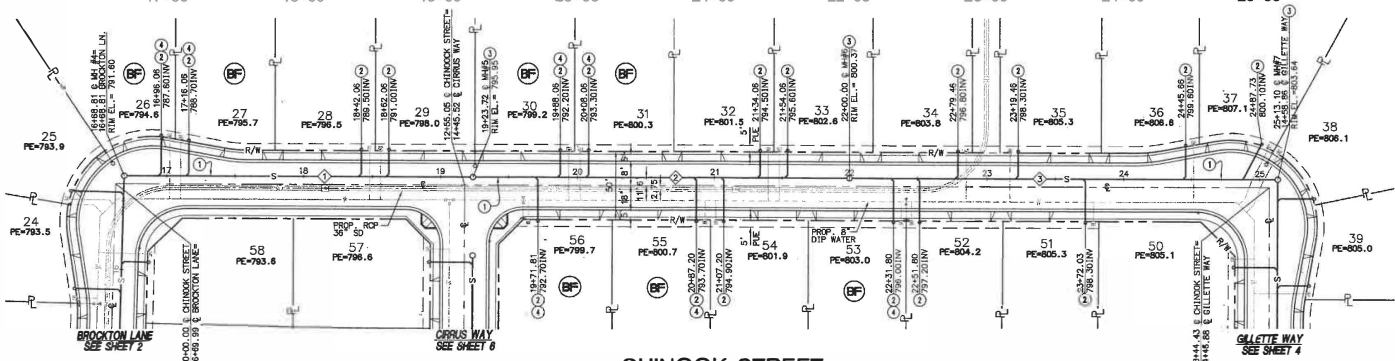
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 31470-2

BROCKTON LANE - STA. 10+00.00 TO STA. 16+88.81
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
 PARDEE HOMES

SHEET **2**
 OF 6 SHEETS
 FILE NO.: 1399



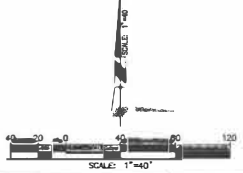
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



CHINOAK STREET

NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



LINE/CURVE DATA TABLE

NO.	BEARINGS/Delta	RADIUS	LENGTH	TANGENT
1	S 89°47'01" E	250.01'	---	---
2	S 89°47'01" E	272.28'	---	---
3	S 89°47'01" E	309.10'	---	---

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 600
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NFD-5-A OR EQUAL)



BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRIM" AND "MATH" PROVISIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 302, PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.
BEING: N 52°45'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.B.2
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	DATE	DESCRIPTION	APPV. DATE
DRWNER		REVISIONS	QTY



74-00 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1666
760.348.2481 • FAX 760.348.8115 • www.rbf.com

DATE: 7-3-14
R.E.E. 31677 EXP. 12-31-2015

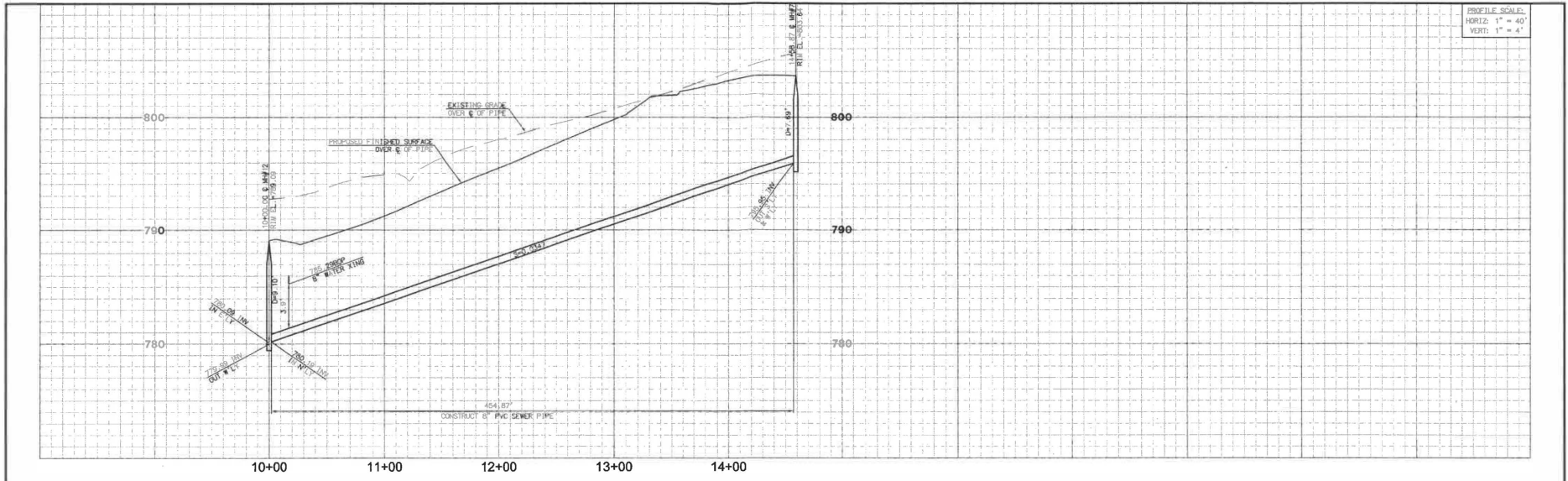
DESIGN BY: FA
DRAWN BY: FA
CHECKED BY: FA
SCALE: AS SHOWN
DATE: JULY 2014
JOB NUMBER: 130688

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
City of Beaumont, Public Works Department
Engineering Division

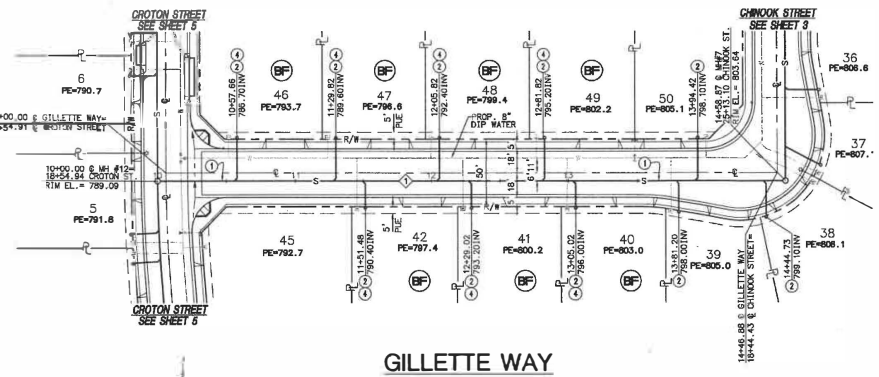
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS TRACT 31470-2

CHINOAK STREET - STA. 18+88.81 TO STA. 25+13.10
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES

SHEET **3**
OF 6 SHEETS
FILE NO.: 1310



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



LINE/CURVE DATA TABLE			
BEARING/DELTA	RADIUS	LENGTH	TANGENT
T S 00°20'49" W		454.87'	

- CONSTRUCTION NOTES**
- ① INSTALL 8" PVC SEWER MAIN
 - ② INSTALL 4" PVC SEWER LATERAL
 - ③ INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S M63-A OR EQUAL)

NOTE:
WORK CONTAINED WITHIN THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

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BASIS OF BEARINGS:
DESCRIPTION: NO. 07-A-82
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, MAJORS, EPOCH 1993.9) AS SHOWN ON M.B. 102, PAGES 59 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: NO. 07-A-82
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 2" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

RF&F CONSULTING
74-180 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-8502
760.348.7481 • FAX 760.348.8416 • www.rf&f.com

DATE: 7-3-16
R.C.E. 51697 • EXP. 12-31-2015

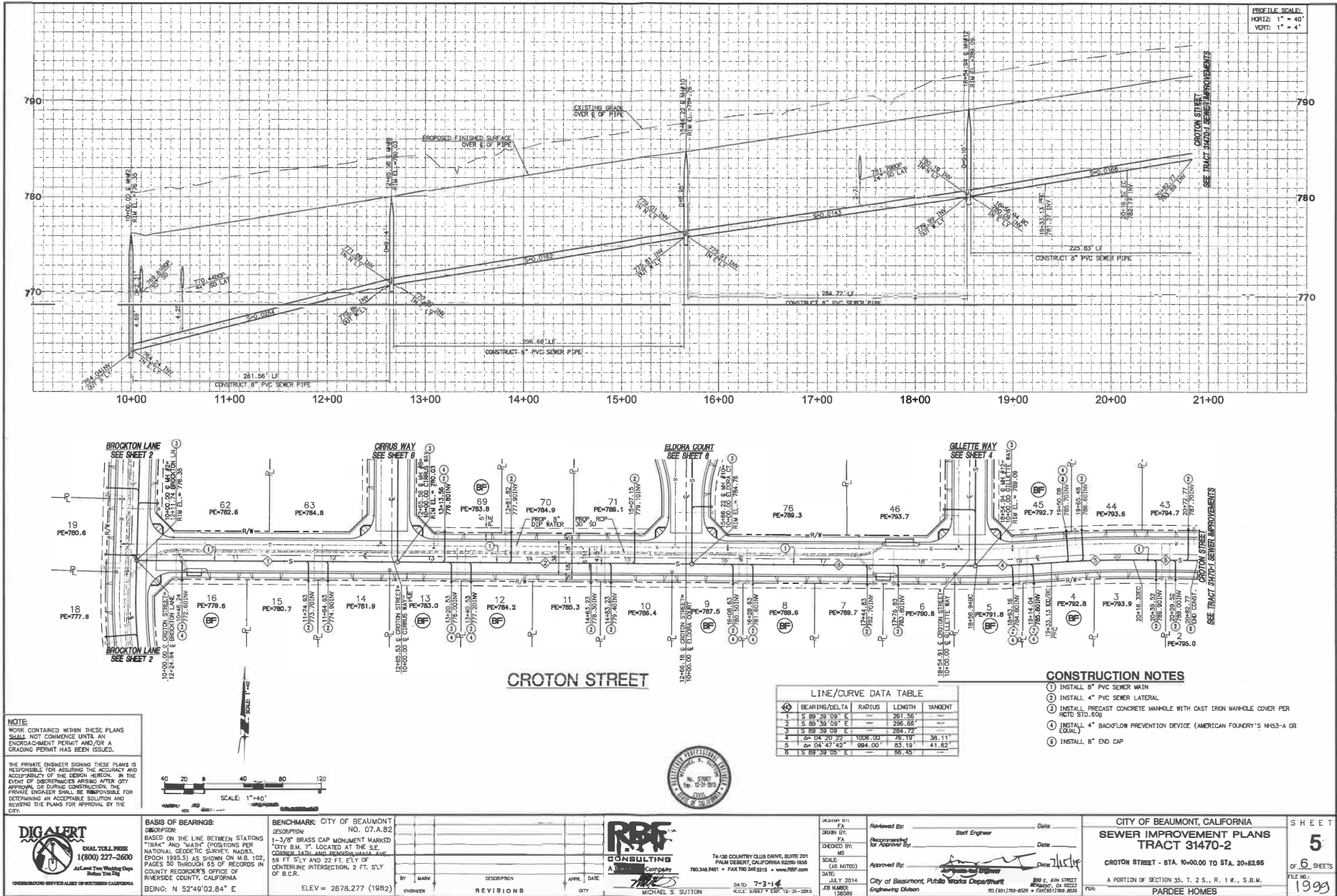
DESIGN BY: J.A.
DRAWN BY: J.A.
CHECKED BY: MS
DATE: JULY 2014
JOB NUMBER: 136089

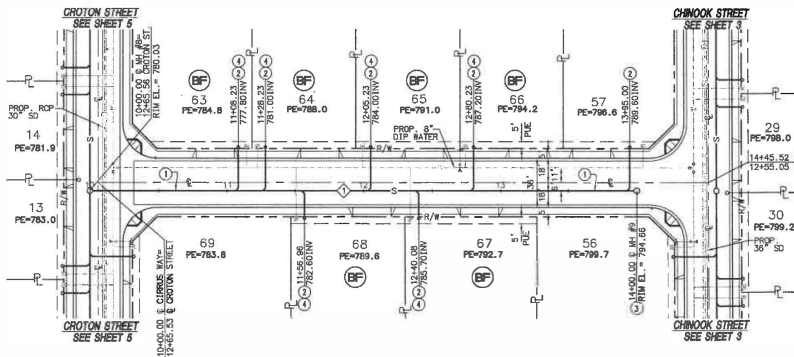
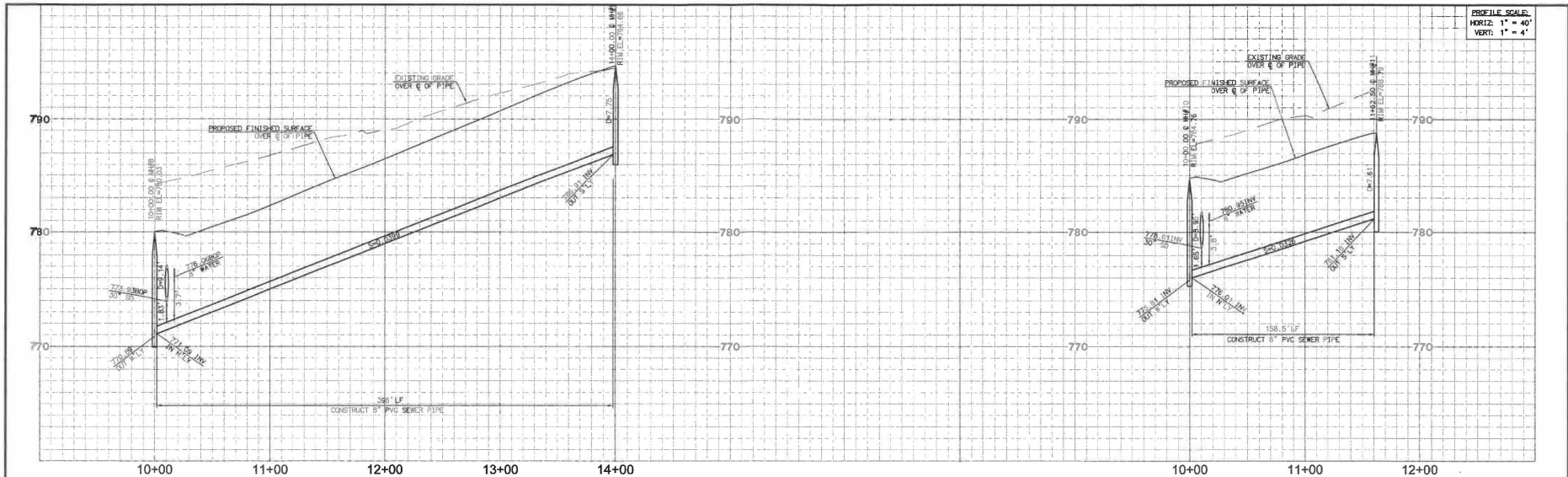
Reviewed By: [Signature] Date: 7/16/16
Recommended for Approval By: [Signature] Date: 7/16/16
Approved By: [Signature] Date: 7/16/16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS TRACT 31470-2
GILLETTE WAY - STA. 10+00.00 TO STA. 14+58.87
A PORTION OF SECTION 35, T. 2 S., R. 1 E., S.B.M.
PARDEE HOMES

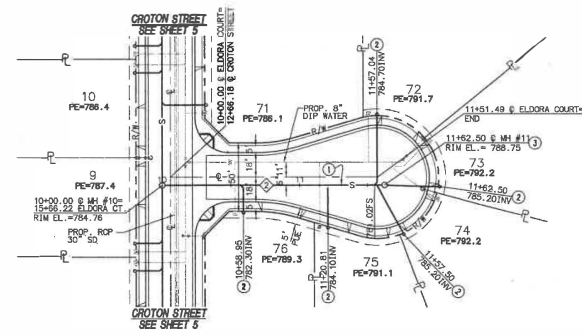
SHEET **4**
OF 6 SHEETS
DATE: 1999

I:\DATA\PROJECTS\GIS\GROW\IMPROVE\USER\31470-2\PARDEE_HOMES-004.DWG FRANKBOS.AUG2008 7/25/14 9:32 AM





CIRRUS WAY



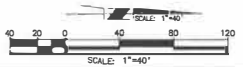
ELDORA COURT

CONSTRUCTION NOTES

- 1) INSTALL 8" PVC SEWER MAIN
- 2) INSTALL 4" PVC SEWER LATERAL
- 3) INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCD STD. 606
- 4) INSTALL 4" SAND/FLOOR PREVENTION DEVICE (AMERICAN FOUNDRY'S INCL-A OR EQUAL)

LINE/CURVE DATA TABLE				
NO.	BEARING/DEL. TA	RADIUS	LENGTH	TANGENT
1	N 00° 20' 49" E	356.60'	---	---
2	N 00° 18' 08" E	158.50'	---	---

NOTE
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR APPROVAL BY THE CITY.



BASIS OF BEARINGS:
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS 7818M AND 7819M POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 29 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT RESERVOIR NO. 07.A.B2
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE. 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPROV. DATE	CITY
ENGINEER		REVISIONS		

RBF CONSULTING
 74-102 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92260-1866
 760.342.7481 • FAX 760.343.8310 • www.rbf.com

DATE: 7-2-14
 RSE: 31667 • EXP: 12-31-2015

DESIGN BY: FA
 DRAWN BY: FA
 CHECKED BY: MS
 SCALE: (AS NOTED)
 DATE: JULY 2014
 JOB NUMBER: 136688

Reviewed By: Staff Engineer
 Recommended for Approval By: [Signature]
 Approved By: [Signature]
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS TRACT 31470-2

CIRRUS WAY - STA. 10+00.00 TO STA. 14+00.00
 ELDORA COURT - STA. 10+00.00 TO 11+57.00
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

SHEET **6**
 OF 6 SHEETS
 FILE NO.: 1999



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2020-0531
Receipt No. 201107404
Fee \$ 484.43 / \$3,070.00 Insp Fees
Date Paid 8/20/20
Inv. 9671

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598692-M
Sewer Improvements Maintenance Bond
File #1635 (Sundance) Tract 34862

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Rick Rush *[Signature]* 08/19/2020
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Rick Rush *[Signature]* 08/19/2020
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Rick Rush 
Print Name and Sign – Contact/Applicant

08/19/2020
Date

MAINTENANCE BOND

BOND NO. 029598692-M
PREMIUM \$Included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and The Continental Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto the City of Beaumont,

as Obligor, hereinafter called Obligee, in the amount of Seven Thousand Three Hundred Forty Eight and 50/100 Dollars (\$7,348.50), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

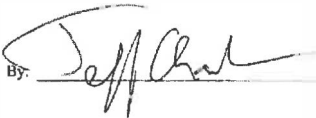
Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements in Tract 34862 Sewer Improvement, Cherry Ave North in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

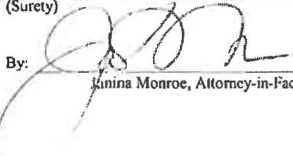
NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 27th day of July 2016.

Pardee Homes
(Principal) (Seal)

By: 

The Continental Insurance Company
(Surety) (Seal)

By: 
Lunina Monroe, Attorney-in-Fact

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On Jul 27 2016 before me, Brianne Davis Notary Public

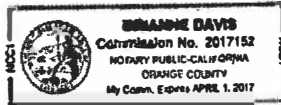
personally appeared Janina Monroe who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
929598692-M
(Title or description of attached document)
Pardee Homes, City of Beaumont
(Title or description of attached document continued)
Number of Pages 1 Document Date 7/27/16

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signet(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signet(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signet(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they; is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signet. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER
 Individual(s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other

2015 Notary Public Application Form - 801 - 04/15

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom Mc Call, Paul Boucher, Individually

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of July, 2016.



The Continental Insurance Company

Paul T. Brullat
Paul T. Brullat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 15th day of July, 2016, before me personally came Paul T. Brullat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this JUL 21 2016 day of



The Continental Insurance Company

D. Bult
D. Bult Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) ss:
COUNTY OF RIVERSIDE)

On JULY 28, 2016 before me, CAROL CAVAZOS, NOTARY PUBLIC, personally appeared JEFF CHAMBERS, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

[Seal]





CITY OF BEAUMONT

July 15, 2016

Pardee Homes
1250 Corona Pointe Ct.
Corona, CA 92881
Attn: Michael Heishman

RE: Bond # 929598692 Tract 34862 Sewer Improvements

Dear Michael,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

Tract	Maintenance Amount
34862	\$7,348.50

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 326

Thank you,

Laurie Miller
Customer Service Coordinator



Punch List

Project Name:

Sewer Improvements 3486B

Project Number:TR

Inspected By: *Jason Craighead*

Page: 1 of 1

Date: *8-27-20*

Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	<i>Please provide the following streets as they are not in the sewer improvement plans.</i>		
	<i>Silverberry St, Currant way,</i>		
	<i>- Damera, bayberry LN, Dianthus way</i>		

CITY OF BEAUMONT, CALIFORNIA Sewer Improvement Plans

TRACT 34862

Located Within the Northwest 1/4 of Section 2, Township 3 South, Range 1 West,
and the Southwest 1/4 of Section 35, Township 2 South, Range 1 West, S.B.M.

SEWER NOTES

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RFD STD 608. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 12" CONCRETE RING.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORMWATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
- PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.

PRIVATE ENGINEERS NOTICE TO CONTRACTORS(S)

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION.
- THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

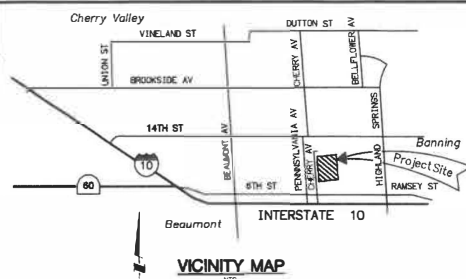
DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *[Signature]* DATE: 05/11/13
LICENSE NO. 87667 EXP. 06/1/13

NOTE: THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CORRECT TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

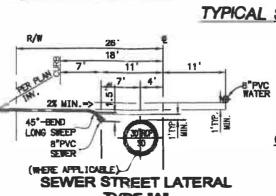
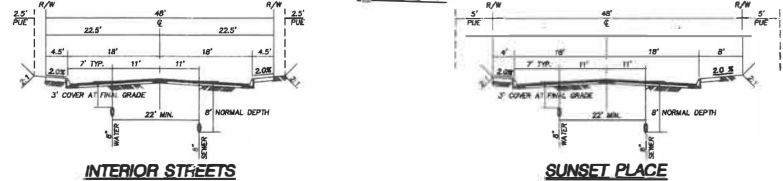
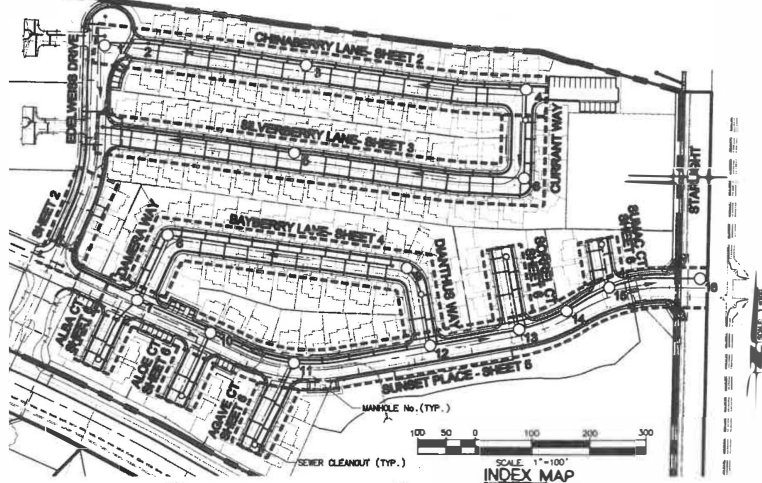


LEGEND:

ASSEMBLY	ASSY	PROP. 8" SEWER MAIN	—
BEGINNING OF CURB	BC	PROP. 8" WATER MAIN	—
CENTERLINE	CL	1" WATER SERVICE	—
CURB & GUTTER	C&G	4" SEWER LATERAL	—
CLEAN OUT	CO	TEE WITH 3-VALVES	—
DRY BARREL	DB	BLOWOFF ASSEMBLY	—
DUCTILE IRON PIPE	DIP	GEND (SHOW SIZE & DEFLECTION)	—
END OF CURB	EC	WATER VALVE (GATE OR BUTTERFLY)	—
FIRE HYDRANT	FH	SEWER MANHOLE	—
FLOWLINE	FL	CLEAN OUT	—
GATE VALVE	GV		
INVERT	INV		
LATERAL	LAT		
STATION	STA		
TOP OF CURB	TC		
PROPOSED	PROP		
PUBLIC UTILITY EASEMENT	PUE		
TOP OF MANHOLE	TMH		
POLYVINYL CHLORIDE	PVC		
SANITARY SEWER	SS		
DOMESTIC WATER	DW		

NOTE:
NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.

NOTE:
TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.



CONSTRUCTION NOTES AND ESTIMATES OF QUANTITIES

1. INSTALL 8" PVC SEWER MAIN	4,839 LF
2. INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RFD STD. 608	21 EA.
3. JOIN TO EXISTING SEWER LINE	5 EA.
4. INSTALL 4" PVC SEWER LATERAL	127 EA.
5. INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S IN35-A OR EQUAL)	61 EA.
6. JOIN TO EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW LATERAL	1 EA.

NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-6	SEWER IMPROVEMENT PLAN

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENFORCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CONSTRUCTION: Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. Such responsibility shall be made to comply continuously and not be limited to normal working hours and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, accepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for or liable for unauthorized changes to or use of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

DIG ALERT
CALL YOUR NEAREST 800-4-A-DIG
At least 2 Weeks Before You Dig

BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRACT" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) AS SHOWN ON MAP 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.
BEING: N 52°49'02.64" E

BENCHMARK: CITY OF BEAUMONT
NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. 5 1/4" AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER	REVISION #	CITY	

RBF CONSULTING
PLANNING & DESIGN & CONSTRUCTION
74-00 COUNTRY CLUB DRIVE SUITE 201
PALM DESERT, CALIFORNIA 92260-854
760.348.7400 • FAX 760.348.6676 • WWW.RBF.COM

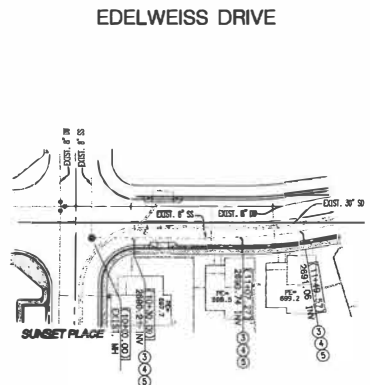
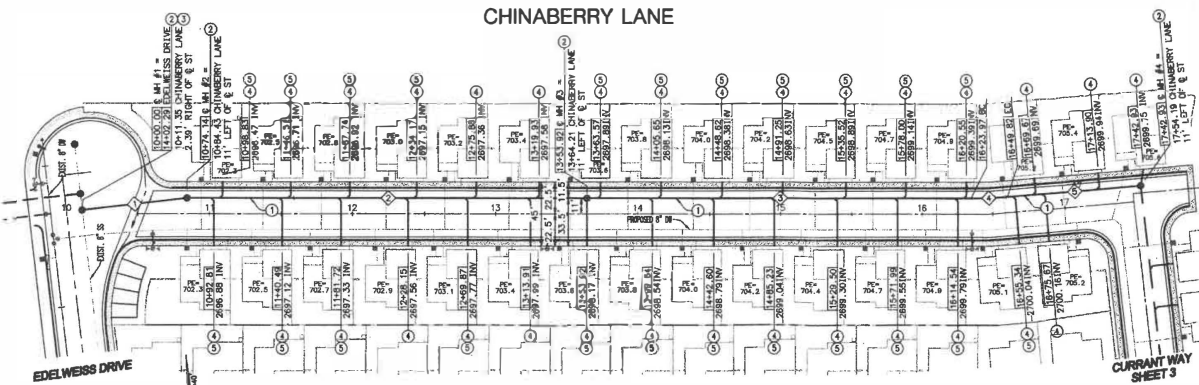
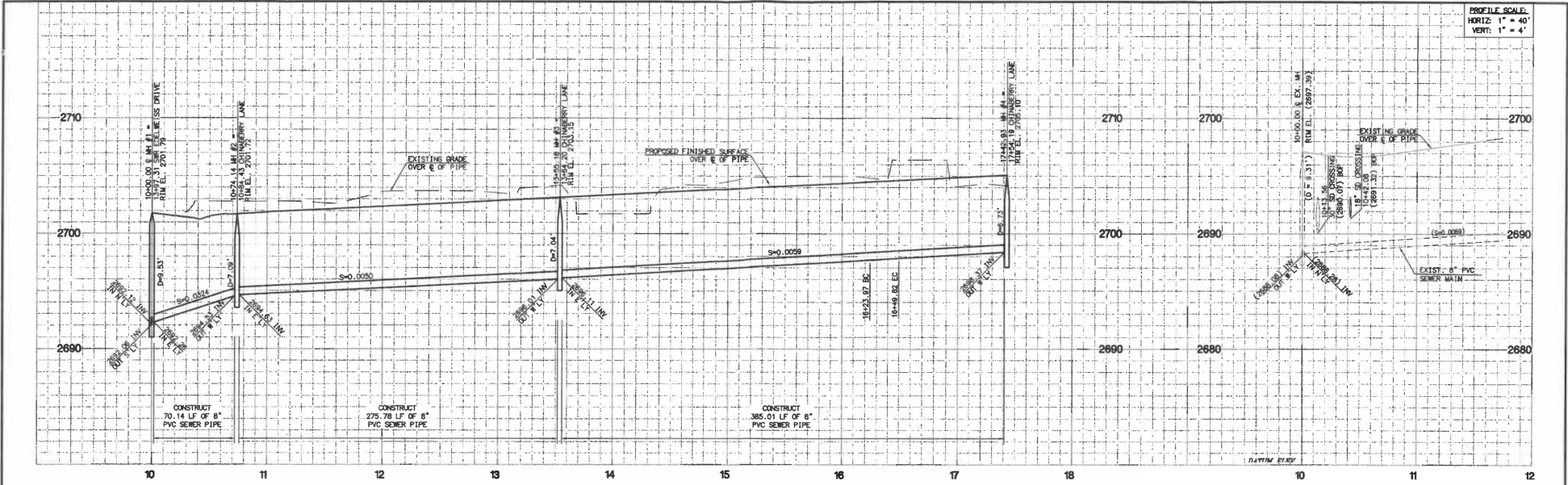
DESIGN BY: MICHAEL S. SUTTON
CHECKED BY: [Signature]
DATE: MAY 2013
JOB NUMBER: 121113

Reviewed By: [Signature] Date: 5/11/13
Prepared for Approval By: [Signature] Date: 5/11/13
Approved By: [Signature] Date: 5/11/13
City of Beaumont Public Works Department
Engineering Division

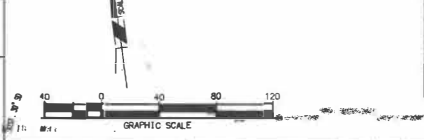
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 34862-1
TITLE SHEET • VICINITY MAP • GENERAL NOTES
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

PARDEE CONSTRUCTION

SHEET 1 OF 6 SHEETS
DRAWING NUMBER: FILE NO.: 1950



NOTE
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENFORCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVED BY THE CITY.



SEWER DATA TABLE			
BEARING/DELTA	RADIUS	LENGTH	NOTE
N86°50'50"W	---	74.14'	8" PVC
N82°18'48"W	---	280.78'	8" PVC
N82°18'48"W	---	289.05'	8" PVC
O4°56'15"	300.00'	25.85'	8" PVC
N87°15'03"W	---	83.11'	8" PVC

- CONSTRUCTION NOTES**
1. INSTALL 8" PVC SEWER MAIN
 2. INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 608
 3. JOIN TO EXISTING SEWER LINE
 4. INSTALL 4" PVC SEWER LATERAL
 5. INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S INES-4 OR EQUAL)

DIG ALERT
 CALL TOLL FREE
 1(800) 227-2600
 All About Your Working Days
 Before You Dig

BASIS OF BEARINGS
 DESCRIPTION:
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK CITY OF BEAUMONT
 NO. 07.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE	CITY
ENGINEER		REVISION #			

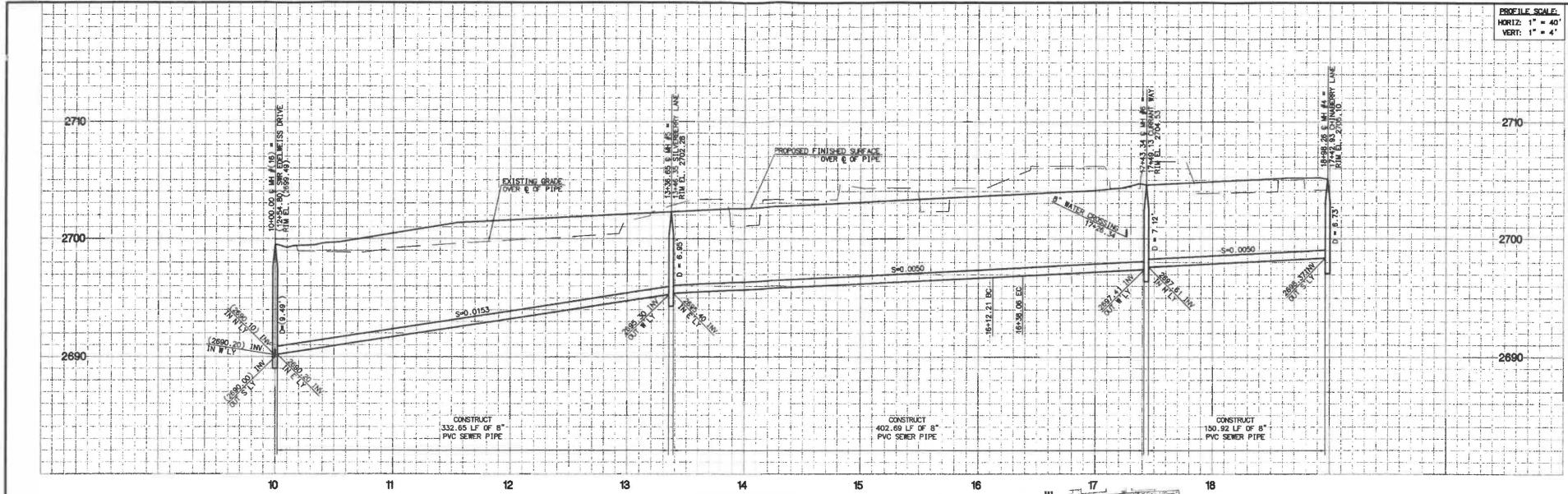
RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 74-90 COUNTRY CLUB DRIVE SUITE 200
 PALM DESERT, CALIFORNIA 92260-814
 760.368.7888 • FAX 760.368.8888 • WWW.RBF.COM

DESIGN BY: MICHAEL SUTTON
 DRAWN BY: MICHAEL SUTTON
 CHECKED BY: MICHAEL SUTTON
 SCALE: (AS NOTED)
 DATE: MAY 2013

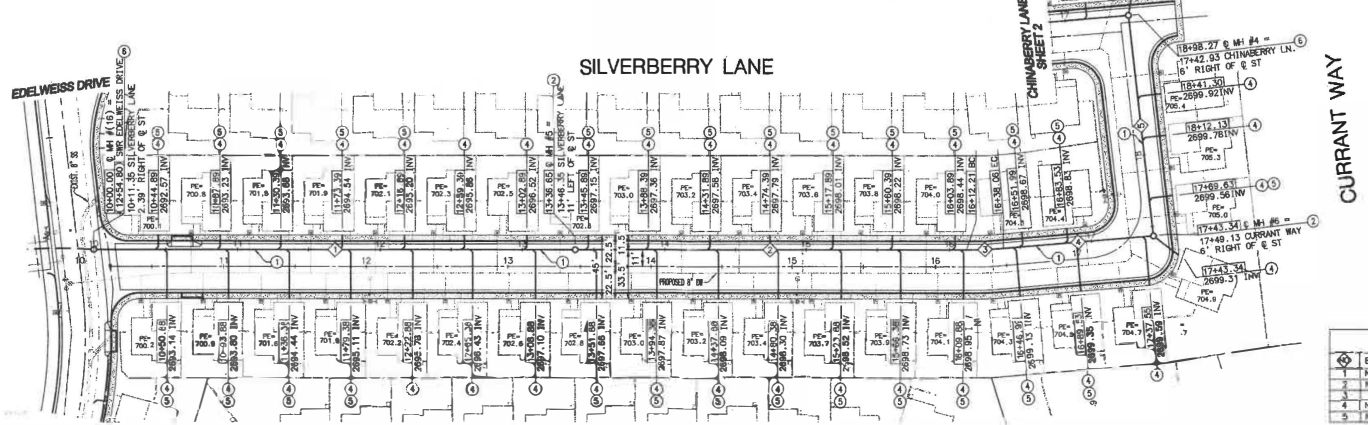
Reviewed By: _____ Date: _____
 Staff Engineer
 Recommended By: _____ Date: _____
 Approved By: _____ Date: 10/16/13
 City of Beaumont
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
TRACT 34862-1
 CHINABERRY LANE
 PORTIONS OF SEC. 35, T.2 S., R. 1 W. AND SEC. 2
PARDEE CONSTRUCTION

SHEET
2
 OF 6 SHEETS
 FILE NO. 1350



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



SEWER DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N 82° 18' 48" W	—	336.65	8" PVC
2	N 82° 18' 48" W	—	275.36	8" PVC
3	N 54° 58' 15" E	300.00	74.85	8" PVC
4	N 87° 15' 03" W	—	105.58	8" PVC
5	N 01° 09' 10" E	—	154.82	8" PVC

CONSTRUCTION NOTES

1. INSTALL 8" PVC SEWER MAIN
2. INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606
3. INSTALL 4" PVC SEWER LATERAL
4. INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S INEX-3A OR EQUAL)
5. JOIN TO EXISTING MANHOLE, MODIFY TO ACCOMMODATE NEW LATERAL

NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SHOWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABLE CITY OF BEAUMONT, IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



DIG ALERT
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(800) 227-2600
At Least Two Working Days Before Digging
CALIFORNIA
UNIVERSITY OF CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION
BASED ON THE LINE BETWEEN STATION ONE "TRAK" AND "MATH" (POINTS) PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.3) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07A.82
DESCRIPTION
1-3/4" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPROVAL DATE	CITY

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
74-100 COUNTRY CLUB DRIVE SUITE 201
PALM DESERT, CALIFORNIA 92260-4916
760.346.7468 • FAX 760.346.6500 • WWW.RBF.COM

DATE: MAY 2013
JOB NUMBER: 201007333

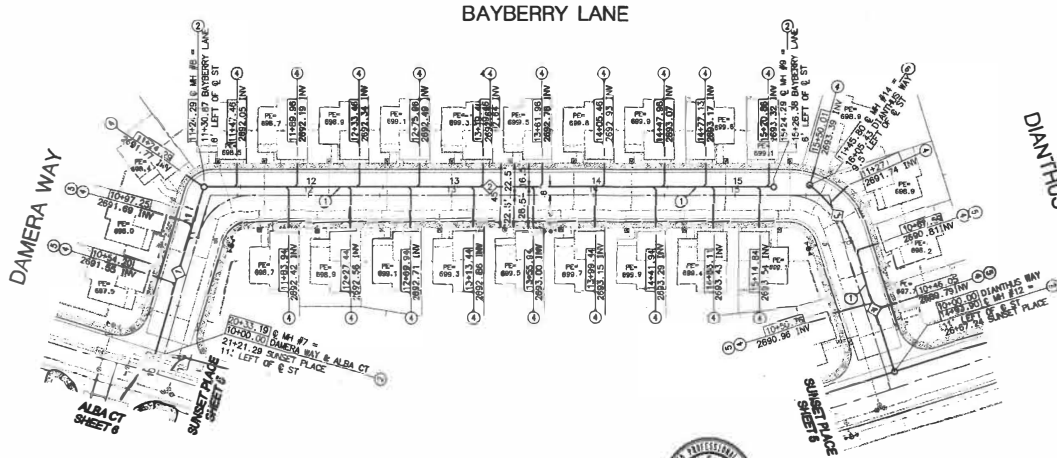
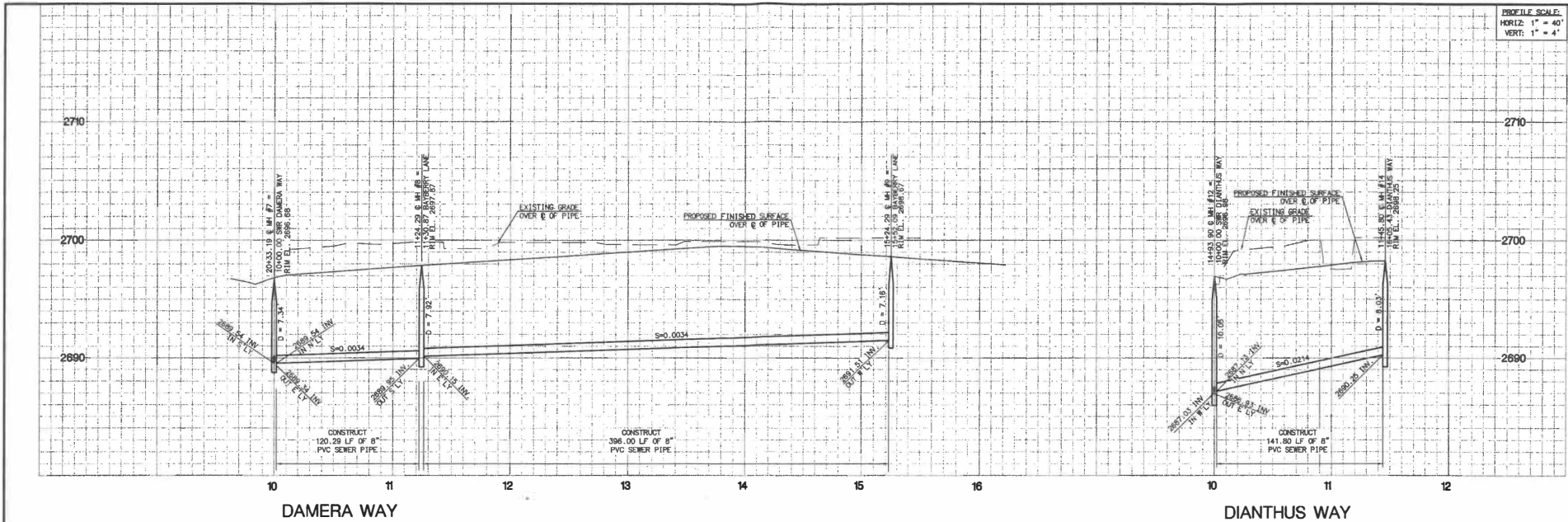
DESIGN BY: VEB/DB
DRAWN BY: MZ
CHECKED BY: MS
SCALE: (AS NOTED)
DATE: MAY 2013
JOB NUMBER: 201007333

Reviewed By: _____ Date: _____
Staff Engineer

Approved By: _____ Date: 2/1/13
City of Beaumont Public Works Director

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 34862-1
SILVERBERRY LANE
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2
PARDEE CONSTRUCTION

SHEET
3
OF 6 SHEETS
FILE NO. 201007333
199



NO.	BEARING/Delta	RADIUS	LENGTH	NOTE
1	N 24°00'59" E	—	124.29'	8" PVC
2	N 80°18'48" E	—	400.00'	8" PVC
3	S 33°21'01" W	100.00'	58.21'	8" PVC
4	N 10°00'11" W	—	92.02'	8" PVC

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST-IRON WAVELENGTH COVER PER-RICHT-319-506
 - INSTALL 4" PVC SEWER LATERAL
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NBS-3-A OR EQUAL)

NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS 1+37.87 AND "MATH" POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5 AS SHOWN ON M.B. 102, PAGES 5D THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.92
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 23 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF S.C.A.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION

74-100 COUNTRY CLUB DRIVE SUITE 208
PALM DESERT, CALIFORNIA 92260-6144
760.346.7468 • FAX 760.346.6474 • WWW.RBF.COM

DATE: 5/13/13
K.C.E. 57887 • EXP. 12-31-2013

DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: (AS NOTED)
DATE: MAY 2013
JOB NUMBER: 201007.33

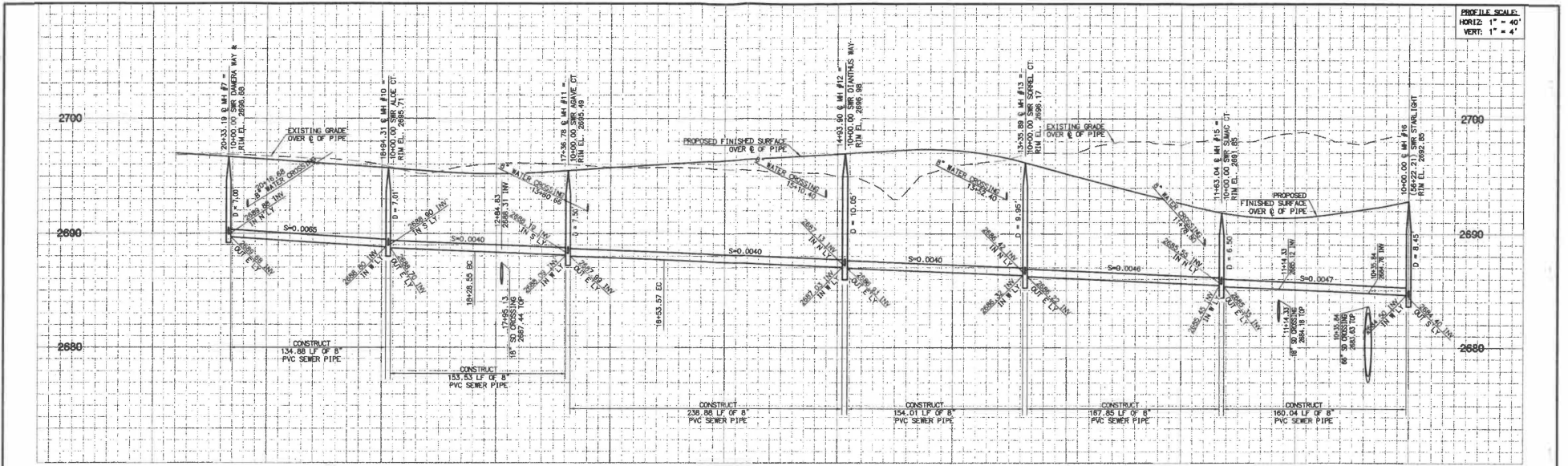
Approved By: [Signature] Staff Engineer
Date: 10/15

City of Beaumont, Public Works Department
Engineering Division

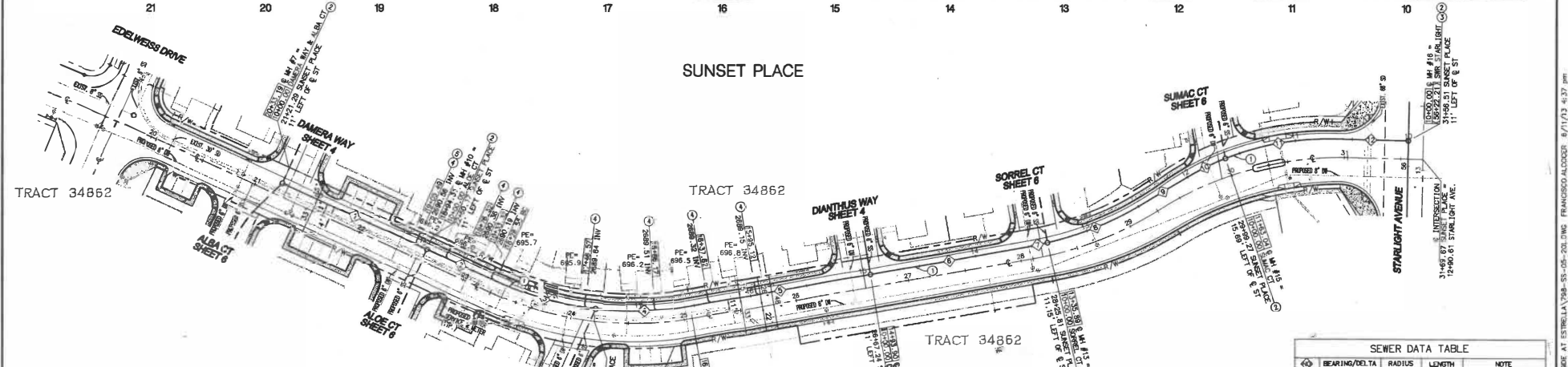
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 34862-1
DAMERA WAY, BAYBERRY LANE,
AND DIANTHUS WAY
PORTIONS OF SEC. 35, T. 2 S., R. 1 W., AND SEC. 2

SHEET
4
OF 5 SHEETS
FILE NO. 1350

PARDEE CONSTRUCTION



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OF THE DESIGN HEREON, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE CITY.

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606
 - JOIN TO EXISTING SEWER LINE
 - INSTALL 4" PVC SEWER LATERAL
 - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S HCS-A OR EQUAL)

SEWER DATA TABLE				
STATION	BEARINGS/DELTA	RADIUS	LENGTH	NOTE
1	N 85°18'40" W	138.57'	85.77'	8" PVC
2	N 65°18'48" W	—	65.76'	8" PVC
3	N 18°11'36" E	289.00'	91.77'	8" PVC
4	N 79°59'48" E	289.00'	83.20'	8" PVC
5	N 79°59'48" E	—	158.68'	8" PVC
6	N 79°59'48" E	—	140.67'	8" PVC
7	S 03°28'13" E	289.00'	17.54'	8" PVC
8	N 17°20'48" E	289.00'	87.50'	8" PVC
9	N 59°12'48" E	—	46.53'	8" PVC
10	S 03°28'13" E	243.00'	38.83'	8" PVC
11	N 22°47'02" E	243.00'	95.63'	8" PVC
12	N 88°50'50" W	—	66.41'	8" PVC



BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.S. 102, PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: NO. 07.A.82
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	DATE	DESCRIPTION	APPR.	DATE

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
74-80 COUNTRY CLUB DRIVE SUITE 201
PALM DESERT, CALIFORNIA 92260-0484
760.348.7481 • FAX 760.348.7482 • www.RBF.com

DESIGN BY: YH/TB
DRAWN BY: MZ
CHECKED BY: MS
SCALE: (AS NOTED)
DATE: MAY 2013
JOB NUMBER: 20100723

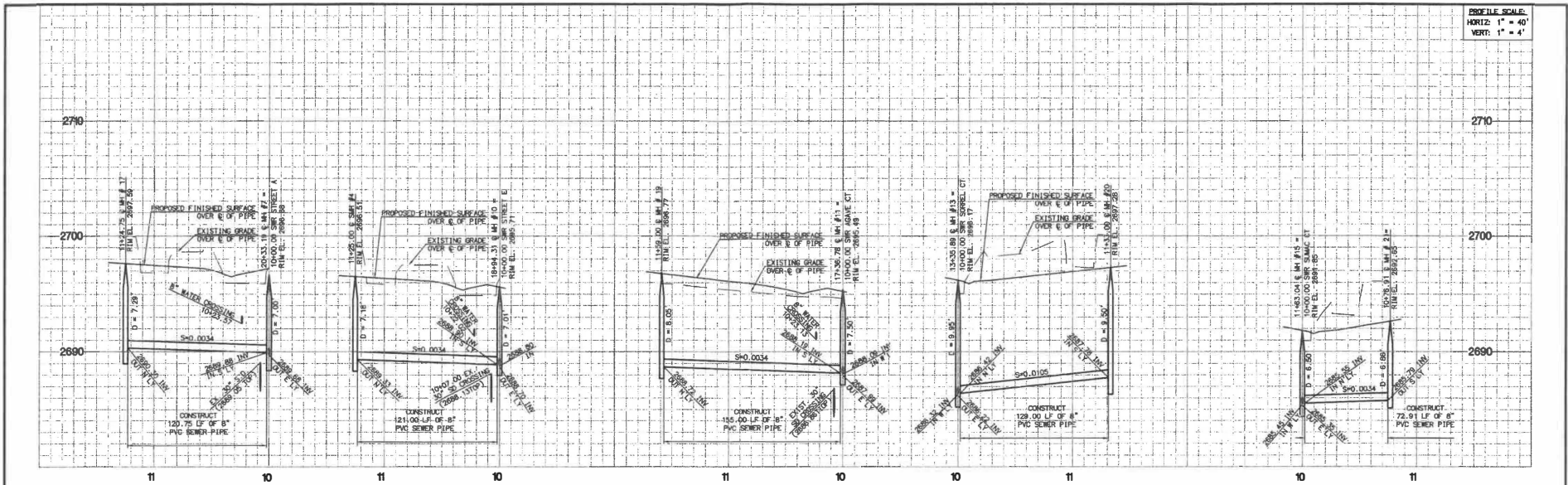
Reviewed By: _____ Date: _____
Recommended By: _____ Date: _____
Approved By: _____ Date: 2013

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 34862-1
SUNSET PLACE
PORTIONS OF SEC. 35, T.2 S., R. 1 N., AND SEC. 2

PARDEE CONSTRUCTION

SHEET 5 OF 6 SHEETS



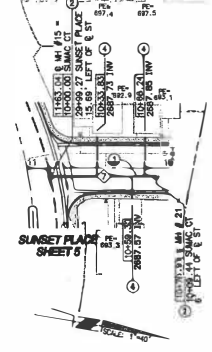
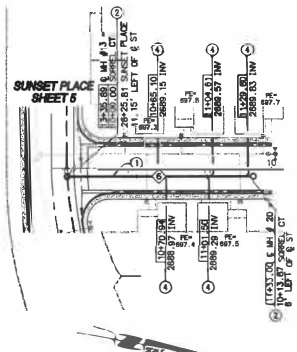
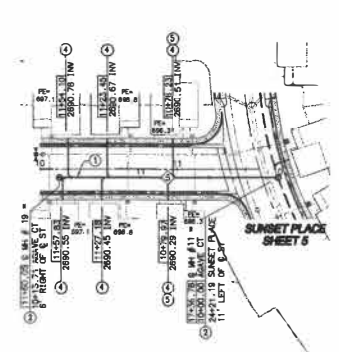
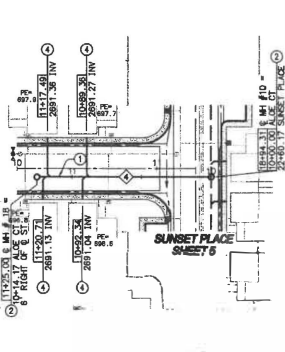
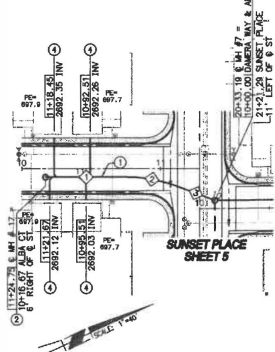
ALBA CT

ALOE CT

AGAVE CT

SORREL CT

SUMAC CT



NOTE
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER DESIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

BASIS OF BEARINGS:
 DESCRIPTION:
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, HAYES EPOCH 1985.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
 DESCRIPTION:
 1-3/4" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE	CITY
ENGINEER		REVISIONS		

RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 74-90 COUNTY CLINE DRIVE SUITE 204
 PALM DESERT, CALIFORNIA 92260-204
 760.346.7402 • FAX 760.346.7403 • WWW.RBF.COM
 DATE: 06/13
 KYLE STREET • EXP. 12-31-2013

DESIGNED BY: VLD/ST
 DRAWN BY: ME
 CHECKED BY: ME
 SCALE: (AS NOTED)
 DATE: MAY 2013
 JOB NUMBER: 0010033X

Reviewed By: *Staff Engineer* Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *[Signature]* Date: 7/17/13
 City of Beaumont Public Works Department
 Engineering Division

SEWER DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N 24°41'11" E		58.74	8" PVC
2	20°58'38"	100.00	36.82	8" PVC
3	N 43°56'43" E		26.48	8" PVC
4	N 24°41'11" E		122.10	8" PVC
5	N 24°41'11" E		160.05	8" PVC
6	N 10°00'11" W		126.87	8" PVC
7	N 10°00'11" W		78.91	8" PVC

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
TRACT 34862-1
 ALBA CT, ALOE CT, AGAVE CT, SORREL CT,
 SORREL CT, AND SUMAC CT
 PORTIONS OF SEC. 35, T. 2 S., R. 1 E., AND SEC. 2
 PARDEE CONSTRUCTION

SHEET
6
 OF 6 SHEETS
 PARDEE CONSTRUCTION

H:\PDATA\2013\08\LAND\03\IMPROV\SEWER\PARDEE_A1_ESTRELLA\VIEW-06-08-DLL.DWG FRANCISCO ALDOCEER 6/22/13 8:18 am



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2020-0534
Receipt No. RO1107400
Fee \$ 484.43 / 3,000.00 Insp
Date Paid 8/20/20
Inv. 91674

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip


5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #8887115
Sewer Improvements (Majors) Maintenance Bond
File #1651 (Sundance) Tract 34862

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Rick Rush  08/19/2020
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Rick Rush  08/19/2020
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.
- Remove and replace concrete and AC as needed where lifting.
 - Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
 - Provide Type II slurry coat for all road surfaces.
 - Restore/Verify pavement striping/markings.
 - Restore/Verify blue dots and signage as needed.
 - Clean and camera sewer. Provide report and video copy of camera survey.
 - Provide all final geotechnical reports.
 - Provide Engineers' certification for line and grade within Right-of-Way.
 - Provide Landscape Architects Certification as required.

Rick Rush 
Print Name and Sign – Contact/Applicant

08/19/2020
Date

Sundance, Tract 31468 Cherry Avenue Mainline Sewer - Maintenance
Pardee Job #192085

Bond No: 8887115
Premium: \$521

**Fidelity and Deposit Company of Maryland
999 Third Avenue, Suite 800, Seattle, WA 98104**

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **PARDEE HOMES**, as Principal, and **FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, authorized to do business in the State of California, as Surety, are held and firmly bound unto **CITY OF BEAUMONT**, as Obligee, in the sum of :

NINETY NINE THOUSAND ONE HUNDRED SEVENTY THREE AND 70/100's DOLLARS

(\$99,173.70), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:


Sundance, Tract 31468 Cherry Avenue Mainline Sewer - Maintenance

IT IS FURTHER UNDERSTOOD AND AGREED that the period of this bond shall be from _____ to _____. The Surety's liability is limited to claims made during the term of the bond and shall not exceed in the aggregate the penal sum of the bond specified herein.


This bond will not respond to any liability which arises from design, maintenance or efficiency guarantees.

SIGNED, SEALED, AND DATED THIS 13th day of August, 2009.

PARDEE HOMES

By: 
John Arvin, Sr. Vice President

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: 
Rana V. Amaya, Attorney-In-Fact



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
FAX (951) 769-8526
Email: cityhall@ci.beaumont.ca.us
www.ci.beaumont.ca.us

August 28, 2009

Pardee Homes
10880 Wilshire Bl. Suite 1900
Los Angeles, CA. 90024
Attn: Thuc Miyashiro

RE: Tract 31468
Cherry Ave. Mainline Sewer

Mr. Miyashiro:

The City of Beaumont is in receipt of your maintenance bond for the above mentioned tract. The Performance Bond issued by Bond Safeguard Insurance Company is being returned to you. The bond listed below will replace the performance bonds and remain in effect for a period of no less than one year.

<u>Bond NO.</u>	<u>Amount</u>	<u>Tract</u>
8887115	\$99,173.70	31468

Once the one year time period has elapsed, you will be required to request exoneration in writing and pay exoneration fees of \$550.00. At that time the project will be taken to city council for complete exoneration and acceptance by the City of Beaumont.

Please feel free to contact Roxann Flowers with any further questions or concerns at (951)572-3224

Thank you,

Roxann Flowers
Public Works Customer Service Coordinator



September 29, 2010

Mr. Deepak Moorjani
Director of Public Works
City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Dear Mr. Moorjani:

This letter is written to request the exoneration of Pardee Homes' maintenance bond for Tract 31468 Cherry Avenue Mainline Sewer in the Sundance project as listed below:

- Bond Number 8887115 for Sundance Tract 31468 Cherry Avenue Mainline Sewer, for \$99,173.70, issued August 13, 2009

A copy of this bond is attached to this letter along with the release letter from the City of Beaumont, dated August 28, 2009, of the original performance bonds for these improvements. A check for \$550.00 is also included to cover exoneration fees.

Please let me know if there are any further issues that need to be addressed in order to exonerate these bonds and have the City of Beaumont officially accept the improvements.

Sincerely,

A handwritten signature in black ink that reads "Thuc Miyashiro".

Thuc Miyashiro
Land Development Manager

Cc
Dave Jones, Off-site Superintendent, Pardee Homes

Page 1 of 1

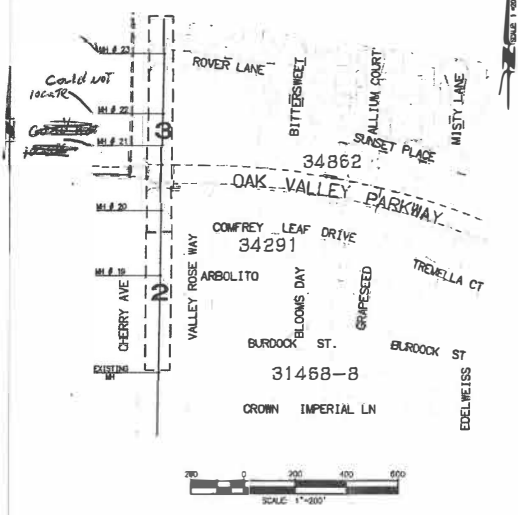
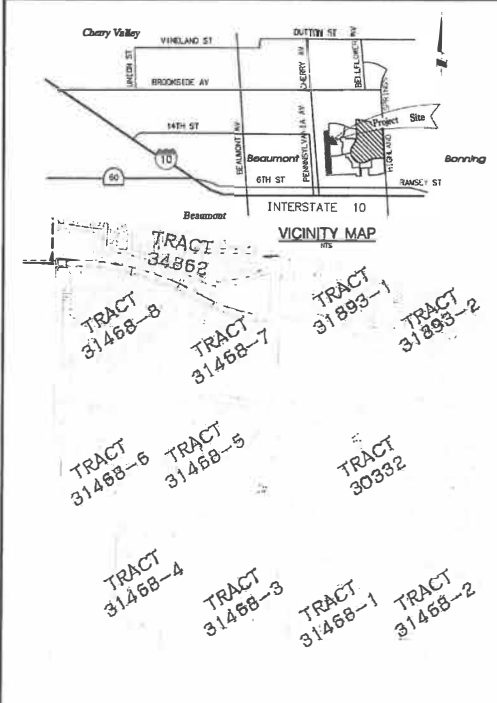
10880 Wilshire Boulevard, Suite 1900, Los Angeles, California 90024 (310) 475-3525

CITY OF BEAUMONT, CALIFORNIA

Major Sewer Plans

Tract 34862

LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 2
AND PORTIONS OF SECTION 35
T.2 S. R.1 W. S.B.M. IN THE CITY OF BEAUMONT, CALIFORNIA



INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-3	SEWER IMPROVEMENT PLANS

LEGEND:

ASSEMBLY	ASSY	PROP. 8" SEWER MAIN	MS
BEGINNING OF CURB	BC	PROP. 8" WATER MAIN	MS
CENTERLINE	CL	1" WATER SERV. CE	MS
CURB & GUTTER	C&G	4" SEWER LATERAL	MS
CLEAN OUT	CO	TEE WITH 3" VALVES	MS
DRY BARREL	DB	BLOWOFF ASSEMBLY	MS
DUCTILE IRON PIPE	DIP	BEND (SHOW SIZE & DEFLECTION)	MS
END OF CURB	EC	WATER VALVE (GATE OR BUTTERFLY)	MS
FIRE HYDRANT	FH	SEWER MANHOLE	MS
FLOORING	FL	CLEAN OUT	MS
GATE VALVE	GV		
INVERT	INV		
LATERAL	LAT		
STATION	STA		
TOP OF CURB	TC		
PROPOSED	PROP		
PUBLIC UTILITY EASEMENT	PUE		
TOP OF MANHOLE	TOM		
WIRELESS CLAY PIPE	WCP		

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY AND ENFORCEMENT POINT AND FOR A READING POINT HAS BEEN ISSUED.

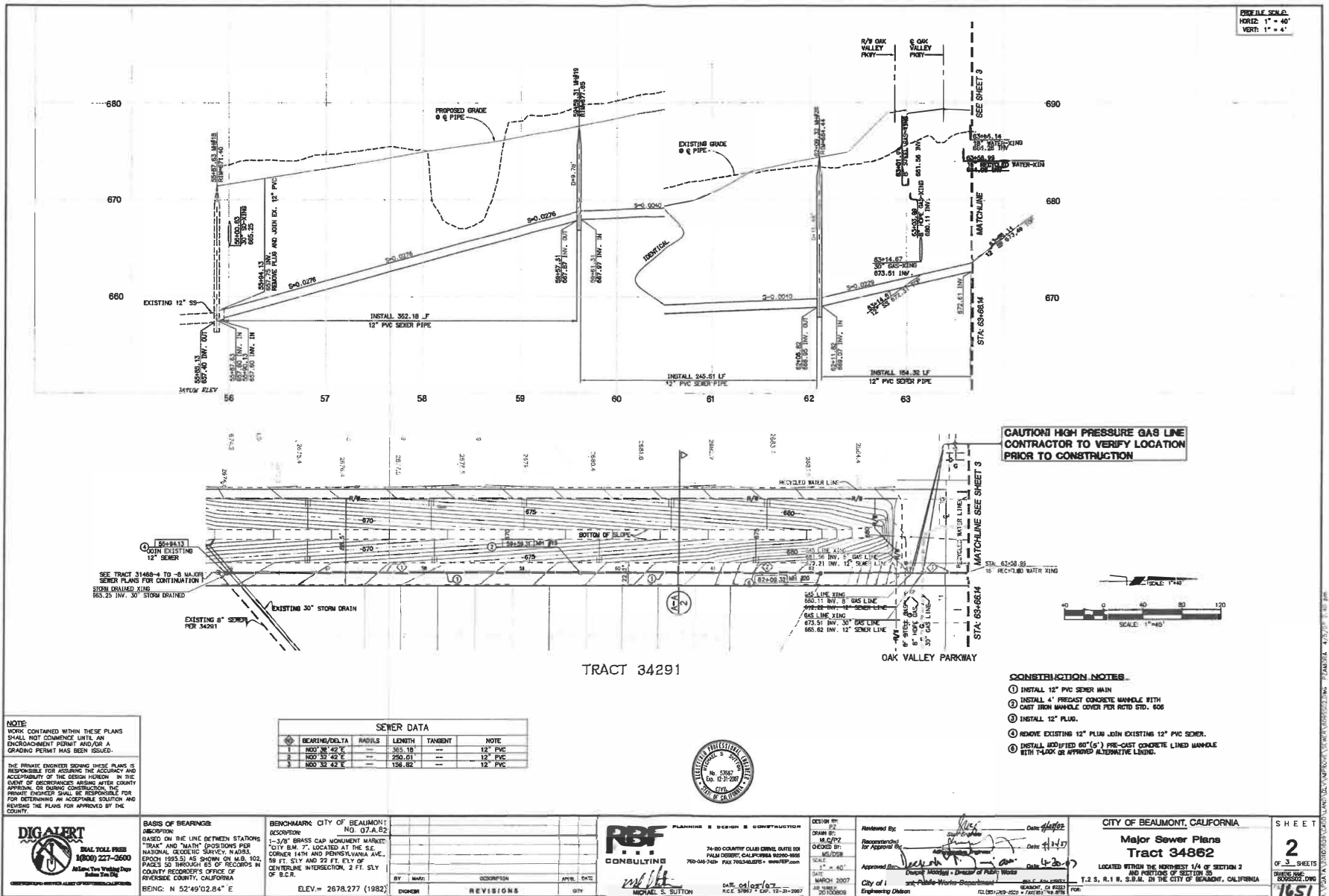
THE PRIVATE ENGINEER SHOWS THESE PLANS AS RESPONSIBLE FOR ASSURING THE ACCURACY AND ENFORCEMENT POINT AND FOR A READING POINT HAS BEEN ISSUED.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

CONTRACTOR'S OBLIGATIONS & USES: The engineer preparing these plans will not be responsible for or liable for construction changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

BASED ON BEARINGS:
BASED ON THE LINE BETWEEN STATIONS TRACT AND "BAY" POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83. POINT 1414 AND POINT 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 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2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 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2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128,



NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENGAGEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER DRAWING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER EXAMINER APPROVAL, OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

SEWER DATA					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N00°38'42"E	---	365.18'	---	12" PVC
2	N00°30'42"E	---	250.01'	---	12" PVC
3	N00°32'42"E	---	156.82'	---	12" PVC

CAUTION! HIGH PRESSURE GAS LINE CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION

CONSTRUCTION NOTES

- ① INSTALL 12" PVC SEWER MAIN
- ② INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RFD STD. 606
- ③ INSTALL 12" PLUS.
- ④ REMOVE EXISTING 12" PLUS JOIN EXISTING 12" PVC SEWER.
- ⑤ INSTALL MODIFIED 60"(6') PRE-CAST CONCRETE LINED MANHOLE WITH PLANK OR APPROVED ALTERNATIVE LINING.

DIG ALERT
 REAL TOLL FREE
 1(800) 227-2600
 All-You-Need-Dep
 Before You Dig

BASIS OF BEARINGS
 DESCRIPTION:
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK CITY OF BEAUMONT
 NO. 07.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF S.C.R.
 ELEV. = 2678.277 (1982)

BY	DATE	DESCRIPTION	APPROVED	DATE
ENGINEER	REVISIONS	CITY		

RBF CONSULTING
 PLANNING & DESIGN & CONSTRUCTION
 74-80 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92260-8886
 760-949-7460 FAX 760-949-8181 www.rbf.com

DATE: color/lor
 R.E.E. 3/28/07 EXP. 12-31-2007

DESIGN NO. 07
 DRAWN BY: M.C.P.V.
 CHECKED BY: M.C.P.V.
 SCALE: 1" = 40'
 DATE: MARCH 2007
 APPROVED BY: [Signature]
 City of Beaumont
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
Major Sewer Plans
Tract 34862
 LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 2 AND PORTIONS OF SECTION 15 T.2 S., R.1 W., S.B.M. IN THE CITY OF BEAUMONT, CALIFORNIA

SHEET 2
 OF 3 SHEETS
 DRAWING NO. 6026202.DWG
 1/657



Staff Report

TO: City Council
FROM: Jeff Mohlenkamp, Finance Director
DATE: December 1, 2020
SUBJECT: Annual Compliance Report for AB 1600 Development Impact Fees

Background and Analysis:

State of California Assembly Bill 1600 (AB 1600) – the Mitigation Fee Act (Gov. Code, Sections 66000 et seq.) sets forth the standards governing fees charged to address the impacts of development.

The City Council adopted and updated various other development impact fees applicable to new development within the City. The purpose of development impact fees is to finance the design, construction and acquisition of facilities and equipment necessary to accommodate future development.

Development impact fees that are collected are segregated and placed in special funds or accounts, which earn interest. Those funds are held for the facilities for which the fees are collected, in accordance with Government Code Section 66006. This report provides a summary of development fee activity and financial detail regarding each of the projects impacted during FY 2020 (July 1, 2019 through June 30, 2020).

The summary of development fee activity and detail regarding each project is included as Attachment A to this report.

Annual Compliance Reporting for all Development Impact Fees

Government Code Subsection 66006 (b) (1) sets forth the annual compliance reporting requirements as:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

A brief description of the type of fee in the account or fund;

The amount of the fee;

The beginning and ending balance of the account or fund;

The amount of the fees collected and the interest earned;

An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;

An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete; and

A description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and in the case of an inter-fund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and

The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

Fiscal Impact:

This report provides a summary of transaction activity that has already occurred and expenditures on projects previously authorized by the City Council. City staff estimates that the cost to produce this report is approximately \$750.

Recommended Action:

Receive and file the AB 1600 report on development impact fee activity that occurred during the period July 1, 2019 through June 30, 2020.

Attachments:

A. AB 1600 Report

Exhibit A

Summary of AB1600 Development Impact Fee Reports

Report #	Description	Balance 6/30/2019	*Fees	Interest	Expenditures	Refund	Balance 6/30/2020
1	Traffic Signal	1,399,682.54	410,093.16	9,949.92	(209,037.64)		1,610,687.98
2	Railroad Crossing	2,216,170.13	116,230.55	15,469.69	(160,825.73)		2,187,044.64
3	Fire Facility	4,095,097.06	212,209.43	29,549.17	(89,915.00)		4,246,940.66
4	BSFF Facility	795,597.57	154,245.04	6,912.76	(49,914.28)		906,841.09
5	Emergency Preparedness	(1,478,344.46)	272,086.49				(1,206,257.97)
6	General Plan	1,242.00	19,527.54	42.67	(123,223.39)		(102,411.18)
7	Recycled Water	2,229,196.81	305,184.43	15,323.28	(353,435.22)		2,196,269.30
8	Noble Creek Sewer	54,638.66	-				54,638.66
9	Trunk Maint Facility	264,459.40	2,165.79				266,625.19
10	Upper Potrero Sewer	93,026.98	-				93,026.98
11	Lower Potrero Sewer	523,749.11	11,823.75				535,572.86
12	San Timoteo Sewer	214,584.34	23,710.12				238,294.46
13	Eastside Facility	104,622.88					104,622.88
14	Westside Facility	1,049.68					1,049.68
15	Road and Bridge Benefit	6,963,627.11	990,955.17	105,597.51	(572,012.85)		7,488,166.94
16	CFD - TUMF						-
17	Regional Park	1,920,245.00		13,022.04			1,933,267.04
18	Alley In-Leiu Facility	35,521.17		224.90	(24,154.99)		11,591.08
19	Sewer Capacity	3,630,974.97	2,083,699.08	15,601.22	(4,560,082.03)		1,170,193.24
20	South West Water	7,367.68					7,367.68
21	4th Street Extension	101,168.60					101,168.60
22	Willow Springs	72,731.49					72,731.49
23	Recreational Facilities	724,467.51	259,138.89	6,597.28			990,203.68
24	Police Facilities	637,713.18	180,923.49	5,497.25			824,133.92
25	Community Park Development	994,094.89	311,733.13	4,700.62		(517,629.12)	792,899.52
26	Neighborhood Park Development	1,203,019.72	377,534.90	5,691.37		(626,417.56)	959,828.43
	Totals	26,805,704.02	5,731,260.96	234,179.68	(6,142,601.13)	(1,144,046.68)	25,484,496.85

Summary of Expenditures and Transfers to Projects and Debt Service on Bonds

Project #	Description	Amount
2016-001	Oak Valley/I-10 Interchange Traffic Signals	205,015.27
2016-004	General Plan Update	123,223.39
2017-001	Pennsylvania Avenue (WRCOG)	46,502.56
2017-005	WWTP Exp PH 1 & Advanced R/O	2,113,435.22
2017-006	Brine Pipeline to San Bernardino	1,606,897.03
2017-009	Pennsylvania Widening	88,266.44
2017-012	Pennsylvania Ave/UPR Grade Separation	143,357.24
2017-013	California Ave/UPR Grade Separation	64,614.50
2017-016	Beaumont Ave Signalization	4,022.37
2017-028	Potrero Fire Station	89,915.00
2018-003	Street Rehab	24,154.99
2019-009	2nd Street Extension Design	1,846.54
CF104	City Hall and Building B	49,914.28
Debt Service	Wastewater 2018 Revenue Bonds Debt Service Payment	1,130,000.00
Settlements	Acceptance of Cherry Ave 8th to Antonell and Fee Credit	451,436.30
	Total	6,142,601.13

Summary of Unexpended Approved Funds to Projects

Project #	Description	Amount
CF104	City Hall and Building B	780,463.79
2016-004	General Plan Update	73,881.26
2017-001	Pennsylvania Avenue (WRCOG)	3,696,018.50
2017-005	WWTP Exp PH1 & Adv R/O	2,747,617.18
2017-006	Brine Line to S.B.	1,284,877.33
2017-009	Pennsylvania Widening	201,442.82
2017-010	6th Street Rehabilitation and Beautification	26,532.50
2017-012	Pennsylvania Ave/UPR Grade Separation	145,336.49
2017-028	Potrero Fire Station	3,960,158.09
2018-003	Street Rehab	4,221.01
2019-009	2nd Street Extension Design	198,247.46
	Total	13,118,796.43

*Included in fees are funds transferred to projects that were not expended by 6/30/2020. Funds were transferred back into DIF funds and will be moved once expended. A separate schedule of transfers in is included.

Exhibit B

Summary of AB1600 Development Impact Transfers In

Report #	Description	Transfers In
1	Traffic Signal	
2	Railroad Crossing	
3	Fire Facility	
4	BSFF Facility	
5	Emergency Preparedness	
6	General Plan	
7	Recylced Water	
8	Noble Creek Sewer	
9	Trunk Maint Facility	
10	Upper Potrero Sewer	
11	Lower Potrero Sewer	
12	San Timoteo Sewer	
13	Eastide Faciltiy	
14	Westside Facility	
15	Road and Bridge Benefit	6,332.50
16	CFD - TUMF	
17	Regional Park	
18	Alley In-Leiu Facility	
19	Sewer Capacity	
20	South West Water	
21	4th Street Extension	
22	Willow Springs	-
23	Recreational Facilities	-
24	Police Facilities	-
25	Community Park Development	-
26	Neighborhood Park Development	-
	Totals	<u>6,332.50</u>

Summary of Transfer Ins by Projects

Project #	Description	Amount
2017-014		2,365.00
2017-023		<u>3,967.50</u>
	Totals	<u>6,332.50</u>

Exhibit C

Summary of Future Projects

Project #	Description	Amount
R-01	Oak Valley Parkway Expansion I10-Desert Lawn	600,000.00
R-02	Citywide Traffic Signal Upgrade & Capacity Improvement PH1	150,000.00
PS-01	New Police Station Feasibility Study	250,000.00
P-01	Stewart Park Splash Park	1,145,000.00
P-02	Rangel Park Splash Park	500,000.00
P-03	Nicklaus Park Splash Park	850,000.00
P-04	Sports Park Field Lighting & Field Expansion	1,000,000.00
P-05	Nicklaus Park Field Lighting & Field Expansion	900,000.00
P-06	Sports Park Support Building for Leagues	300,000.00
P-07	Nicklaus Park Support Building for Leagues	300,000.00
P-08	Nicklaus Park Skate Park	300,000.00
	Totals	<u>6,295,000.00</u>

Attachment 1

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
TRAFFIC SIGNAL IMPACT FEES
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

Traffic Signal Impact Fee – The purpose of this fee is to finance the construction of traffic signals and improvements needed to maintain traffic movement and safety on City streets. These fees provide the above described project funding to accommodate traffic generated by future development within the City.

(B) The amount of the fee.

	Dev Units ¹	Impact Fee Per Unit ¹	Updated 9/5/2018 ^{1, 2}
Residential-Single Family	DU	\$271.28	\$274.17
Residential-Multi- Family	DU	\$182.65	\$184.21
Residential-Mobile Home	DU	\$158.47	\$159.82
Commercial,	KSF	\$335.74	\$338.6
Industrial/Business Park	KSF	\$231.00	\$232.9

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

² Net Impact Fee (Gross \$271.28 less 1% Administration portion \$2.68).

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

Beginning – July 1, 2019	\$1,399,682.54
Plus: Fees Collected	410,093.16
Interest	9,949.92
Less: Expenditure	(209,037.64)
Refunds	(0.0)
Ending June 30, 2020	\$1,610,687.98

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No direct expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Engineering, design and installation has been completed for two signals at Oak Valley Blvd and I10. Studies have started on planning of up to potentially signaling additional intersections throughout the City. The signals identified in traffic analysis for expansion of service are to be completed in the next three years, or as soon as they are warranted.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

Transfers were made to the following projects:

2016-001	Oak Valley/I-10 Interchange Traffic Signals	\$205,015.27
2017-016	Beaumont Ave Signalization	\$ 4,022.37

(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

.No refunds were made this FY

Attachment 2

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB
1600 RAILROAD CROSSING FACILITY
FEE**

Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

Railroad Crossing Facility Fee - The purpose of this fee is to finance the construction of Railroad Crossings, traffic signals, improvements needed to maintain traffic movement and safety on City streets. These fees provide the above described project funding to accommodate traffic generated by future development within the City.

(B) The amount of the fee.

	<u>Dev Units</u> ¹	<u>Impact Fee Per Unit</u> ¹	<u>Updated 9/5/2018</u> ^{1 2}
Residential-Single Family	DU	\$291.53	\$294.64
Residential-Multi-Family	DU	\$196.28	\$197.96
Residential-Mobile Home	DU	\$170.30	\$171.75
Commercial	KSF	\$360.80	\$363.88
Industrial-Business Park	KSF	\$248.23	\$250.35
Industrial-High-Cube WH	KSF	\$34.63	\$34.93

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

2 Net Impact Fee (Gross \$291.53 less 1% Administration portion \$2.92).

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

Beginning – July 1, 2019	\$2,216,170.13
Plus: Fees Collected	116,230.55
Interest	15,469.69
Less: Expenditure	(160,825.73)
Refunds	<u>(0.00)</u>
Ending June 30, 2020	\$2,187,044.64

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No direct expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Engineering, design and planning work for the Pennsylvania Avenue Grade Separation began in FY2017/18 and is anticipated to be completed by the end of 2020/2021 at a cost of \$2 million. Preliminary design work for the California Avenue Grade Separation Project began in FY2017/18. Quiet Zone Project for California Avenue and Veile Street is currently on hold.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

2017-013	California Ave/UPR Grade Separation	\$64,614.50
2017-012	Pennsylvania Ave/UPR Grade Separation	\$96,211.23

(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made this FY

Attachment 3

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
FIRE STATION FACILITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) brief description of the type of fee in the account or fund.

Fire Facility Fee – The Fee is used to fund the design, permitting, administration, acquisition, construction of fire station facilities and equipment necessary to serve future development in the City.

(B) The amount of the fee.

	Dev Units ¹	Impact Fee Per Unit ¹	Updated 9/5/2018 ^{1 2}
Residential-Single Family	DU	\$573.19	\$584.74
Residential-Multi-Family	DU	\$183.42	\$187.12
Residential-Mobile Home	DU	\$275.14	\$280.68
Commercial	KSF	\$210.53	\$214.78
Industrial-Business Park	KSF	\$175.45	\$178.99
Industrial-High-Cube WH	KSF	\$131.59	\$134.24

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

² Net Impact Fee (Gross \$568.68 less 1% Administration portion \$5.73).

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

Beginning – July 1, 2019	\$ 4,095,097.06
Plus: Fees Collected	212,209.43
Interest	29,549.17
Less: Expenditure	(89,915.00)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$ 4,246,940.66

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No direct expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Engineering, design and planning work for West Side Fire Station Project began in FY2017/18 and is expected to be completed in FY2019/2020. The construction is expected to be complete by the end of FY 2020/2021.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

2017-028	Potrero Fire Station	\$89,915.00
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(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made this FY

Attachment 4

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
PUBLIC FACILITY FEE

Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

BSFF Facility Fee – This fee is required to maintain present basic services and to offset the ever-increasing demand caused in part by construction of new residential development and that said fee is necessary for the preservation of the public peace, health and safety. **In January 2018, BSFF Facility Fee was renamed to Public Facility Fee.**

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ¹	Updated 9/5/2018 ^{1 2}
Residential-Single Family	DU	\$421.94	\$430.45
Residential-Multi-Family	DU	\$354.97	\$362.12
Residential-Mobile Home	DU	\$392.47	\$400.38
Commercial	KSF	\$93.77	\$95.66
Industrial-Business Park	KSF	\$65.63	\$66.95
Industrial-High-Cube WH	KSF	\$37.50	\$38.26

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

2 Net Impact Fee (Gross \$418.62 less 1% Administration portion \$4.22).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$795,597.57
Plus: Fees Collected	154,245.04
Interest	6,912.76
Less: Expenditure	(49,914.28)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$906,841.09

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Conceptual design work for City Hall complex was completed in FY 2018/19. Phase 1 expansion was designed and completed September 2018.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

Transfers were made to the following project

CF104X	City Hall and Building B	\$49,914.28
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(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

.No refunds were made this FY

Attachment 5

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
EMERGENCY PREPAREDNESS FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Emergency Preparedness Fee – This fee is established for the purpose of continuing growth of the City of Beaumont combined with the expectation of high quality services by its citizens, and has been a catalyst for review of City’s existing and future public facilities, as well as a variety of emergencies, near-disasters which provides care for its citizens during disasters and other emergencies affecting public health and welfare.

(B) *The amount of the fee.*

	<u>Dev Units</u> ¹	<u>Impact Fee Per Unit</u> ¹
Residential-Single Family	DU	\$729.63
Residential-Duplex/Multi	DU	\$729.63
Residential-Mobile Home	DU	\$729.63
Commercial	KSF	.22/SF
Industrial	KSF	.22/SF

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$ (1,478,344.46)
Plus: Fees Collected	272,086.49
Interest	.00
Less: Expenditure	(.00)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$ (1,206,257.97)

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No expenditures were made for these public improvements during this fiscal year.

- (F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

This fund has been over allocated; Current fees collected are paying for previously completed project. Future projects will be proposed once the fees accumulate again.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made for this FY.

Attachment 6

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
GENERAL PLAN FEE (GPE)
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

GPF Fee – The purpose of this fee is to finance updates to the City’s General Plan.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ¹
Residential	DU	\$50.00
Residential-Mobile Home	DU	\$35.00
Commercial, Industrial	KSF	.05/SF
Hotel/Motel	PR	35.00 PR
Recreational Vehicle Park	PS	\$25.00 PS

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area; PR is per room; PS is per RV space

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$1,242.00
Plus: Fees Collected	19,527.54
Interest	42.67
Less: Expenditure	(123,223.39)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$(102,411.18)

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines*

that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Contract for General Plan Update was awarded to Raimi and Associates on December 6, 2016. The update is expected to be adopted by December 2020.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Transfers were made to the following project:

2016-004	General Plan Update	\$123,223.39
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(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

(I)

No refunds were made this FY

Attachment 7

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
RECYCLED WATER FACILITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Recycled Water Facility Fee – The purpose of this fee is to make provisions for assessing and collecting fees referred to as “water facilities fees” as a condition of issuing a permit for development of any portion of land which is benefitted by the acquisition and construction of the of the Southwest Properties Water Project for the purpose of defraying the actual or estimated cost of construction of the improvements.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ¹
Sewer EDU	DU/EDU	\$786.64

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$2,229,196.81
Plus: Fees Collected	305,184.43
Interest	15,323.28
Less: Expenditure	(353,435.22)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$2,196,269.30

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Engineering, design and planning work is currently being performed for upgrades to the Wastewater Treatment Plant to produce recycled water. The construction of the new facility began October 2018 and anticipated available treatment capacity July 2020.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

2017-005	WWTP Exp PH 1 & Advanced R/O	\$588,119.52
2017-006	Brine Pipeline To San Bernardino	\$323,829.84

(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made in this FY

Attachment 8

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB
1600 NOBLE CREEK SEWER MAIN FACILITY
FEES

Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Noble Creek Sewer Main Facility Fee – The Purpose of this fee is for the finance of construction for sewer force main and related infrastructure.

(B) *The amount of the fee.*

	Dev	Impact Fee
	<u>Units</u> ¹	<u>Per Unit</u> ¹
	EDU/DU	\$173

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$ 54,638.66
Plus: Fees Collected	.00
Interest	.00
Less: Expenditure	(0.00)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$54,638.66

(E) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

No expenditures were made for these public improvements during this fiscal year

(F) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan,*

the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system. Anticipated completion in Spring 2021.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan

Transfers were made to the following project:

No interfund transfers or loans were made during the fiscal year utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

Attachment 9

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
SOUTHERN TRUNK MAIN SEWER
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Trunk Main Facility Fee – The purpose of this fee is to establish and generate revenues sufficient to install sewer trunk main, bridge and major thoroughfare transportation facilities.

(B) *The amount of the fee.*

Dev	Impact Fee
<u>Units</u> ¹	<u>Per Unit</u> ¹
DU	\$90.15

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$264,459.40
Plus: Fees Collected	2,165.79
Interest	.00
Less: Expenditure	(0.00)
Refunds	<u>(.00)</u>
Ending – June 30, 2020	\$266,625.19

(E) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

No expenditures were made for these public improvements during this fiscal year

(F) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan,*

the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan

No interfund transfers or loans were made during the fiscal year utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
UPPER POTRERO SEWER FACILITY
FEES**

Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Upper Potrero Sewer Facility Fee – The Purpose of this fee is to finance sewer mains, force mains, and other sewer related infrastructures.

(B) *The amount of the fee.*

	Dev	Impact Fee
	<u>Units</u> ¹	<u>Per Unit</u> ¹
	EDU/DU	\$251.66

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$93,026.98
Plus: Fees Collected	0.00
Interest	.00
Less: Expenditure	(0.00)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$93,026.98

(E) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

No expenditures were made for these public improvements during this fiscal year

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an*

incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
LOWER POTRERO SEWER FACILITY FEES
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

Lower Potrero Sewer Facility Fees – The Purpose of this fee is to finance sewer mains, force mains, and other sewer related infrastructures.

(B) The amount of the fee.

Dev Units ¹	Impact Fee Per Unit ¹
DU	\$492.16

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

Beginning – July 1, 2019	\$ 523,749.11
Plus: Fees Collected	11,823.75
Interest	0.00
Less: Expenditure	(0.00)
Refunds	<u>(.00)</u>
Ending – June 30, 2020	\$ 535,572.86

(E) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

No expenditures were made for these public improvements during this fiscal year

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of

subdivision (a) of Section 66001, and the public improvement remains incomplete.

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year utilizing these funds

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

Attachment 12

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
SAN TIMOTEO SEWER FACILITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

San Timoteo Sewer Facility Fees– This Fee Study calculates a proposed facility fee based upon the reasonable apportionment of sewer facility costs to measurable units of development in accordance with Government code Section 6600.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ¹
Lower Oak Valley Sewer	EDU	\$996.55
Upper Oak Valley Sewer	EDU	\$857.13
Beaumont Mesa Sewer	EDU	\$241.94

Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$ 214,584.34
Plus: Fees Collected	\$23,710.12
Interest	.00
Less: Expenditure	(0.00)
Refunds	(.00)
Ending – June 30, 2020	\$535,572.86

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph 2) of*

subdivision (a) of Section 66001, and the public improvement remains incomplete.

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

Transfers were made to the following project:

No interfund transfers or loans were made during the fiscal year utilizing these funds

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
ROAD AND BRIDGE BENEFIT FACILITY FEE
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Road and Bridge Benefit Facility Fee – This fee was established to prepare the Beaumont Road and Bridge District Area of Benefit District Fee Study to fairly and equitably allocate transportation facility cost for Required Improvements in accordance with Ordinance No. 837 and AB 1600.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ¹	Updated 9/5/2018 ^{1 2}
Residential-Single Family	DU	\$2,469.89	\$2,496.20
Residential-Multi-Family	DU	\$1,662.90	\$1,677.08
Residential-Mobile Home	DU	\$1,442.81	\$1,455.11
Commercial	KSF	\$3,056.80	\$3,082.87
Industrial-Business Park	KSF	\$2,103.08	\$2,121.01
Industrial-High-Cube WH	KSF	\$293.46	\$295.96

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.
² Net Impact Fee (Gross \$2,464.71 less 1% Administration portion \$24.70).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$6,963,627.11
Plus: Fees Collected	990,955.17
Interest	105,597.51
Less: Expenditure	(572,012.85)
Refunds	(0.00)
Ending – June 30, 2020	\$ 7,488,166.94

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

Direct expenditure was made during this fiscal year as follows:

Settlement costs for Acceptance of Asset \$388,251.30

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Engineering, design and construction was completed for Potrero/I60 Interchange Project Phase 1. Engineering, design and planning work for Pennsylvania Avenue/I10 Interchange Project, Oak Valley/I10 Interchange and Cherry Valley/I10 Interchange Project began in FY2017/18.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Transfers were made to the following projects:

2017-009	Pennsylvania Widening	\$88,266.44
2019-009	2 nd Street Extension Design	\$ 1,846.54
2017-001	Pennsylvania Ave (WRCOG)	\$46,502.56
2017-012	Penn Ave/UPR Grade Sep	\$47,146.01

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made in this FY.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
REGIONAL PARK FEE
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Regional Park Fee – The purpose of this fee is to finance construction of regional parks and amenities.

Effective January 22, 2018, the Regional Park Fee was eliminated.

(B) *The amount of the fee.*

	<u>Dev Units</u> ¹	<u>Impact Fee Per Unit</u> ¹
Multi- Family	DU	\$N/A
Age Restricted	DU	\$N/A

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$1,920,245.00
Plus: Fees Collected	0.00
Interest	.13,022.04
Less: Expenditure	(.00)
Refunds	<u>(0.00)</u>
Ending – June 30, 2020	\$1,933,267.04

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No direct expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of*

subdivision (a) of Section 66001, and the public improvement remains incomplete.

Funds will be used towards regional park improvements.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
ALLEY IN-LIEU FACILITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Alley In-Lieu Facility Fee – The purpose of this fee is to finance improvements to city alleys within the City.

(B) *The amount of the fee.*

This fee is currently not being collected.

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$35,521.17
Plus: Fees Collected	.00
Interest	.224.90
Less: Expenditure	(24,154.99)
Refunds	<u>(.00)</u>
Ending – June 30, 2020	\$11,591.08

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

2018-003 Street Rehab	24,154.99
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(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Engineering, design and construction of alleys is proposed for every fiscal year in City's five-year CIP. The funds collected under this fee will supplement alley paving projects. Expenditures for this project were completed the spring 2020.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfer or loans were made during FY 2018-2019.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

Attachment 19

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
SEWER CAPACITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

Sewer Fee – The purpose of this fee is to finance the capacity increase in the Waste Water Treatment Plant.

(B) The amount of the fee.

Per Ordinance No. 1087, dated June 6, 2017

For permanent single-family residence (SFR) the fixed rate per Equivalent Dwelling Unit (EDU)	\$5,330.00
Effective January 1,2019	\$5,468.58

Connection/Capacity for new non-SFR customers connecting to the City’s sewer system shall be calculated based on a multiple of EDUs based on the individual flow and strength characteristics of the new customer pursuant to a resolution of the City Council.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

Beginning – July 1, 2019	\$ 3,630,974.97
Plus: Fees Collected	2,083,699.08
Interest	.15,601.22
Less: Expenditure	(0.00)
Refunds	<u>(4,560,082.03)</u>
Ending – June 30, 2020	\$ 1,170,193.24

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No expenditures were made for these public improvements during this fiscal year.

(F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

The Wastewater Treatment Plant Expansion design was completed in December 2017. Construction began in October 2018 and is anticipated that Phase 1 will be completed June 2020. Phase 2 is expected to be completed June 2021.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

Transfers were made to the following projects:

Debt Service on Revenue Bonds		\$1,300,000.00
2017-006	Brine Pipeline to San Bernardino	\$1,606,897.03
2017-005	WWTP Exp PH 1 & Advanced R/O	\$1,760,000.00

(H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made in this FY.

Attachment 21

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
4th STREET EXTENSION FEES
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

4TH Street Extension Fee – The purpose of this fee is to finance the construction of the extension of 4th Street. These fees provide the above described project funding to accommodate traffic generated by future development within the City

(B) *The amount of the fee.*

	Dev	Impact Fee
	<u>Units</u> ¹	<u>Per Unit</u> ¹
	EDU	\$509.05

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$	101,168.60
Plus: Fees Collected		.00
Interest		.00
Less: Expenditure		(.00)
Refunds		(.00)
Ending – June 30, 2020	\$	101,168.60

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No expenditures were made for these public improvements during this fiscal year.

- (F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Majority of 4th Street Extension has been completed through development projects. These funds will be used to expand capacity in the future.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
WILLOW SPRINGS SEWER
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Willow Springs Sewer Fee – The purpose of this fee is to establish and generate revenues sufficient to install sewer line facilities.

(B) *The amount of the fee.*

Dev <u>Units</u> ¹	Impact Fee <u>Per Unit</u> ¹
DU	\$453.80

¹ Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$72,731.49
Plus: Fees Collected	.00
Interest	.00
Less: Expenditure	(.00)
Refunds	<u>(.00)</u>
Ending – June 30, 2020	\$ 72,731.49

(E) *An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

No expenditures were made for these public improvements during this fiscal year.

- (F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Wastewater Master Plan was awarded November 2019. Hydraulic analysis with potential future development will identify capacity needs for the collection system.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

Attachment 23

CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
RECREATIONAL FACILITY FEE
Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Recreational Facility Fee – The purpose of this fee is to finance additional recreation facilities to serve the future development.

Fee is effective January 22, 2019.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ^{1 2}
Residential-Single Family	DU	\$735.70
Residential-Multi-Family	DU	\$618.93
Residential-Mobile Home	DU	\$684.32

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

2 Net Impact Fee (Gross \$715.49 less 1% Administration portion \$7.21).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$ 724,467.51
Plus: Fees Collected	259,138.89
Interest	6,597.28
Less: Expenditure	(0.00)
Refunds	(0.00)
Ending – June 30, 2020	\$ 990,203.68

(E) *An identification of each public improvement on which fees were expended and the*

amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No direct expenditures were made for these public improvement during this fiscal year.

- (F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Funds will be used towards expansion or additional recreational facilities.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
POLICE FACILITY FEE**

Fiscal Year Ending June 30, 2020

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Police Facility Fee – The purpose of this fee is to finance additional police facilities to serve future development.
Fee is effective January 22, 2019.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ^{1 2}
Residential-Single Family	DU	\$504.90
Residential-Multi-Family	DU	\$416.36
Residential-Mobile Home	DU	\$469.63
Commercial,	KSF	\$112.20
Industrial-Business Park	KSF	\$78.54
Industrial-High-Cube WH	KSF	\$44.87

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.
2 Net Impact Fee (Gross \$491.03 less 1% Administration portion \$4.95).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$637,713.18
Plus: Fees Collected	180,923.49
Interest	5,497.25
Less: Expenditure	(0.00)
Refunds	(0.00)
Ending-June 30, 2020	\$824,133.92

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees

No direct expenditures were made for these public improvement during this fiscal year

- (F) *An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Funds will be used towards additional police facilities to serve future development.

- (G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (H) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
COMMUNITY PARK DEVELOPMENT FEE
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Community Park Development Fee – The purpose of this fee is to finance land acquisition and construction of community parks with related amenities.
Fee is effective January 22, 2019.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ^{1 2}
Residential-Single Family	DU	\$2,384.48
Residential-Multi-Family	DU	\$2,005.99
Residential-Mobile Home	DU	\$2,217.94

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

2 Net Impact Fee (Gross \$2,349.57 less 1% Administration portion \$23.59).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$994,094.89
Plus: Fees Collected	311,733.13
Interest	4,700.62
Less: Expenditure	(0.00)
Refunds	<u>(517,629.12)</u>
Ending - June 30, 2020	\$ 792,899.52

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees

No direct expenditures were made for these public improvement during this fiscal year

(F) An identification of each public improvement on which fees were expended and

the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

No direct expenditures were made for these public improvement during this fiscal year

An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Funds will be used towards acquisition of land and construction of community park improvements.

- (F) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (G) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

Refund to Developer due to Park Credit Agreement.

**CITY OF BEAUMONT
ANNUAL COMPLIANCE REPORT FOR AB 1600
NEIGHBORHOOD PARK DEVELOPMENT FEE
Fiscal Year Ending June 30, 2020**

For the purpose of compliance with Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) *A brief description of the type of fee in the account or fund.*

Neighborhood Park Development Fee – The purpose of this fee is to finance land acquisition and construction of neighborhood parks with related amenities.
Fee is effective January 22, 2019.

(B) *The amount of the fee.*

	Dev Units ¹	Impact Fee Per Unit ^{1 2}
Residential-Single Family	DU	\$2,885.62
Residential-Multi-Family	DU	\$2,427.58
Residential-Mobile Home	DU	\$2,684.08

1 Development Units--DU = dwelling unit; KSF = 1,000 gross square feet of building area.

2 Net Impact Fee (Gross \$2,843.37 less 1% Administration portion \$28.55).

(C) *The beginning and ending balance of the account or fund.*

(D) *The amount of the fees collected and the interest earned.*

Beginning – July 1, 2019	\$1,203,019.72
Plus: Fees Collected	377,534.90
Interest	5,691.37
Less: Expenditure	(0.00)
Refunds	<u>(626,417.56)</u>
Ending – June 30, 2020	\$959,828.43

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees

No direct expenditures were made for these public improvement during this fiscal year

(F) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Funds will be used towards acquisition of land and construction of community park improvements.

An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Funds will be used towards acquisition of land and construction of neighborhood park improvements.

- (F) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year utilizing these funds.

- (G) *The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

Refund to Developer due to Park Credit Agreement.



Staff Report

TO: City Council

FROM: Christina Taylor, Community Development Director

DATE: December 1, 2020

SUBJECT: **Second Reading and Adoption of an Ordinance to Adopt the General Plan Update, the Revised Zoning Ordinance and Zoning Map**

Background and Analysis:

The General Plan Update, revised Zoning Ordinance and zoning map were presented at City Council meetings on November 3, 2020 and November 17, 2020. At the November 3, 2020 meeting a public hearing was held and continued to the November 17, 2020 meeting. At the November 17, 2020 meeting the continued public hearing was held, the resolution adopting the Findings of Fact, Statement of Overriding Considerations, Final EIR and Mitigation Monitoring and Reporting Plan was adopted along with the first reading of the ordinance to adopt the General Plan Update, revised zoning code and zoning map.

State law requires each county and city to prepare and adopt a 20-year comprehensive and long-range general plan for its physical development (Government Code Section 65300). The General Plan has been called the “constitution” or “blueprint” for the City and offers a strong foundation for making future development decisions. The current General Plan was approved by City Council in March 2007. In December 2016, the City Council awarded a contract for the proposed General Plan Update. For the last several years, the City has been collaborating with the community in preparing a comprehensive update of the General Plan.

This update will allow the City to comply with Government Code Section 65300 mentioned above and will provide the City with a consistent framework for land use decision-making. The general plan and its maps, diagrams, goals, and policies form the basis for city zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, zoning, subdivision map, nor public works project may be approved unless the City finds that is consistent with the adopted general plan.

The mandated elements of a general plan form a comprehensive set of planning policies:

- The Land Use Element (Land Use and Community Design) designates the general distribution and intensity of land uses within the planning area;
- The Circulation (Mobility) Element identifies the general location and extent of existing and proposed transportation facilities and utilities;
- The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the City population, as well as a program for meeting those needs. The City is updating the Housing Element separately from the General Plan and in compliance with State guidelines;
- The Open-Space, Air Quality and Conservation Elements have been combined. This open-space portion describes measures for the preservation of open space for the protection of natural resources, the managed production of resources, and for recreation and public health and safety. The conservation portion addresses the conservation, development, and use of natural resources. The air quality portion describes local air quality conditions and air quality measures, including air quality standards, reduced greenhouse gas emissions, and reduction of vehicle miles traveled;
- The Safety Element establishes policies to protect the community from risks associated with natural and human-made hazards such as seismic, geologic, flooding, wildfire hazards, and climate change;
- The Noise Element identifies major noise sources and contains policies intended to protect the community from exposure to excessive noise levels; and
- The Health and Environmental Justice Element identifies disadvantaged communities within the City and issues of equity and environmental justice.

SB1000 signed into law in 2016 by Governor Brown requires cities to identify “environmental justice” or “disadvantaged communities” within their jurisdiction as part of the general plan process. This law has several purposes, including to facilitate transparency and public engagement in local governments’ planning and decision making processes, reduce harmful pollutants and associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation. In order to be compliant with SB1000, the City has included an element on Health and Environmental Justice.

A city may adopt a general plan in the format that best fits its unique circumstances (Government Code Section 65300.5). In doing so, the city must ensure that the General Plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The City of Beaumont has chosen to

adopt a general plan that consolidates the mandatory elements, but also includes three (3) optional elements and integrates background information, goals and policies, and environmental analysis, as described below.

Beaumont General Plan

The Beaumont General Plan includes the preparation of a number of major documents. In addition to the mandated general plan elements required by the State, the City of Beaumont has added the three (3) optional elements listed below as they are important topics to be addressed as part of growth and development and improvement to the quality of life for the community.

Chapter 5-Economic Development + Fiscal Element (new element)

The purpose of the Economic Development and Fiscal Element is to establish policy guidance critical to Beaumont's overall fiscal and economic prosperity. Local business growth and investment, job creation and diversification, and the City's financial stability are foundational to the success of the community. As market forces beyond the City's control influence economic outcomes, this element provides a policy framework to give the City greater control of outcomes aimed at resiliency and long-term prosperity through changing economic cycles. Topics addressed in this chapter include business growth and support, workforce development, visitation and tourism, and economic and fiscal sustainability.

Chapter 7-Community Facilities + Infrastructure Element (new element)

Attractive and accessible community facilities, dependable electricity and water supply, and efficient waste removal are important to maintaining and enhancing quality of life in Beaumont – these are critical lifelines that support the wellbeing of residents, provision of basic services, and investments in the City. Community facilities and infrastructure systems must also be adaptable to changes in the City, accounting not only for existing capacity, but also future demand, sustainable design, and creative funding options.

Chapter 11-Downtown Area Plan (new element)

The Downtown Plan provides a detailed vision, guiding principles, and goals and policies for downtown Beaumont. The City currently lacks a defined, recognizable downtown area, but maintains the historic development pattern of a California railroad town. Few cities have such great downtown potential and, with a rise in experiential retail and entertainment, the City is planning for its revitalization in the proposed Downtown Area Plan. This chapter provides the foundation for the future revitalization and redevelopment of the downtown core of the community and for guiding future public

and private development decisions. Topics addressed include land use and development policies, streetscape improvements, transportation and parking guidance. This is a stand-alone chapter of the General Plan and the goals and policies located herein shall be consistent with the General Plan’s other elements.

Chapter 12-Implementation (new chapter)

This chapter describes actions to implement the goals and policies of the General Plan. Generally, implementation actions are needed to direct City staff and decision makers, and execute specific policies within the General Plan, such as creating an ordinance or updating a master plan. This chapter also includes indicators to track the implementation of the General Plan over time.

General Plan Land Use Map

The General Plan not only includes the various elements/chapters, containing text and graphics, but also a Land Use Map of the entire City and its sphere of influence. This map identifies land uses for all properties within the City. Many of the land use categories in the proposed land use map have not changed. However, definitions have been refined to clarify intent and vision for the area; new definitions have been introduced to support specific densities or uses in select areas of the City; and a Downtown Area Plan has been introduced to support an efficient, functional, cost-effective and aesthetically pleasing strategy to meet development demands for various land uses within the 20-year time horizon of the General Plan.

The following are a list of proposed Land Use Categories in the proposed General Plan along with corresponding zoning designations:

LAND USE	ZONING DISTRICT	DESCRIPTION	DENSITY/ INTENSITY
RESIDENTIAL DESIGNATIONS			
Rural Residential 40 (RR40)	RR	Single family detached homes on 40 acre lots in a rural mountainous setting	Minimum 40 acre lots
Rural Residential 10 (RR10)	Not within City Limits	Single family detached homes on 10 acre lots in a rural setting	Minimum 10 acre lots

Rural Residential 1 (RR1)	Per County Zoning	Single family detached homes on 1 acre lots in a hillside setting	Minimum 1 acre lots
Single Family Residential (SFR)	R-SF	Single-family residential (attached or detached) Neighborhood commercial in specified locations	Maximum 4 du/acre Maximum FAR 0.35
Traditional Neighborhood (TN)	R-TN	Single-family detached houses and small-scale multi-family housing Neighborhood commercial in specified locations	Average Density 6 du/ acre Maximum 12 du/acre Maximum FAR 0.35
High-Density Residential (HDR)	R-MF	Multi-family housing (townhomes, condominiums, apartments, etc.) Neighborhood commercial in specified locations	Minimum 12 du/acre Maximum 30 du/acre Maximum FAR 0.35
<i>NON-RESIDENTIAL DESIGNATIONS</i>			
Neighborhood Commercial (NC)	C-N	Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.	FAR up to 1.0
General Commercial (GC)	C-C	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Not within City Limits	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses.	FAR 0.5 to 1.0

Industrial (I)	M	Range of industrial uses, including “stand- alone” industrial activities, general and light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
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MIXED-USE DESIGNATIONS			
Downtown Mixed Use (DMX)	See Chapter 11	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multifamily residential uses and live/work units.	0-22 du/acre; FAR up to 0.5
Urban Village (UV)	UV	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.	12-24 du/acre; FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	TOD Overlay	Residential and supportive employment and commercial uses near the future transit station.	18-30 du/acre; FAR up to 1.0
OTHER/ PUBLIC DESIGNATIONS			
Public Facilities (PF)	PF	Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.	FAR up to 1.0
Open Space (OS)	R-C	Passive and active parks, trails, golf courses, community centers, supportive maintenance sheds, etc.	n/a

In addition to updating the General Plan, the City’s zoning code must also be amended so it is consistent with the General Plan. There are 1,032 parcels that are affected by

the proposed changes in land use and zoning. The majority of the affected parcels are within the proposed Downtown Area Plan. As part of the Downtown Area Plan, the Beaumont Avenue Overlay, Sixth Street Overlay, Commercial Manufacturing (CM) and Commercial General (CG) zone were replaced with more defined zones which will help facilitate meeting the goals of the plan. Elsewhere in the City, the Urban Village Overlay was removed and replaced with the Urban Village Zone and a Transit Oriented Development Overlay was created. The table below summarizes changes to the Zoning Code.

Modifications to Existing Zones		
Current Zone	Proposed Zone	Notes
Commercial General (CG Zone)	Commercial Neighborhood (CN Zone)	Name change more accurately reflects purpose and intent of zone
Urban Village Overlay	Urban Village Zone	Changed from an overlay to a base zone because functions as a base zone
New Zones		
Current Zone	Proposed Zone	Notes
N/A	Residential, Traditional Neighborhood (R-TN Zone)	Implements TN General Plan Land Use Designation
N/A	Transit Oriented District Overlay (TOD Overlay)	Implements TOD Overlay General Plan Land Use Designation
Eliminated Zones		

Current Zone	Proposed Zone	Notes
Commercial, Light Manufacturing (CM Zone)	N/A	Area along West Sixth Street. Addressed and zoned with Neighborhood Commercial Zone
Beaumont Avenue Overlay	N/A	Addressed through Downtown Zone District: <ul style="list-style-type: none"> Beaumont Mixed Use Zone (BMU Zone)
6 th Street Overlay	N/A	Addressed through Downtown Zone Districts: <ul style="list-style-type: none"> Sixth Street Mixed Use Zone (SSMU Zone) Sixth Street Mixed Use – Residential Zone (SSMU-R Zone) Downtown Mixed Use (DMU Zone)
Mineral Resources Overlay	N/A	No longer relevant or necessary

Community Outreach

The community engagement process incorporated a variety of outreach techniques and activities, allowing residents and community members to participate in ways that worked best for them. A website www.elevatebeaumont.com was created as a forum to provide updates, share survey results and make information available to the public. Residents, business owners, and other stakeholders provided feedback to the planning team by participating in a community survey, attending meetings, events and workshops, and contributing comments through social media. A General Plan Advisory Committee (GPAC) was formed with fifteen (15) representatives of the community participating and providing expertise and advice as needed. The planning team used the community's feedback and guidance to share all aspects of the plan, from creating a vision statement that reflected the aspirations of the community to creating the guiding principles needed to achieve that vision. For a detailed list of outreach events, see Chapter 1 of the General Plan Update (pages 25 through 27).

Public Communication

September 21, 2020, City staff mailed 1,032 letters to property owners advising that a change of zone associated with the General Plan Update is being considered on their property. As of October 29, 2020, City staff has received written and email correspondence from twenty-four (24) individual property owners and telephone calls from fifty-eight (58) individual property owners. City staff has kept a record of all correspondence received, saving written and email correspondence electronically and creating a spreadsheet to log details about each phone call.

As a result of the public communication, City staff received nine (9) requests to either retain the existing zoning on a parcel or provide a different zoning option. City staff has summarized these requests and provided recommendations.

Environmental Review

A Program Environmental Impact Report (PEIR) was prepared for the 2040 General Plan Update. This process is governed by the California Environmental Quality Act (CEQA). The CEQA process requires a series of steps involving public notices, receiving public input, public meetings and responding to public comments, all culminating with a final PEIR. The draft PEIR was released for the required 45-day public review and comment period on September 8, 2020. The formal review and comment period ended October 22, 2020.

The final PEIR for the 2040 General Plan consists of the draft PEIR coupled with a response to comments section, a list of modifications to the text of the draft EIR based on comments received (referred to in the final PEIR as the "Errata", and a mitigation monitoring and reporting program (MMRP)). The final PEIR is included available on the City's website.

Statement of Overriding Considerations

CEQA allows lead agencies to approve projects despite having significant and unavoidable impacts by adopting a statement of overriding considerations. A statement of overriding considerations documents the reasons why an agency chose to approve a project despite its significant and unavoidable impacts based on range of balancing factors, including economic, legal, social, technological, or other benefits conveyed by the project.

City staff is recommending adoption of a statement of overriding considerations for the 2040 General Plan and its implementing actions. In this instance, the economic, social, and other benefits of the General Plan implementation collectively outweigh the

significant and unavoidable impacts noted above. Such benefits include the implementation of policies and programs preserving and enhancing community character, increasing community sustainability, providing high-quality and diverse housing opportunities, increasing economic vitality via new job and business creation, supporting technological advancements, and maintaining compliance with current law addressing the content of general plans. Acceptance of the noted significant and unavoidable impacts does not mean the City will forego efforts to mitigate the impacts to the extent feasible. In addition, future projects will be subject to discretionary review procedures through which the City will consider project specific environmental impacts. As these reviews occur, decision makers will be updated on the status of applicable mitigation measures when making decisions on such projects.

The implementation of the Beaumont General Plan will result in significant and unavoidable impacts in four (4) areas:

- Air Quality,
- Greenhouse Gas (GHG),
- Noise, and
- Transportation.

Air Quality

Beaumont is within the South Coast Air Basin. Air Quality in the basin is already significantly impacted and even without any new projects, air quality issues are beyond mitigation. The impact to air quality as a result of General Plan implementation falls into two (2) categories: Operational Emissions Impacts which are project specific and cumulative; and Localized Criteria Pollutant and Toxic Air Contaminants (TAC) Impacts which are related to increased density and proximity of residential land uses to transit and commercial centers.

Greenhouse Gas

The impact to greenhouse gas emissions are project specific and cumulative. They are attributed to ongoing operational impacts of potential future businesses. The threshold for GHG would exceed established ratios thresholds.

Noise

The noise impacts are also project specific and cumulative. They are attributed to ongoing operational impacts of potential future businesses as well as the location of sensitive receptors in relationship to noise generating activities. Noise standards would be exceeded at noise sensitive receptors at 25 of 27 roadway segments studied.

Transportation

CEQA Guidelines recently changed requiring a change in the threshold of significance from Level of Service (LOS) to Vehicle Miles Traveled (VMT). Although the General Plan is retaining LOS as a means for ensuring traffic issues throughout the City can continue to be addressed, LOS is no longer the significance threshold for CEQA purposes. Thus, the analysis for the draft PEIR was conducted utilizing VMT. As a result of this analysis, the VMT target of 23.7 per service population will be exceeded by about 25%. This is due mostly to the City of Beaumont having a heavily commuter population and the City has no access to high quality transit (as defined by the State). Additionally, the City is required to provide for housing in compliance with State housing directives such as the Regional Housing Needs Assessment (RHNA). Adding housing without having any high-quality transit results in more vehicle miles traveled to and from the City.

Mitigation Monitoring and Reporting Program

With the exception of the items identified in the Statement of Overriding Considerations, any impacts that can be mitigated below a level of significance have mitigation measures identified to achieve this goal. The mitigation monitoring program is included with the final EIR and is available on the City's website.

Fiscal Impact:

The General Plan Update is Capital Improvement Project 2016-004 in the amount of \$840,129.

Recommended Action:

Waive the second reading and adopt by title only, "An Ordinance of the City of Beaumont, California Adopting the Comprehensive General Plan Update, Zoning Code Amendments and Zoning Map encompassing the entire City."

Attachments:

- A. Ordinance Adopting General Plan Update, Zoning Code Amendment and Map
- B. General Plan Update
- C. Zoning Code Amendments
- D. General Plan Map
- E. Zoning Map

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF BEAUMONT, CALIFORNIA, ADOPTING THE
COMPREHENSIVE GENERAL PLAN UPDATE, ZONING
CODE AMENDMENTS AND ZONING MAP
ENCOMPASSING THE ENTIRE CITY**

WHEREAS, the State of California Government Code 65103 requires the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

WHEREAS, the City Council of the City of Beaumont initiated a comprehensive update to the City's General Plan in January 2017; and

WHEREAS, the City has sought to proactively engage the public in the comprehensive update to the General Plan, including community outreach workshops and meetings, internet surveys, the creation of a General Plan Advisory Committee (GPAC), and the conducting of special meetings by the Economic Development Committee and Planning Commission; and

WHEREAS, the City Council has reviewed and considered information from a variety of sources, including, but not limited to, City staff, outside agencies, the Draft Environmental Impact Report, the report and recommendations of the GPAC and Planning Commission, and members of the public; and

WHEREAS, public notice was provided as required by law and a Planning Commission public hearing was held on October 27, 2020, when the Commission voted 5-0 to recommend that the City Council adopt the General Plan Update, Zoning Code Amendments and Zoning Map; and

WHEREAS, public notice was provided as required by law and a City Council public hearing was held on November 3, and November 17, 2020, to consider action on the General Plan Update, Zoning Code Amendments and Zoning Map; and

WHEREAS, the City Council, based upon evidence in the record hereby makes the following findings in support of the General Plan Update, Zoning Code Amendments and Zoning Map:

1. California State law requires that each city adopt a general plan to describe its long-term goals and its policies and programs to achieve those goals. The general plan is intended to serve as a "blueprint" for future growth and development, in that land use decisions, zoning regulations, subdivision approvals, and other policies by the City are required to be consistent with the General Plan.

2. The City's current General Plan, adopted in 2007, reflects the environmental conditions, demographics, growth projections, and community goals of that time. There is a need, and it is in the interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions, community goals, and revised growth projections from the Southern California Association of Governments (SCAG) that extend the planning horizon to the year 2040.
3. The General Plan Update was initiated by the City Council in December 2016 and is a comprehensive update of the 2007 General Plan. The update includes review and, where determined necessary, recommended revisions of both State mandated and optional elements, including the Land Use and Community Design Element; Mobility Element; Economic Development and Fiscal Element; Health and Environmental Justice Element; Community Facilities and Infrastructure Element; Conservation and Open Space Element; Safety Element; Noise Element; Downtown Area Plan; Implementation Element and Housing Element (which is currently being updated, and is not included as part of this ordinance).
4. The General Plan Update and Zoning Code Amendments are based upon eight guiding principles resulting from the community outreach and visioning process. This information, as well as public testimony, information from the Program Environmental Impact Report, data provided by City staff and outside agencies, and applicable State and federal law, has been reviewed and considered by the City Council.
5. A Program Environmental Impact Report has been prepared for the General Plan Update and Zoning Code Amendments that provides a description of potential environmental impacts of the proposed General Plan and Zoning Code Amendments and recommends mitigation measures to reduce potentially significant impacts to a less than significant level, where feasible. Where mitigation to a less than significant level is not possible, a statement of overriding considerations was adopted. This Program EIR was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq.
6. The City Council hereby finds, in accordance with Section 15090 of the State CEQA Guidelines, that it has reviewed and considered the information contained in the Final Program Environmental Impact Report prepared for the General Plan Update and Zoning Code Amendments prior to approval and that the information contained in the Final Program Environmental Impact Report reflects the City's independent judgment and analysis.
7. The City held fourteen (14) opportunities for public engagement from March 2017 through November 2020 to receive public comments, and to study the draft documents in formulating a recommendation to the City Council on the General Plan Update.

- 8. The General Plan update and Zoning Code Amendments will promote the public health, safety, and welfare by establishing goals, objectives, policies, and programs to guide development and maintenance of an efficient and attractive built environment, protection and management of natural environmental resources, and provision of adequate infrastructure and services to meet the expected population demand.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaumont as follows:

- 1. This City Council adopts the General Plan Update and General Plan land use map attached to this Ordinance as Exhibit “A”; and
- 2. The City Council adopts the Zoning Code amendments and Zoning map prepared for consistency with the General Plan Update attached to the Ordinance as Exhibit “B”.

INTRODUCED AND READ for the first time and ordered posted at a regular meeting of the City Council of the City of Beaumont, California, held on the 17th day of November, 2020, by the following roll call vote:

AYES:
 NOES
 ABSENT
 ABSTAIN

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Beaumont, California, held on the 1st day of December, 2020.

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Rey Santos, Mayor

Attest:

John Pinkney, City Attorney

Exhibits Attached:

- A. General Plan Update and General Plan Land Use Map
- B. Zoning Code Amendment and Zoning Map

BEAUMONT GENERAL PLAN



BEAUMONT GENERAL PLAN

City of Beaumont, California
Final General Plan
First reading November 17, 2020
Seconding reading December 1, 2020



ACKNOWLEDGMENTS

CITY COUNCIL

Mayor Rey Santos
 Mayor Pro Tem Mike Lara
 Council Member Nancy Carroll
 Council Member Julio Martinez III
 Council Member Lloyd White

PLANNING COMMISSION

Robert Tinker
 Paul St. Martin
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Chamber of Commerce (Rotating)

- John Covington
- Susie Lara
- Nate Smith
- Lloyd White
- Julio Martinez
- Brian Voss

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Chapter 1: **INTRODUCTION**

This chapter provides information about the General Plan, the purpose of the document, description of the planning area, and brief history of the City. This chapter also provides information on statutory requirements for a General Plan and how to navigate the document.

INTRODUCTION

With this General Plan Update, the City of Beaumont is taking bold steps to make the General Plan a true, long-range plan that will chart the City's future into the middle of the 21st century. These bold steps include a strong focus on improving quality of life for its residents, promoting a sense of place, addressing existing economic development and fiscal issues, and balancing future growth alongside environmental protection and neighborhood and corridor revitalization. The General Plan offers the City a roadmap to identify strategies for enhancing community character and quality of life, expanding economic development opportunities, managing growth, addressing impacts of climate change, and improving outcomes for public health and sustainability.

The City has grown rapidly in the last two decades, with a population growth rate four times higher today than in the year 2000. Much of the suburban growth has been in the form of low-density single-family subdivisions and strip commercial development located away from the City's original grid-pattern town center. While some areas of the City will continue to experience significant change during the next 20+ years, a concerted effort to coordinate land use and transportation decisions in the City will help strategically guide future development in line with those areas of the City that will experience less change. These changes will help the City position itself to generate new opportunities for economic development, while ensuring the protection of open space and an improved quality of life for all residents.

Embracing its small-town feel, the City will continue to enhance and revitalize existing Beaumont commercial areas and residential neighborhoods (see Figure 3.3 in the Land Use and Community Design Element). The City's nascent city center at Sixth Street and Beaumont Avenue will be established as the City's pedestrian-oriented Downtown. Future employment growth will be focused along the major transportation corridors, I-10, 60 Freeway and Highway 79. Two new urban villages, one east of the I-10 and 60 Freeway juncture and the other south of 1st Street and east of SR-79, will provide new opportunities for an urban experience with a mix of residential, retail and employment uses. New neighborhoods will be designed as complete communities with a mix of housing types well-connected with bicycle- and pedestrian-friendly streets to neighborhood retail and community and recreational amenities. New development will be located within and close to the City boundaries to allow protection of the views of natural areas in and to the south and west of the City.



City of Beaumont

The integration of a Complete Streets policy will also encourage important land use changes. Beaumont will become more walkable and bikeable, ensuring connectivity across neighborhoods and access to diverse recreational opportunities. In addition, the City will commit to creating a transportation system that serves the needs of all users and ensures that good, safe facilities exist to promote walking, biking, and transit use, as well as driving.

The last several decades of the City's growth have been focused on building inexpensive housing options for its residents. Moving forward, the City will have to determine how to continue to finance, support, and enhance City businesses, services, and programs in a manner that is sustainable over the long term. The reality of limited general fund revenues will require the City to think creatively about economic development strategies that are built on principles of equity, sustainability, collaboration, and innovation. The latter principles will also play a vital role in the City's continued efforts to build trust in the community and engage with its residents in meaningful ways that support community spirit.

This chapter provides background information, including information about the General Plan, the purpose of the document, description of the planning area, and brief history of the City. This chapter also provides information on the contents of the General Plan and how to navigate the document.

ABOUT BEAUMONT

GEOGRAPHY + LOCATION

The City of Beaumont is located in the westernmost portion of Riverside County (County) and is bounded on the west by the City of Calimesa and unincorporated areas, on the north by unincorporated County areas (e.g., Cherry Valley), on the south by unincorporated County areas and the City of San Jacinto, and on the east by the City of Banning, as shown in Figure 1.1. Major transportation routes through the City include Interstate 10, State Route 60, and State Route 79. According to the United States Census Bureau, the City covers an area of 30.6 square miles (79 square kilometers). Figure 1.2 illustrates the City's Sphere of Influence which is located primarily to the south and west of City boundaries and covers an additional 11.2 square miles. Urban land uses predominate in the City, while open space and protected habitat areas are located to the south and west of the City and within the Sphere of Influence.

The City of Beaumont is located at the peak of the San Gorgonio Pass, between San Bernardino and Palm Springs, with an elevation range of approximately 2,500-3,000 feet above sea level (approximately 760 - 915 meters). The City has a warm-summer Mediterranean climate, with temperatures reaching an average of up to 95 degrees Fahrenheit during the summer and 52 degrees Fahrenheit during the winter. Due to its higher elevation, it is usually 5-10 degrees cooler than its neighboring lower-elevation areas, such as Riverside, Hemet, Perris, San Jacinto, and the Coachella Valley. Snow is rare, and annual precipitation is approximately 17 inches, with most rain occurring between the months of November and April.

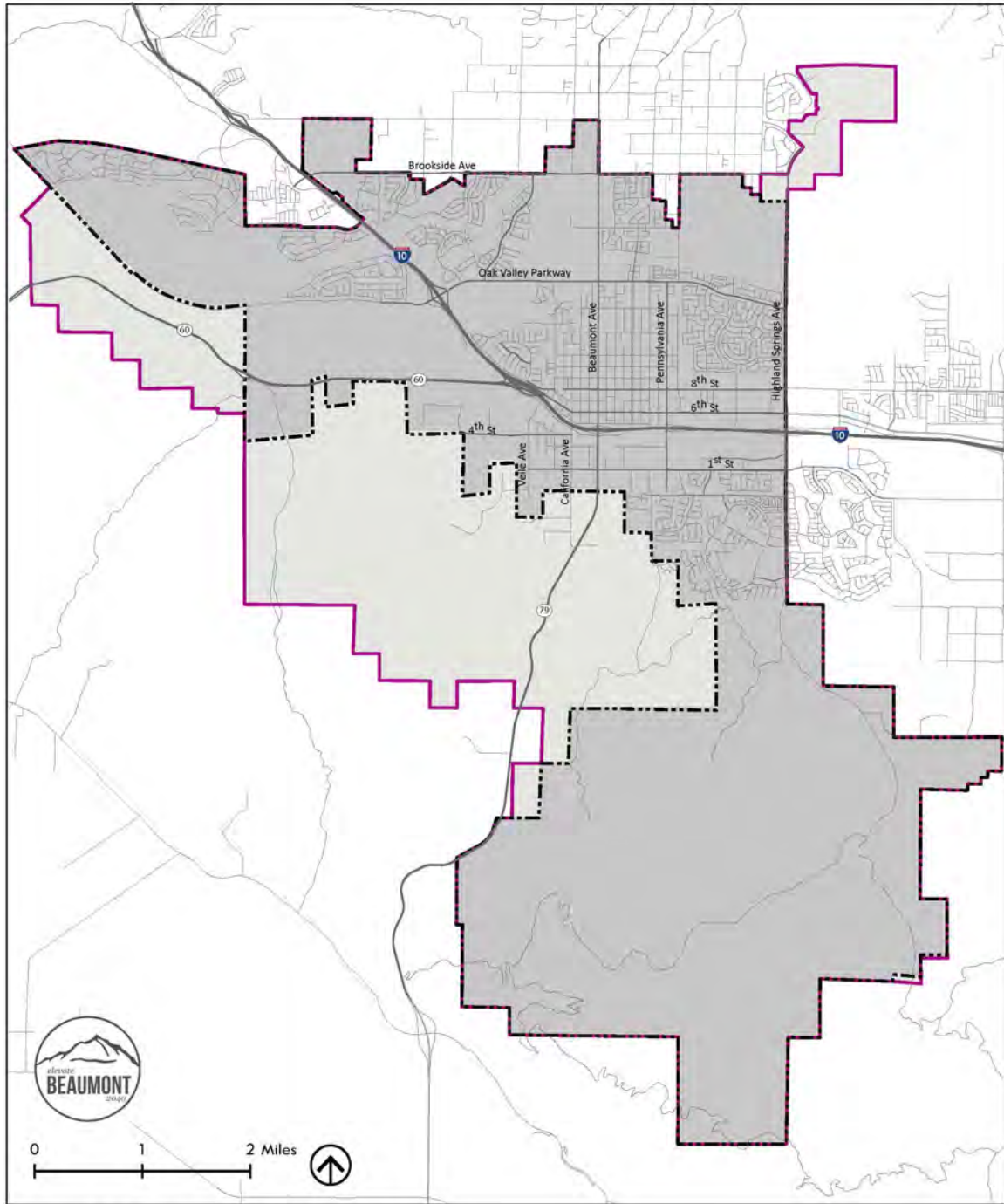
Figure 1.1 City of Beaumont and Vicinity





REGIONAL VICINITY

City of Beaumont

Figure 1.5 City of Beaumont and its Sphere of Influence Map



GENERAL PLAN PLANNING AREA

-  City Boundary
-  Sphere of Influence

BRIEF HISTORY OF BEAUMONT

Before the settlement of the white and European settlers, the San Gorgonio Pass was home to the Pass Cahuilla Indians. The Mountain Cahuilla lived in the San Jacinto mountains and the Desert Cahuilla lived in the Coachella Valley. The Cahuilla were hunters and gatherers, but also planted crops. Before European contact, the Cahuilla population ranged from 3,600 to as high as 10,000 people.



View of Mountains and Developing Town of Beaumont (n.d.)

Due to European influx and diseases, such as smallpox, the Cahuilla population was severely impacted during the 19th century. However, many Cahuilla moved to other villages. Although the federal government has established reservations, Cahuilla continue to live in and maintain ties to the Cahuilla traditional homelands, including the City of Beaumont.

Located at a low point between California's southern mountain ranges, the San Gorgonio Pass first drew the attention of white settlers in the 1850s seeking a railway connection to the Pacific Ocean. In the 1860s, the Southern Pacific Railroad set tracks in the area that is now Beaumont. In the late 19th century, the area was sparsely populated with a railroad depot and telegraph office constructed in 1875. The first stores were built in 1884, first school in 1885, and three hotels were constructed by 1887. The town's chief industry during this time was grain agriculture.

Population growth was slow and limited until the San Gorgonio Water Company, formed in 1907, developed a reservoir and laid 40 miles of piping to bring water and irrigation to the town. The new water system helped spur the development of new houses and fruit orchards in the north – the population doubled to over 1,100 by 1910. The city was incorporated in 1912, deriving its name (French for beautiful mountain) from the surrounding picturesque mountains. It soon became well-known for its thriving apple orchards and flourished as a tourist destination. It was also around this same time that the first cherry trees were planted in Beaumont. By the 1960s, around 40 groves dotted the landscape between Beaumont and Cherry Valley.

The town's proximity to Los Angeles, idyllic setting, and affordable housing led to a population boom starting in 2000. A 2008 study by the Public Policy Institute of California noted that Beaumont and its surrounding communities had the highest population growth throughout the Riverside County region. Several residential subdivisions were built in the first two decades of the 21st century, more than tripling the population in the City (11,384 in 2000 to 36,877 in 2010 and projected at almost 47,000 in 2017).¹ This population explosion has troubled many residents, who cite increasing student population in schools, rising demand on the water supply, and increasing traffic on the city's road network as key concerns.

¹ U.S. Census Bureau Quick Facts and American FactFinder

GENERAL PLAN AUTHORITY AND SCOPE

The purpose of the Beaumont General Plan is to serve as the primary legal document that guides long-term growth, development and decision-making in the City. The process is strongly anchored by residents' input and vision for the City. It articulates specific steps to guide land use and planning focused on growth management, community character, circulation, quality of life, economic development, public health, and sustainability over the next 20 to 30 years. The information contained in the individual sections or Elements that comprise this General Plan will shape the physical development of the City. As such, the Beaumont General Plan will serve to inform residents, developers, decision-makers, and other cities of the ground rules for development within the City.

STATUTORY REQUIREMENTS

A General Plan is a city policy document required by state law (Government Code Section 65300-65303.4) that provides a “long term, comprehensive, integrated, internally consistent and compatible statement” of goals and policies that reflect local conditions and community vision. Within this general requirement, some aspects of the general plan are tightly prescribed, while others are left to the discretion of individual cities or counties. The law requires that a General Plan address the following eight mandatory subject areas, or “elements:”

LAND USE: The land use element identifies the location and intensity of land uses throughout the City and can be used to promote the equitable and accessible distribution of different land uses, improvement of public health, and the reduction of infrastructure costs in the long-term.

CIRCULATION: This element plans for the transportation system, including roadways, transit, bicycle and pedestrian facilities, and broader infrastructure needs for the circulation of people, goods, sewer, gas, energy, water, and communications in the City.

CONSERVATION: This element identifies the natural resources in a community, including soils, wildlife, water, energy, and historic resources, establishing goals and policies for their use, enhancement, and protection.

ENVIRONMENTAL JUSTICE: This element identifies disadvantaged communities within the City and issues of equity and environmental justice, including strategies to promote resident engagement in the process, mitigate unique or compounded health risks, and identify priority improvements and needs.

HOUSING: The housing element seeks to accommodate housing needs for all, including low income populations, groups with disabilities, and the homeless. The Housing Element is a stand-alone volume that is updated more frequently than the other elements. The current Housing Element was adopted in 2013. It will be next updated in 2021.

NOISE: This element seeks to limit the community's exposure to excessive noise, particularly in noise-sensitive areas and at noise-sensitive times of day.

OPEN SPACE: The open space element identifies undeveloped lands appropriate for diverse low-intensity uses, including natural resources, outdoor recreation, public health and safety, and protected plans, and plans for the long-term preservation of these areas.

SAFETY: The safety element seeks to reduce the risk of death, injuries, property damage, and economic and social dislocation from natural and human-made hazards.

AIR QUALITY: This element includes a description of local air quality conditions air quality measures, including efforts to meet state and federal air quality standards, reduced greenhouse gas emissions, and reduction of vehicle miles traveled.

State law also allows for the inclusion of optional “elements” and organization of the elements to “accommodate local conditions and circumstances” (Gov’t Code § 65300.7), subject to the City’s discretion. This General Plan addresses the following topics either as stand-alone elements or incorporated in other elements: community design; arts and culture; parks; infrastructure and community facilities; economic development; and implementation.



View of Beaumont covered in a dusting of snow.

PLAN ORGANIZATION + CONTENTS

This General Plan meets the legal requirements and introduces additional discretionary elements that the City has deemed appropriate. These discretionary topics are integrated within the body of the General Plan and/or as stand-alone chapters. Topics addressed include: community design and land use; arts and culture; parks; infrastructure and community facilities; and economic development. To start the General Plan planning process, an Existing Conditions Report was prepared to collect and analyze data on current planning issues in the City and should be referenced for additional background. This report is available under separate cover.

CHAPTER 1. INTRODUCTION

The Introduction provides a brief synopsis of the challenges and opportunities facing the City, brief history of the City, and an overview of the General Plan update. The chapter also includes technical information on the General Plan, including statutory requirements, plan organization, and recommendations for intended use.

CHAPTER 2. VISION + GUIDING PRINCIPLES

This chapter sets the Vision and Guiding Principles for what the City of Beaumont is striving to become and provides a framework for how it will get there. The vision is intended to be realized over the course of the next twenty years and is intended to be guided, well-planned, phased growth, and development. It is expected that the Vision will help guide decisions relating to new development and updates of the City's various plans and ordinances.

CHAPTER 3. LAND USE + COMMUNITY DESIGN

This chapter presents the approach to community design and land use, providing clear parameters for future development and change in the City. This element contains the General Plan land use designations, the land use designation map, and goals and policies describing the community's preferences and priorities for the character and appearance of the City. Finally, the chapter includes in-depth policies for each sub-area in the City.

CHAPTER 4. MOBILITY

This element presents the approach to transportation, addressing access and mobility within the City. The chapter provides the circulation network map and an overview of recommended street types as well as goals and policies addressing existing and future transportation facilities in Beaumont for vehicles, pedestrians, bicycles, and transit.

CHAPTER 5. ECONOMIC DEVELOPMENT

This element presents a brief summary of existing economic and market conditions, including goals and policies related to fiscal health, business attraction and retention, and jobs and workforce development. It also addresses opportunities for the City to achieve a jobs-housing balance, economic growth, and fiscal stability.

CHAPTER 6. HEALTH + ENVIRONMENTAL JUSTICE

This element presents the community's vision for promoting health, environmental justice, and community safety in Beaumont. This element addresses overall health concerns, in addition to strategies for mitigating impacts to disadvantaged populations. It includes goals and policies that address equity and access, land use and community design, and environmental pollution. The element also covers chronic disease prevention, safe and affordable housing, access to healthy food, health care access, neighborhood design, and safety.

CHAPTER 7. COMMUNITY FACILITIES + INFRASTRUCTURE

This element presents the community's interest in maintaining efficient and well-managed community facilities and infrastructure, including water, energy, waste, and telecommunications networks. The element also includes goals and policies that address the provision of public facilities and services, including parks, city facilities, and schools. This element also presents the community's desire for safe, accessible, and high-quality parks and recreational facilities.

CHAPTER 8. CONSERVATION + OPEN SPACE

This element presents a vision for protecting the community's access to land, water, and natural resources. This element additionally provides information on energy, air quality, environmentally sensitive habitat, visual resources, and cultural and tribal resources in the City. Finally, this element identifies goals and policies describing the community's preferences and priorities for promoting environmental stewardship and sustainability practices.

CHAPTER 9. SAFETY

This element presents the vision for reducing the potential risks resulting from natural and environmental hazards such as earthquakes, floods, fire, and extreme weather. Climate change is also addressed in this chapter. In addition to natural hazards, this element also addresses police and fire services. The element contains goals and policies that will help guide the City's decisions related to new development and the risks to the health, safety, and welfare of local hazards.

CHAPTER 10. NOISE

This element addresses the community's approach for minimizing noise levels in the City and contributing to a higher quality of life. The element analyzes and quantifies existing and future noise levels. It includes maps summarizing the results and presents goals and policies for managing exposure to excessive noise, including enforcement of noise standards, land use planning, site design, and innovative building technology.

CHAPTER 11. BEAUMONT DOWNTOWN AREA PLAN

The Downtown Area Plan provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. It provides the foundation for the future revitalization and redevelopment of the Downtown core of the community. Topics addressed include land use and development policies, transportation, and housing.

CHAPTER 12. IMPLEMENTATION

To assist with the effort of implementing this General Plan, the final chapter, Implementation, provides a list of actions that the City will undertake to carry out the vision. Each action includes a description, a level of priority, a timeframe for implementation, and the responsible parties for each action. This chapter also includes a list of major physical improvements known at the time of writing and indicators to measure the successful implementation of the General Plan.



City of Beaumont Public Library.

HOW TO USE THIS GENERAL PLAN

CONTENTS OF EACH ELEMENT

Each element of the General Plan is organized with the following sections:

INTENT AND OVERVIEW

A summary of the scope and purpose of the element.

STATUTORY REQUIREMENTS

A short explanation of the mandatory state requirements for each element – what must be included in the section to be certified as a legally binding document.

RELEVANT DOCUMENTS

A list of applicable and relevant City and regional documents and plans.

SETTING THE SCENE

A summary of the issues facing the community. The issues serve as background for the goals and policies and are derived from the Existing Conditions Report prepared as part of this General Plan update.

GOALS, POLICIES AND ACTIONS

Each element contains goals and policies responding to the key issues associated with achieving the community’s vision and are intended to provide clear direction in how the City will implement the overall vision of this plan. In addition, General Plan policies are supported by complementary policies across elements. As such, policy implementation should be considered a package that is interwoven throughout the General Plan.

GOALS

Overall statement describing the envisioned end state for the community. Goals are broad in both purpose and aim but are designed specifically to establish directions and outcomes. The following is an example of a goal:

Land Use Goal 1: A beautiful city with a balance of high-quality open spaces and high-quality urban areas.

POLICIES

Specific position statements that support the achievement of goals and serve as guides to the City Council, Planning Commission, other City commissions and boards, and City staff when reviewing development proposals and making other decisions. Policies seek to achieve the goals by mandating, encouraging, or permitting certain actions. Certain policies are critical and must

be implemented. Thus, compliance with the policy or action is mandatory. Language used to describe this intent includes will, must, require, prohibit, conduct, maintain, and implement. Other policies are strongly encouraged by the City, but total implementation may not be possible, thus compliance is not mandatory. Language used to describe this intent includes should, may, encourage, consider, explore, allow, discourage, and promote. The following is an example of a policy in the Beaumont General Plan:

- **Land Use Policy:** Phasing of public facilities. Require new parks, open spaces, and public facilities be constructed concurrent with, or prior to, the development of each neighborhood. All required parks, open spaces, and public facilities should be constructed before 75 percent of the dwelling units are constructed.
- **Implementation Actions:** Each element contains actions necessary to implement the adopted goals and policies and the time frame for their completion. Responsible entities are also noted.
- **Land Use Action:** Parks in existing neighborhoods. Build new parks within existing Beaumont neighborhoods, as identified in the Downtown Area Plan, the Parks Master Plan, and in the Sphere of Influence (as funds are available).

Together, the General Plan language creates a hierarchy of goals and policies that will be mandated, encouraged, or allowed by the City over the next 20 years.

MAPS, DIAGRAMS + GRAPHICS

The General Plan is supported by a variety of maps, diagrams and illustrations, which reinforce the text of each element. Graphics are incorporated into the General Plan to delineate land use and circulation patterns, community focal points, open space and recreation facilities, biological and cultural resources, and areas requiring special consideration or study. Important or significant environmental resource and hazard areas are also mapped, as well as public and quasi-public facilities. These official maps carry equal authority to the goals and policies of the General Plan.

CONSISTENCY WITH THE GENERAL PLAN

Development proposals and infrastructure projects must be analyzed and tested for consistency with the goals, policies, and actions in every applicable element of the General Plan, regardless of whether they are initiated by a developer or the City. On an ongoing basis, the City must assure and maintain consistency of the General Plan with adopted Specific Plans and the City Zoning Ordinance. Similarly, each year, the Capital Improvements Program shall be reviewed by the Planning Commission to ensure the City's planned infrastructure investments are consistent with this General Plan. This test of General Plan compliance is also a required criterion for determining significant impacts under the provisions of the California Environmental Quality Act (CEQA).

INTERPRETATION OF THE GENERAL PLAN

In the event uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps of the General Plan, the following procedures will be used to resolve such uncertainty.

Boundaries shown in the General Plan and on official maps as approximately following the limits of any municipal corporation are to be construed as following these limits. Boundaries shown as following or approximately following section lines, half or quarter section lines shall be construed as following such lines.

Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right of way. Boundaries shown as separated from, parallel, or approximately parallel to any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map. Symbols that indicate appropriate locations for proposed public facilities are not property-specific. Rather, they indicate only the general area within which a specific facility should be established.

MAINTENANCE + UPDATE OF THE GENERAL PLAN

The Beaumont General Plan will be implemented over an extended period (20+ years, with a time horizon of 2040). During this time, the long-range planning efforts for Beaumont will continue using the goals and policies as a guide. However, a General Plan is a living document and presents the outcomes desired by the community based on their current goals and local conditions. As the city grows and changes, it may become necessary to amend specific policies and implementation actions as economic and demographic conditions change and while new ideas about growth and conservation are formed.

California Government Code requires that the planning agency “render an annual report to the legislative body (City Council) on the status of the Plan and the progress in its implementation” (Section 65400(b)). State law further requires that the Housing Element be reviewed and updated at least once every eight (8) years. As part of this review, the City will consider progress in the context of the indicators presented within this General Plan. Similarly, each year, the Capital Improvements Program shall be reviewed by the Planning Commission to ensure the planned infrastructure investments are consistent with this General Plan. State Law also encourages annual reviews of implementation actions and recommends that the entire General Plan be thoroughly reviewed every five years to ensure it is still consistent with the community’s goals.

Any part of a General Plan may be amended to accommodate changing conditions. Property owners, the Planning Commission, the City Council, or City staff may propose amendments. Proposed changes must be reviewed by the Planning Commission and the City Council at public hearings and the potential of environmental impacts must be evaluated in accordance with the California Environmental Quality Act.

Community members, neighborhood groups and local organizations are encouraged to get involved in the on-going planning efforts of the City and to participate in the implementation of the General Plan. By active, thoughtful involvement, residents can be part of the process of shaping and growing Beaumont to make it an even more active, prosperous and welcoming city than it is today.

PUBLIC ENGAGEMENT

SUMMARY OF ENGAGEMENT ACTIVITIES

The General Plan Update was developed with significant community engagement including in-person interactions at traditional and pop-up workshop events, newsletters and a variety of online activities. These activities are further described below.

PROJECT WEBSITE

A project website (www.elevatebeaumont.com) was the primary forum to provide project updates, survey results, and planning meeting materials to the public. The website also included a sign-up for a community database. The database was used to inform interested residents, businesses, and other stakeholders, providing information about General Plan Update activities, including upcoming meetings, availability of materials for review, and other information. Announcements were publicized in bilingual (Spanish/ English) format. Additionally, at key points during the project, flyers were also posted at City Hall and branded as part of utility bills.

COMMUNITY WORKSHOPS

On Wednesday, June 21, 2017, the City of Beaumont hosted the first community workshop for the Beaumont 2040 General Plan Update. The workshop included a facilitated group discussion and interactive workshop stations, including a youth table activity for parents and children. The workshop was attended by approximately 16 people, in addition to five General Plan Task Force members and various city personnel. All workshop materials were available in English and Spanish.



Small group discussion during Community Workshop #1

COMMUNITY SURVEYS

The team also distributed a virtual community survey in the weeks leading up to the first community workshop. The survey included various topics: demographics, geography, quality of life, Beaumont’s future, and community engagement. The survey received 564 responses.

Based on high response rates to the virtual survey, the community engagement approach shifted from in-person workshops to virtual outreach. Surveys were used at key points in the process to engage community residents in decisions regarding land use priorities and choices, and to also encourage citizens to become more involved in the planning process. A total of three additional surveys were distributed during the General Plan update:

- **Visual Preference Survey** related to design elements in the community,
- **Community Character Survey** related to the types of places that align with the community vision for the future, and
- **Preferred Alternative Survey** to identify land use and transportation priorities.

Option/Opción 3
Street Furniture/
Mobiliario Urbano
(e.g., benches, bike racks, etc.)

Option/Opción 4
Public Art/
Arte Publico
(e.g., sculptures, art, etc.)

Option/Opción 5
Complete Streets/
Calles Completas
(e.g., bike lanes, sidewalks, safe streets)

Option/Opción 1
Entrance to Downtown/
Entrada al Centro
(e.g., gateway signage)

Option/Opción 2
Wide Sidewalks/
Aceras Anchas
(e.g., walkable and accesible sidewalks)

Option/Opción 3
Street Furniture/
Mobiliario Urbano
(e.g., benches, bike racks, etc.)

Option/Opción 4
Public Art/
Arte Publico
(e.g., sculptures, art, etc.)

Option/Opción 5
Complete Streets/
Calles Completas
(e.g., bike lanes, sidewalks, safe streets)

Option/Opción 6
Street Design/
Diseño de las Calles
(e.g., coordinated street improvements)

Downtown Streetscape
Calles del Centro

Map labels: 8TH, 7TH, 6TH, 5TH, 4TH, VIELE, EDGAR, EUCLID, PALM, EL

Preferred Alternative Survey options (September 2017).

SMALL GROUP INPUT

Additional community input was received through stakeholder interviews, a General Plan Task Force, and a focus group. These small group activities helped provide important insight on specific ideas on concepts developed during the General Plan process, while also providing a structured space to engage with certain segments of the population – seniors, youth, parents with children, business owners, etc.

- **Stakeholder Interviews.** The purpose of these interviews was to identify issues, opportunities, and challenges early in the planning process. Interviews were held with 12 representatives from the community, including residents, developers, and business owners.
- **Task Force.** The 15-member General Plan Task Force met 4 times during the General Plan update, including 1 joint meeting with the Planning Commission. The primary role of the task force was to serve as ambassadors, providing input at key steps of the process and ensuring the plan reflected the community’s vision for the future. The task force provided input on the overall vision of the City, land use and transportation alternatives, and policy priorities.
- **Youth Focus Group.** One focus group meeting was held with youth from Beaumont High School. The youth focus group was organized as a short presentation, followed by an interactive mapping exercise focused on downtown and desired features across the City.

DECISION-MAKER UPDATES

The City Council and Planning Commission received periodic updates on the General Plan Update. Representatives from the Planning Commission, City Council, Beaumont-Cherry Valley Water District, and the Beaumont Chamber of Commerce served as member liaisons to the General Plan Task Force, attending committee meetings and reporting back to their respective board or commissions about the events and discussions underway. The Economic Development Commission was also briefed as needed during the planning process.



Chapter 2: **VISION + GUIDING PRINCIPLES**

This chapter describes the vision laid out by the community for Beaumont for the next 20 to 30 years. The Vision, Guiding Principles, and supporting strategies establish the foundation for future development in the City. Extensive community engagement shaped the Vision and Guiding Principles.

INTRODUCTION

The future of Beaumont will be guided and shaped by the voices of City residents. It is a place that residents will be proud to call home. Beaumont will not only be a place to live and work, but also a destination for educational, recreational, and shopping opportunities. The General Plan will be used as a tool to guide the future development of the City and to ensure decision-making closely aligns with the future vision for Beaumont. To continually improve livability and quality of life in the City, the General Plan is guided by a community-developed Vision and a core set of Principles and Priorities.

VISION STATEMENT

“*Beaumont – where we value our small-town feel, our community heritage, and our natural setting. We are committed to encouraging economically sustainable, balanced growth that respects our long history, while meeting infrastructure needs and protecting our environment. Beaumont’s community pride and rural mountain setting sets Beaumont apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.*”

OUR GUIDING PRINCIPLES

To achieve the vision for the future, the City will follow the Guiding Principles described below.

TRANSPARENT, HONEST GOVERNMENT

Transparent government benefits the decision-making process and provides the public an opportunity to make informed decisions. Local government transparency fosters a culture of openness and accountability with City residents. The goal is to improve not only government, but the stability of the community in the long term. Developing tools for public decision-making, using technology to relay information to community members, and embracing strategic planning processes offer innovative approaches to embrace transparent, honest government.

RESPONSIBLE, MEASURED GROWTH

Supporting a vibrant and sustainable community with a high quality of life, clean environment, and strong economy requires ensuring responsible, measured growth. Future development must maintain a balance between promoting jobs and economic vitality while protecting roads, community character, and sense of place. Uncontrolled urban growth can lead to sprawl and strain the city's capacity to provide quality services, such as water, education, transportation, recreation, and safety. Growth must be directed in a way that benefits the long-term identity and health of the local community.

LIVING WITHIN OUR FINANCIAL + RESOURCE MEANS

Promoting strong financial health means balancing existing and future demands for services with available financial resources. Guiding future growth in a way that supports a compact and walkable urban environment rather than dispersed and car-centric development patterns, supports a healthy economy and avoids costly infrastructure and environmental degradation. Balancing a budget involves strategically considering policy priorities alongside available public resources, while also aligning public programs and services with appropriate criteria to evaluate efficiency. The City must continuously monitor its financial health in order to proactively address emerging financial issues and identify solutions to mitigate negative impacts.

CLOSE TIES WITH OUR NEIGHBORS

Developing community ties is vital to supporting broader health, wellness, and sense of connection for the public. Cultivating social connections between neighbors, neighborhoods, and neighboring cities can also make the community stronger by creating opportunities to work together. Purposeful and collaborative efforts not only enhance opportunities for civic engagement, but also strengthen local community institutions and help build trust with local government. City efforts to build community will foster connections between people and promote trust amongst neighbors. Vibrant public spaces for gathering and socializing, attractive civic facilities, public events and festivals, civic organizations and programming, and safe streets where residents can participate in the social life of the City provide opportunities for community interaction and engagement.

SMALL-TOWN ATMOSPHERE

The City will maintain a small-town atmosphere. Achieving a healthy balance between local economic development, preservation of open space, and future growth will improve the small-town quality that residents cherish. Protecting the City's small-town atmosphere will focus on preserving existing neighborhoods and strategically locating growth along key corridors and in specific areas, such as Downtown. A revitalized Downtown Beaumont will build on existing civic facilities, create a vibrant and active shopping area in a mixed-use setting, support walking, biking, and public transit, and provide opportunities for the community to gather and interact.

QUALITY OF LIFE PROVIDED BY EFFICIENT INFRASTRUCTURE AND MULTI-MODAL TRANSPORTATION

Beaumont's infrastructure systems, from streets to phone lines to sewer and water pipes, play a vital role in improving quality of life. A well-designed transportation system that supports walking, biking, and public transit can enhance access to community services and resources. Ensuring safe and convenient access to city streets for cars, cyclists, and pedestrians can support the design of a healthy, safe community. Beaumont will create multi-modal access for all residents, employees, and visitors to key destination points, including shopping, recreation, education, and jobs. Beaumont will continue to strategically phase growth to ensure the City can provide quality municipal service to accommodate the diverse needs of the community and to ensure that people, alongside goods and services, can be moved efficiently through the City.

HEALTH + SAFETY

Incorporating health and safety as part of land use and transportation decisions is a critical component of healthy and safe community design. The powerful link between the built environment and community well-being provides an important opportunity for the City to enhance health, safety, and overall quality of life. The City will foster safe neighborhoods through good community and environmental design that promotes a mix of uses and active streets that supports healthy lifestyles. Beaumont will promote safe and easy access to key community destinations for all members of the community – seniors, youth, people with disabilities, and the financially disadvantaged – and proactively address obstacles to accessing schools, parks, healthy food, jobs, housing, and health care.

THE BEAUTIFUL ENVIRONMENT OF THE PASS AREA

As a gateway to the desert and the mountains, Beaumont offers opportunities for residents and visitors to enjoy recreation and tourism. Protecting the community's rural mountain setting is an important aspect of balancing urban growth and conservation. The City will protect the rural landscape, including quality access to air and water, open space, and mountain views. In protected open space areas, the City will promote active open space corridors and trails that support natural vegetation, scenic vistas, and sensitive habitats as well as recreational opportunities. The City will also ensure that new development effectively protects sensitive habitats and preserve views to the mountains.



Beaumont, CA natural environment.

GENERAL PLAN PRIORITIES

This General Plan provides a blueprint to guide long-term strategies in the City that will be implemented over the course of the next 20 to 30 years. The community identified a series of General Plan priorities, which should guide strategic decision making in the City in both the short and long term. Given the largely suburban development pattern in the City, these priorities focus on physical improvements; community enhancement, including expanding access to jobs, retail and services, open space; and strengthening community character, including in Downtown, historic areas, and neighborhoods.

CREATE A VIBRANT DOWNTOWN. Downtown is a vital anchor of the community, housing many civic and historical buildings and a diverse mix of uses. The City understands the importance of coordinating investments and land use planning decisions to support the redevelopment of Downtown. The City will implement strategies to reduce existing vacancies and promote a mix of active uses and a variety of retail and housing. Downtown development will encourage human scale design that supports pedestrian activity, including an improved pedestrian experience, multi-modal streets, and adequate density to create a sense of place.

PURSUE AN INFILL STRATEGY. The City will strategically focus development within the City limits on vacant and underutilized lots in order to foster compact development patterns, create walkable communities, and preserve the natural environment and critical environmental areas. Within the Sphere of Influence, the City will also limit future development to areas immediately adjacent to existing development and along current and new transportation corridors.

Expand entertainment, shopping, and recreational opportunities. Beaumont residents desire a range of civic attractions, convenient neighborhood shopping venues throughout the city, and

new entertainment, lifestyle retail, and recreation opportunities. The City will develop strategies to encourage diverse opportunities for entertainment, shopping and recreation in the City and the Sphere of Influence.

IMPROVE RETAIL CORRIDORS. Beaumont will explore opportunities to enhance development and redevelopment opportunities in the City’s retail corridors. The City will also encourage diversification of housing types and mix of uses along 6th Street and Beaumont Avenue. The City will support new retail corridors that capitalize on potential future growth that encourages mixed use centers and fosters opportunities for economic development.

EXPAND HOUSING CHOICES. Beaumont needs a diverse housing inventory to meet the changing needs of the community. Demographic changes in the City over the last several decades require a range of housing options that provide residents choice and the ability to age in place as their housing needs change over time. The City also must meet the diverse needs of the younger generation with more affordable housing options in a variety of residential building types.

PROTECT THE CITY’S HISTORIC RESOURCES. The City’s rich cultural and historical assets will be preserved and enhanced through the General Plan. Beaumont’s oldest neighborhoods spread across Downtown. The Town Center and El Barrio neighborhoods are central to the City’s identity and unique character. The City also includes several historic sites that memorialize important people, places, and historical events in Beaumont. The City will encourage protection and enhancement of these historical resources.

EXPAND AND ENHANCE EMPLOYMENT OPPORTUNITIES. The City will support economic development strategies that embrace a vision of inclusive growth and allows prosperity to be shared by all residents. Supporting a range of businesses and economic sectors is key to ensuring the economic vitality of Beaumont in the long term. The City recognizes the importance of education and skill development in ensuring access to new job opportunities as well as the necessity to provide a variety of employment opportunities for a diversity of income and education levels. The City will promote strategies to diversify its job base, which also brings fiscal and economic resiliency to the City. The City will also support Downtown revitalization as well as future growth and economic development in the Sphere of Influence, particularly in healthcare, retail, and technology-intensive industries. In doing so, the City also recognizes the need to balance jobs and households.



Beaumont storefronts



Wolverine Worldwide grand opening in Beaumont.

IMPROVE FISCAL PERFORMANCE OF CITY. The City understands the importance of improving fiscal sustainability and will adopt strategies that proactively support the health of the local economy. Maintaining an adequate balance between quality services and supporting revenues will be the foundation of the City's goal to stabilize the City's fiscal health over time. As a part of this strategy, the City will also evaluate the fiscal impact to the City for provision of services as it considers development project proposals. The City will also seek additional intergovernmental funding and grants for capital infrastructure projects.

IMPROVE INFRASTRUCTURE AND KEEP PACE WITH DEVELOPMENT. The physical infrastructure of the City is the backbone of the local economy and impacts the quality of jobs, roads, schools, and public services. The City will enhance the quality of life for its residents and the City's fiscal health by sustainability linking land use, transportation, and infrastructure development. Beaumont will protect existing infrastructure and ensure continued provision of well-maintained and reliable infrastructure and public facilities. The City will continue to strategically phase growth to ensure that quality municipal services can be provided efficiently. The City will also ensure continued improvement of new and existing transportation corridors to reduce automobile travel and negative environmental impacts.

IMPROVE HEALTH OUTCOMES. Beaumont will improve the health of the community by supporting active transportation, enhanced access to healthy food, access to parks, access to healthcare, improved mental health, preventive care and fitness, and economic opportunity for residents.

CREATE A DIVERSE AND EXTENSIVE OPEN SPACE NETWORK. The City prizes the views of the mountains and proximity to open space, both of which add value to Beaumont's unique location in the Pass area. Beaumont's open spaces will include both active and passive recreational opportunities including small neighborhood parks and plazas, sports fields, and natural areas. The community will benefit from access to open spaces that provide ample opportunities to be active, enjoy the outdoors, and reduce the risk of chronic disease, mental health issues and juvenile delinquency. Another important element will be connectivity between open space resources and residential neighborhoods via open space trails, pedestrian paths and bike connections.

ENHANCE OPPORTUNITIES FOR TOURISM. Beaumont will develop strategies that promote tourism investments in the City. Historically, visitors have moved to the region for its proximity to the desert, natural beauty and unique opportunities for outdoor recreation. The City's ability to capitalize on opportunities to access local festivals, open space, and recreational opportunities will encourage the development of visitor-serving amenities. The City will support partnerships that help build a unique identity related to tourism. The City will create a framework for tourism that can transform Beaumont into a regional destination.

ENSURE HIGH LEVEL OF PUBLIC SAFETY. The City will maintain a high level of public safety and continued provision of quality fire and police services. The City's goal is to protect the personal safety and welfare of people who live in, work in, and visit Beaumont, including from crime, pollution, natural disasters, and other threats and emergencies.





Chapter 3: **LAND USE + COMMUNITY DESIGN**

This Element provides a long-term vision, goals, and policies for Beaumont over the next 20 to 30 years. The overall focus is on how to accommodate change and growth in the city, while preserving and enhancing the features and attributes that make it such a desirable place to live. The City recognizes that the sustainable future of Beaumont is dependent on both the mix of residential, commercial, employment, and industrial uses, which provide the foundation for a fiscally resilient economy; as well as the design and quality of buildings, streets and public spaces, which make Beaumont an attractive place for its residents.

Specific topics covered include land use designations, revitalization of Downtown, preservation of existing neighborhoods, development of new neighborhoods with varied housing opportunities, and new commercial and mixed-use areas. This chapter also includes goals and policies for each of the City's neighborhoods and commercial areas.

STATUTORY REQUIREMENTS

This Element has been prepared to meet State General Plan law (Government Code Section 65302(a)) which requires that a city’s General Plan include:

“ . . . a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry and open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The required land use element has the broadest scope of the required elements of a general plan, regulating how all land in a city is to be used in the future. Topics covered include land use designations and goals and policies that address preservation and enhancement of existing neighborhoods, development of new neighborhoods with varied housing opportunities, and new areas for employment, shopping and mixed-use developments.

In addition to addressing statutory requirements for land use, this Element addresses community design, introducing community character and built environment as critical components of Beaumont’s urban form. While not required by statute, community design is one of the fundamental components of this General Plan, since understanding the built environment and its characteristics – the location and design of our homes, stores, parks, offices and the way that we interact with these various places in the public realm – is vital to strengthening quality of life in Beaumont. Setting the appropriate design parameters for future change and redevelopment is critical to realizing the community’s vision.

RELEVANT PLANS AND DOCUMENTS

There are 17 adopted Specific Plans, as described later in this chapter.



Sunset view in Beaumont.

SETTING THE SCENE

EXISTING LAND USE

The City of Beaumont is approximately 30 square miles in size. The City's Sphere of Influence is located primarily to the south and west of City boundaries and covers an additional 11.2 square miles. The City has a relatively small development footprint compared to its overall size. As of 2016, much of the area within the City and its sphere was undeveloped. Undeveloped land is comprised of 1) open space and areas reserved for open space, 2) vacant parcels, and 3) land designated for planned urban uses that have not been built yet.

While there is a substantial amount of undeveloped land within the City, as well as along the freeways, much of this land has already been entitled for development. In the Sphere, approximately half of the undeveloped land is designated as Open Space. The next largest category is single family residential, followed by commercial. As of 2018, there were 14,000 existing households in the City of Beaumont. Residential development is primarily found north of SR-60 and I-10 in the flatter areas of the city. Most residential areas in the City are single-use neighborhoods and do not contain commercial uses or services nearby. The City has approximately 737 acres of private recreational uses, which are primarily comprised of private golf courses.

DEVELOPMENT HISTORY AND PATTERNS

The city's early railroad town originated around Beaumont Avenue and Sixth Street. Over time, the city center expanded into a familiar block pattern consisting of small parcels. Development has continued to radiate out from the original town center, following the freeway east, west, and north along Beaumont Avenue/SR-79.

In the late 1990s and early 2000s, Beaumont experienced a housing boom, including several new master planned communities: Oak Valley Greens, Three Rings Ranch, Solera, Sundance and Tournament Hills. Together, these specific plans comprise over 25,000 new residential units. While the pace of development has slowed, there are still development projects that are entitled or currently under construction. Most of the new residential developments are operated under Homeowner Associations (HOAs) and several are gated with restricted access. Additionally, new arterial roads and freeway intersections are also under development.

Retail and commercial uses in the City are primarily concentrated along Beaumont Avenue, Sixth Street and Highland Springs Avenue, between Sixth Street and First Street, on both sides of the I-10 freeway. Smaller retailers are generally located along Beaumont Avenue and Sixth Street, while big box retailers are concentrated along the I-10. Many of these large retail developments were built in response to the City's population growth in the mid-2000s. A smaller neighborhood shopping center has recently been partly developed adjacent to the I-10 exit at Oak Valley Parkway. Additionally, industrial uses have mostly developed along the I-10 and SR-60 corridors in the last few decades; future industrial developments are also planned.

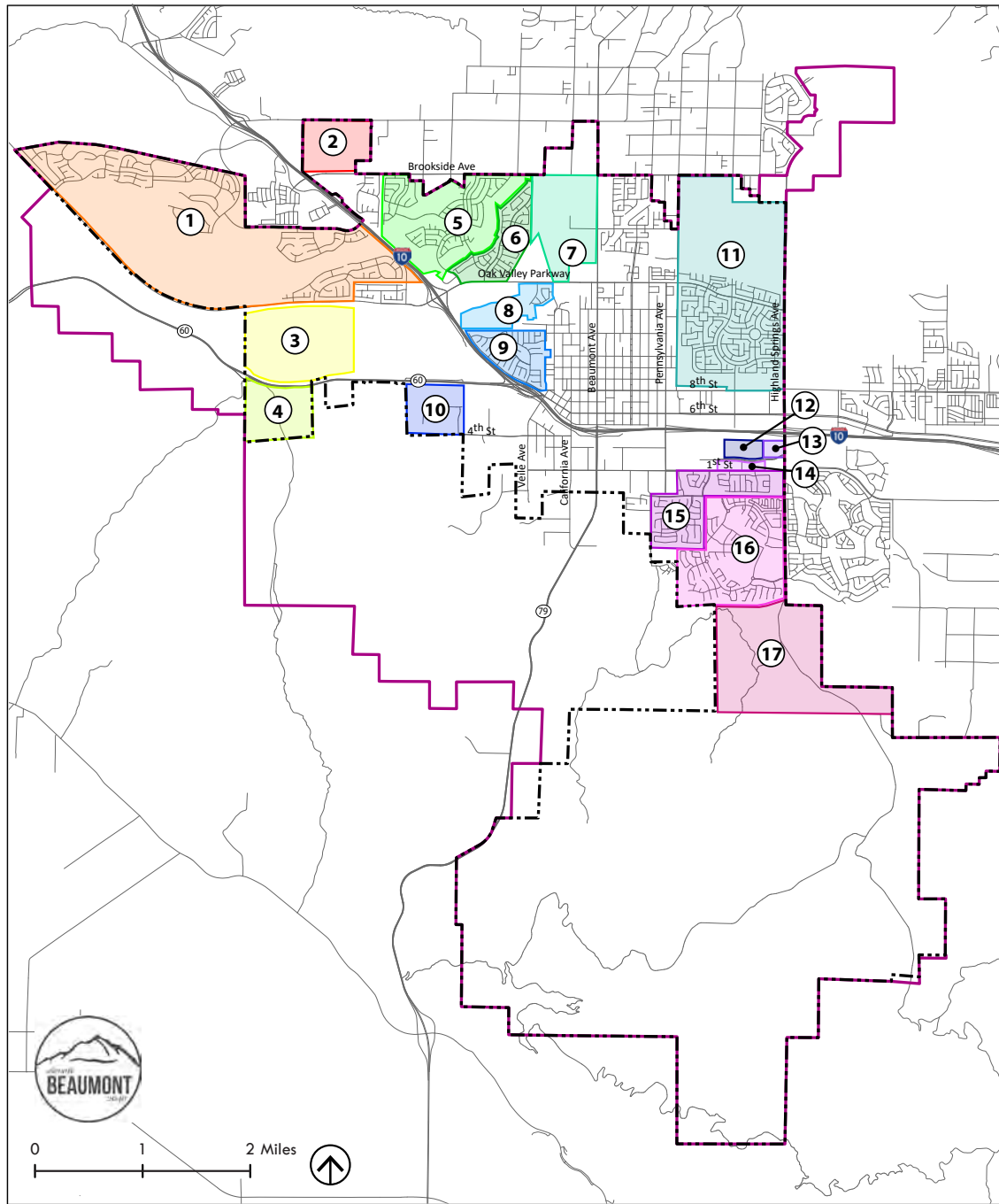
EXISTING SPECIFIC PLANS

There are seventeen Specific Plans currently in place within the City (Figure 3.1), which were adopted for the development of master planned residential communities and commercial uses. While almost 25,000 housing units were entitled, about 7,500 are still to be built. A brief description and status of these are listed in the tables below.

Table 3.1 Existing Specific Plans

SPECIFIC PLAN NAME	DESCRIPTION
1. Fairway Canyon/ Tournament Hills	Single family residential community with a total buildout of 4,660 homes
2. Sunny Cal	Single family residential community with a total buildout of 560 homes
3. Heartland	Single family residential community with a total buildout of 1,224 homes
4. Hidden Canyon	Industrial park with a total buildout of 2.89 million square feet
5. Solera	Single family residential community with a total buildout of 1,600 homes
6. Estates at Oak Valley	Residential community with a mixture of single family and active adult with a total buildout of 2,800 homes and 151,000 square feet of commercial.
7. Noble Creek Vistas	Single family residential community with a total buildout of 648 homes
8. Kirkwood Ranch	Residential development including 470 single family homes and 60 multi-family units
9. Three Rings Ranch	Single family residential community with a total buildout of 602 homes
10. Rolling Hills Ranch Industrial	Industrial development with a total buildout of 3,000,000 square feet
11. Sundance	Residential community with a mix of very low density to high density and a total buildout of 4,450 units
12. Walmart/Home Depot Commercial	Commercial uses with a total square footage of 224,214 square feet
13. Marketplace at Beaumont	Commercial uses with a total buildout of 194,569 square feet
14. San Gorgonio Village	Commercial uses with a total buildout of 225,139 square feet
15. Seneca Springs/ Empire Homes	Residential community with a total buildout of 1,150 homes
16. Four Seasons	Active adult residential community with a total buildout of 2,400 homes
17. Potrero Creek Estates	Single family residential community with a total buildout of 1,028 homes

Figure 3.1 Existing Specific Plans



SPECIFIC PLANS

- | | | | | |
|--|-----------------------------------|---|--|---|
| City Boundary | 3 Heartland | 7 Noble Creek Vistas | 11 Sundance | 15 Seneca Springs/
Empire Homes |
| Sphere of Influence | 4 Hidden Canyon | 8 Kirkwood Ranch | 12 Walmart/Home Depot
Commercial | 16 Four Seasons |
| 1 Fairway Canyon/
Tournament Hills | 5 Solera | 9 Three Rings Ranch | 13 Marketplace at
Beaumont | 17 Potrero Creek Estates |
| 2 Sunny Cal | 6 Estates at Oak
Valley | 10 Rolling Hills Ranch
Industrial | 14 San Gorgonio Village | |

KEY ISSUES + OPPORTUNITIES

The City's unique location provides its residents with beautiful mountain views and abundant recreational opportunities. Beaumont offers proximity to urban amenities with a small-town feel. Guided by the Vision, Principles and Priorities established by its residents (see Chapter 2), the City will continue to enhance and revitalize existing commercial corridors and residential neighborhoods, while preserving the environment of the Pass Area. While areas near Downtown may experience the most significant change during the next 20 to 30 years, a concerted effort to coordinate land use and transportation decisions in the City will help strategically guide future development in line with those areas that will experience less change. These changes will help the City position itself to generate new opportunities for economic development, while ensuring the protection of open space and an improved quality of life for all residents. The following key issues and opportunities provide important context for the City's land use framework:

- **HISTORY.** The city has a rich history - this is an opportunity to capitalize on that history for both placemaking and branding purposes.
- **DOWNTOWN.** The city currently lacks a defined, recognizable downtown area, but maintains the historic development pattern of a California railroad town. Few cities have such great downtown potential and, with a rise in experiential retail and entertainment, the City is planning for its revitalization in the proposed Downtown Area Plan.
- **HOUSING.** The city's housing stock is relatively new, offering higher quality and higher performing building stock that should be more attractive to future residents. However, the diversity of housing types in the City is low, limiting options for people to remain in their neighborhoods or even in the City, as residents progress through different life stages.
- **NEIGHBORHOODS.** The city offers a few different neighborhood types. While the diversity of housing stock is good for attracting a wide variety of residents, the City's existing neighborhoods have lower levels of connectivity and accessibility to goods and services. Neighborhoods with higher levels of accessibility and walkability are in growing demand. Improving accessibility can help encourage demand for Beaumont's neighborhoods into the future.

In addition, undeveloped land that has been entitled for a future use, but has not yet built upon, offers the community an opportunity for redefining that land's future, if the community and associated developers have an interest in re-thinking the future of those development projects.

- **DEVELOPMENT POTENTIAL.** The City has a lot of undeveloped land within its jurisdiction, as well as a lot of entitled development. As such, non-residential development and infill residential development are an important area of focus for the community. Undeveloped land can become new neighborhoods, new shopping centers, new employment centers, or recreation and open space amenities for the community.

However, not all this undeveloped land could or should be considered for urban uses. Much of the land in the southern half of the city faces numerous development constraints, including topography, habitat, and even hazards associated with previous munitions testing. Similarly, the undeveloped land in the southern half of the city provides important aesthetic benefits, serving as both a backdrop to the city and defining the city's southern gateway.

FUTURE GROWTH

As evidenced by Figure 3.1, many of the future land uses in the City are already determined by the various Specific Plans that are in place. The Open Space area in the south of the City is also protected and off-limits for development. The strategy for the remainder of the land in the City is to focus development within the City limits on undeveloped lots in order to foster compact development patterns, create walkable communities, and preserve the natural environment and critical environmental areas. These infill areas include Downtown, Town Center and around the potential Metrolink Station near Pennsylvania Avenue and Second Street.

In order to protect the natural environment in the southwest portion of the City's Sphere of Influence, the City will focus future development in areas immediately adjacent to existing development and along current and new transportation corridors. Development along SR-79 as it goes south provides an important opportunity to bring in future growth and economic development in the Sphere of Influence, particularly in healthcare, retail, and technology-intensive industries. Additional opportunities to create compact pattern residential neighborhoods in proximity to SR-79 will further enhance access, expand housing choices, and improve health outcomes.



View of Beaumont neighborhoods.

While the General Plan establishes its vision for the Sphere of Influence, the City is not currently planning annexation in the Sphere of Influence. If a property owner requests annexation in the future, the General Plan provides guidance for future development. Today, the area in the Sphere of Influence is governed by the County of Riverside General Plan.

This Plan has been analyzed in the accompanying Environmental Impact Report based on estimates of how much more residential and other development might be anticipated in the next twenty years. Looking back at the growth rate over the last twenty years, already entitled development, and in keeping with the regional growth projections outlined in SCAG's RTP, the General Plan projects a growth of roughly 27,500 units and approximately 28 million square feet of non-residential development during the planning horizon of 2040. These numbers assume that the entire residential capacity within the city will be developed within the planning horizon. The assumption for non-residential development is approximately 58% of the maximum development capacity for these land uses in the same planning horizon. Table 3.2a provides an estimate of the amount of development that could be reasonably expected to occur in the City and the Sphere of Influence during the planning horizon. Table 3.2b and Table 3.2c provide a breakdown by City and Sphere of Influence. The actual distribution of future growth in the City and its Sphere will vary based on the regional economy, market demand and other factors.

Distribution of development is based on the following general assumptions:

- Downtown and Urban Village will be the focus of future residential and commercial growth in the short term.
- The North Neighborhoods, Heartland and Four Seasons/Potrero will continue to develop according to their respective Specific Plans.
- Employment uses are focused along the I-10 and SR-60 corridors, and in the long term, along SR-79.
- Longer term growth in the Sphere of Influence will occur in the Urban Village South and additional residential neighborhoods that provide a variety of housing options in varying densities.
- Development within the Badlands and the Mountain areas will be limited to very low density residential in order to preserve the much-beloved views and environment of the Pass Area.

Table 3.2a Potential Development in the City and its Sphere of Influence

Land Use	Land Area	RESIDENTIAL DEVELOPMENT**			NON-RESIDENTIAL DEVELOPMENT**			
		Number of Residential Units	Single Family Residential	Multi-family Residential	Typical Non-Residential Development (square feet)	Retail/ Service (square feet)	Office (square feet)	Industrial (square feet)
General Commercial	320.71	-	-	-	3,422,681	3,422,681	-	-
TOD Overlay	172.82	2,540	508	2,032	790,444	658,703	131,741	-
Downtown Mixed Use	385.75	1,782	89	1,693	823,360	617,520	205,840	-
Neighborhood Commercial	45.93	-	-	-	490,174	441,157	49,017	-
Industrial	1336.38	-	-	-	19,646,791	589,404	392,936	18,664,451
Employment District	179.15	-	-	-	4,096,958	1,229,088	614,544	2,253,327
Public Facilities	349.61	-	-	-	-	-	-	-
Open Space	10252.61	-	-	-	-	-	-	-
Rural Residential 40	3419.51	60	60	-	-	-	-	-
Rural Residential 10	850.37	60	60	-	-	-	-	-
Rural Residential 1	547.46	383	383	-	-	-	-	-
Single Family Residential	5076.29	22,735	22,735	-	270,876	270,876	-	-
Traditional Neighborhood	574.36	2,027	1,824	203	105,080	105,080	-	-
High Density Residential	322.69	5,692	-	5,692	59,037	59,037	-	-
Urban Village	408.13	3,526	705	2,821	2,133,377	1,333,361	266,672	533,344
Urban Village South	236.61	2,044	409	1,635	1,236,818	773,011	154,602	309,205
Streets	2087.9	-	-	-	-	-	-	-
Total*	26,566	40,849			33,075,597	9,499,918	1,815,352	21,760,327
* Includes City and Sphere. Includes existing development ** Includes existing development								

Table 3.2b Potential Development in the City of Beaumont

Land Use	Land Area	RESIDENTIAL DEVELOPMENT**			NON-RESIDENTIAL DEVELOPMENT**			
		Number of Residential Units	Single Family Residential	Multi-family Residential	Typical Non-Residential Development (square feet)	Retail/ Service (square feet)	Office (square feet)	Industrial (square feet)
General Commercial	320.71	-	-	-	3,422,681	3,422,681	-	-
TOD Overlay	172.82	2,540	508	2,032	790,444	658,703	131,741	-
Downtown Mixed Use	385.75	1,782	89	1,693	823,360	617,520	205,840	-
Neighborhood Commercial	45.93	-	-	-	490,174	441,157	49,017	-
Industrial	785.38	-	-	-	11,546,264	346,388	230,925	10,968,951
Employment District	-	-	-	-	-	-	-	-
Public Facilities	349.61	-	-	-	-	-	-	-
Open Space	9409.13	-	-	-	-	-	-	-
Rural Residential 40	929.89	16	16	-	-	-	-	-
Rural Residential 10	-	-	-	-	-	-	-	-
Rural Residential 1	-	-	-	-	-	-	-	-
Single Family Residential	4632.74	21,499	21,499	-	247,208	247,208	-	-
Traditional Neighborhood	82.99	293	264	29	15,183	15,183	-	-
High Density Residential	77.4	1,365	-	1,365	14,160	14,160	-	-
Urban Village	408.13	3,526	705	2,821	2,133,377	1,333,361	266,672	533,344
Urban Village South	-	-	-	-	-	-	-	-
Streets	1780.67	-	-	-	-	-	-	-
Total*	19,381	31,021	23,081	7,940	19,482,851	7,096,361	884,195	11,502,295
* Includes City of Beaumont only. ** Includes existing development								

Table 3.2c Potential Development in the Sphere of Influence

Land Use	Land Area	RESIDENTIAL DEVELOPMENT**			NON-RESIDENTIAL DEVELOPMENT**			
		Number of Residential Units	Single Family Residential	Multi-family Residential	Typical Non-Residential Development (square feet)	Retail/ Service (square feet)	Office (square feet)	Industrial (square feet)
General Commercial	-	-	-	-	-	-	-	-
TOD Overlay	-	-	-	-	-	-	-	-
Downtown Mixed Use	-	-	-	-	-	-	-	-
Neighborhood Commercial	-	-	-	-	-	-	-	-
Industrial	551.00	-	-	-	8,100,527	243,016	162,011	7,695,500
Employment District	179.15	-	-	-	4,096,958	1,229,088	614,544	2,253,327
Public Facilities	-	-	-	-	-	-	-	-
Open Space	843.48	-	-	-	-	-	-	-
Rural Residential 40	2489.62	44	44	-	-	-	-	-
Rural Residential 10	850.37	60	60	-	-	-	-	-
Rural Residential 1	547.46	383	383	-	-	-	-	-
Single Family Residential	443.55	1,236	1,236	-	23,668	23,668	-	-
Traditional Neighborhood	491.37	1,734	1,560	173	89,897	89,897	-	-
High Density Residential	245.29	4,327	-	4,327	44,876	44,876	-	-
Urban Village	-	-	-	-	-	-	-	-
Urban Village South	236.61	2,044	409	1,636	1,236,818	773,011	154,602	309,205
Streets	307.23	-	-	-	-	-	-	-
Total*	7,185	9,828	3,692	6,136	13,592,744	2,403,556	931,157	10,258,032
<p>* Includes Sphere of Influence only. ** Includes existing development</p>								

CITY STRUCTURE

Neighborhoods, districts, and corridors are the fundamental building blocks of all cities; mapping these can help better understanding how people live, shop, work, play, and get around in Beaumont.

CITY FRAMEWORK

NEIGHBORHOODS are the basic building block of great cities. At their core, neighborhoods are the places where we live, and are typically mostly residential. Complete neighborhoods are developed areas with a balanced mix of human activity and uses, including dwellings, workplaces, shops, civic buildings, and parks. A neighborhood should mix a variety of residential types within a walkable and connected network of green streets, parks, schools and neighborhood centers to serve daily shopping needs. In Beaumont, most of the recent residential subdivisions are single-use developments with limited connectivity, housing options and access to retail and services.

DISTRICTS are areas of the city that are functionally specialized with supportive uses, without being rigorously regulated to a single use, such as a shopping center. One of the best examples of a district are downtowns, a specialized retail center with supporting residential, office, and institutional uses. Districts play an important role in a city since they are typically the primary retail and entertainment areas and provide jobs and economic development opportunities. Downtown Beaumont along Sixth Street and Beaumont Avenue provides the potential for development as the City's center. With the Civic Center as its anchor, the possibility exists to create a walkable, active, pedestrian-oriented retail core with a mix of supporting residential uses.



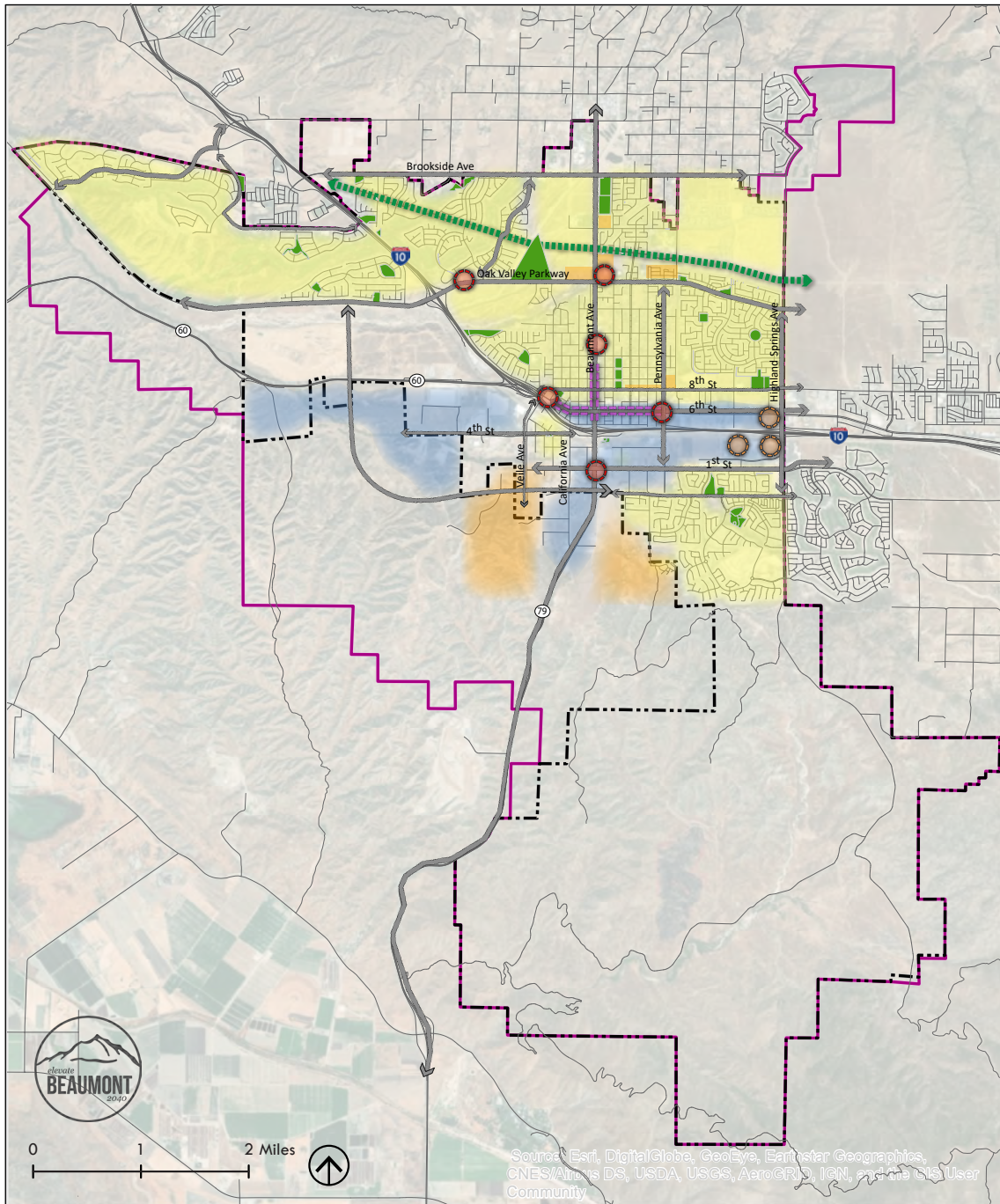
Existing Beaumont neighborhoods.

CENTERS are the primary places of commerce, neighborhood-serving retail, arts and culture and civic activities. In Beaumont, centers are areas of the City which are characterized by a specialization of a single non-residential use. Here, those uses are almost universally retail and commercial service and can be primarily found in a few commercial centers with great freeway access. Centers serve an important function in the city, functioning both as a place to shop, gather, and seek entertainment. The city's industrial areas also serve in a similar fashion, acting as an employment center with limited supporting uses.

CORRIDORS are both the separators of neighborhoods and districts and the via ducts by which people move throughout town. Corridors take many shapes and forms and, as a primary component of the public realm, also serve different transportation and placemaking purposes. In some cases, such as Sixth Street and Beaumont Avenue through Downtown, corridors have more permeable edges and are readily accessed from the adjacent neighborhoods and districts. In cases where corridors have very high connectivity to surrounding areas, corridors function as “to” places in which people gather and congregate, such as the case with the prototypical Main Street. In other cases, such as along the edges of the newer master planned communities or with conventional arterials, corridors have very limited connectivity to the adjacent areas and serve primarily to move cars. In these limited-access cases, corridors serve primarily as “through” places and a great emphasis is put on efficient automobile operations.

These components of cities are further defined to convey the type of place or use. As shown in Figure 3.2, the existing pattern of land use in the City includes residential, mixed-use, commercial, and open space largely oriented around the east-west regional transportation facilities that bisect the City. The design of districts, neighborhoods, and corridors actively shapes the creation of a town with great accessibility and connectivity. The City structure includes the City's downtown core and the existing network of commercial, residential, and employment centers, in addition to parks and open space. In a compact and walkable environment, centers are characterized by the urban character, walkability, and mix of uses. Gateways can also help make entrance points into the City more prominent and enhance unique design features, such as monuments, gateway markers, art, or signage.

Figure 3.2 Existing City Structure



EXISTING CITY STRUCTURE

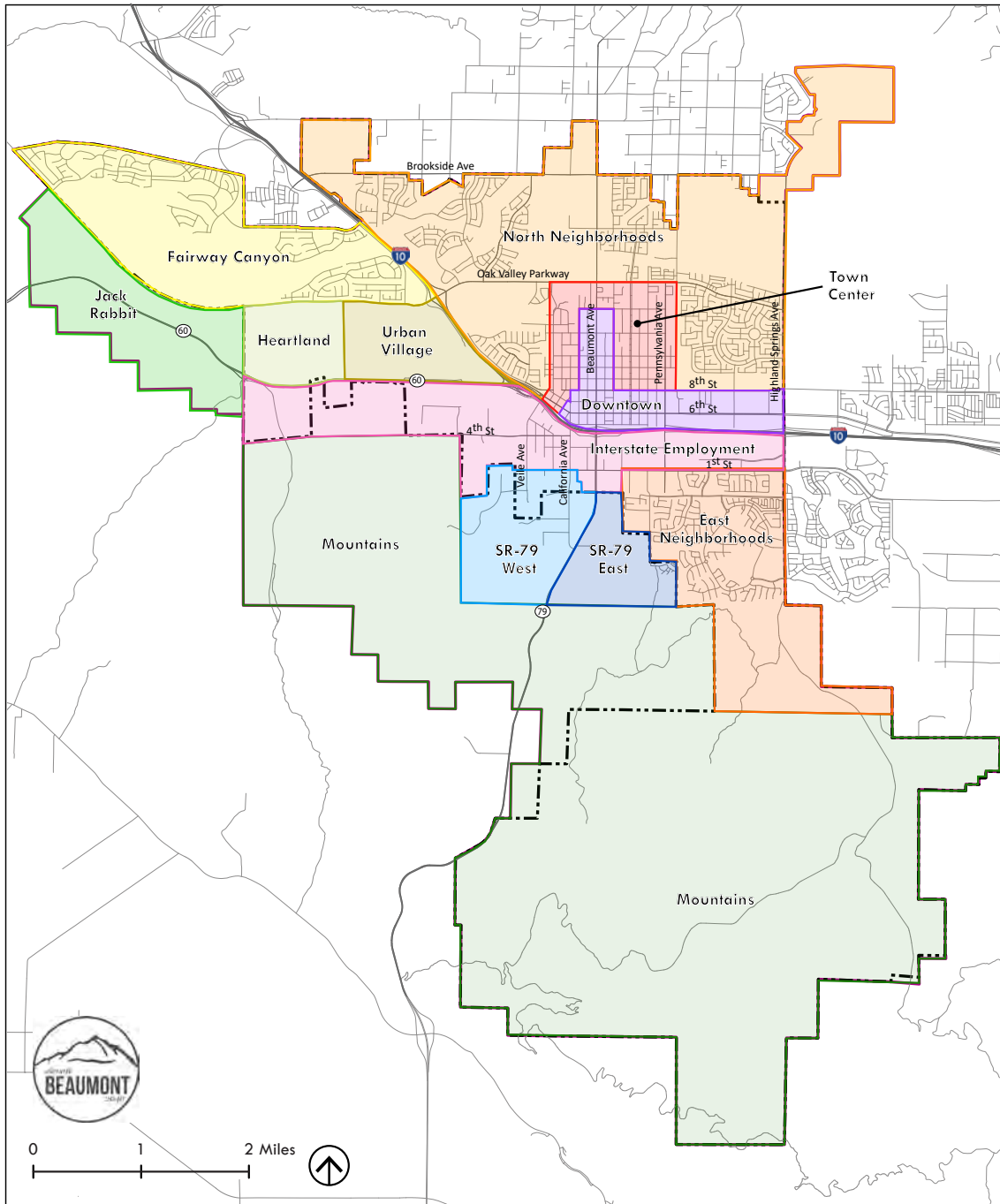
- City Boundary
- Sphere of Influence
- Easements
- Major Corridors
- Single Family Neighborhoods
- Multifamily Family Neighborhoods
- Non-Residential Districts
- Open Space
- Downtown
- Neighborhood Commercial Centers
- Regional Commercial Centers

BEAUMONT SUBAREAS

Given the transformation of the City since the 2007 General Plan, the larger Beaumont planning area has been subdivided into twelve smaller subareas. These planning subareas are described below. These subareas contain residential subdivisions, commercial and industrial areas, which can evolve into true walkable neighborhoods.

This section includes a vision and key strategies for specific subareas in Beaumont, as illustrated in Figure 3.3. Each subarea has unique identifying features and demonstrate what makes Beaumont special. The location, character, and key issues for these areas are discussed on the following pages, along with strategies that are specific to each. These strategies are in addition to citywide goals and policies discussed later in the Element. It is anticipated that a mix of both citywide and specific subarea strategies will be implemented for each neighborhood.

Figure 3.3 General Plan Subareas



BEAUMONT SUBAREAS

- City Boundary
- Sphere of Influence

DOWNTOWN BEAUMONT

Downtown Beaumont is comprised of three districts – Sixth Street Corridor, Sixth Street Corridor Extended, and Beaumont Avenue. The community vision for a downtown is based on a higher-intensity, walkable urban core with a mix of residential, office, retail and civic land uses. The proposed Downtown Area Plan provides goals, policies, and design guidance for development in Downtown. Beaumont Downtown is designated Downtown Mixed Use in the General Plan and is governed by the proposed Downtown Area Plan. Please refer to Chapter 11 for additional guidance.

DOWNTOWN CORE/SIXTH STREET CORRIDOR

The Downtown Core is bounded by 8th Street on the north, the I-10 Freeway on the south, Palm Avenue to the east, and the I-10 and Egan Avenue on the west. Civic and commercial uses located along the Sixth Street frontage are the predominant land uses within this district. Beaumont Civic Center with City Hall, Police department and other City offices are located on Sixth Street between Magnolia and Maple Avenues. A mix of single-family homes and multifamily apartments are also found in the subarea, north of the Sixth Street frontage. The Downtown Core is expected to be a walkable urban area with a mix of residential, office, retail and civic land uses. The active pedestrian experience is emphasized with wide sidewalks, narrowed traffic lanes, and median parking.

SIXTH STREET CORRIDOR EXTENDED

This district is a continuation of the Sixth Street Corridor and is bounded by 8th Street on the north, the I-10 Freeway on the south, Highland Springs Avenue on the east, and Palm Avenue to the west. Existing uses in this district are predominantly multi-family, commercial, and undeveloped land. The future land use pattern in this district is expected to be commercial and mixed uses along Sixth Street. The intent of this district is to provide additional opportunities for multifamily residential development and commercial uses in a mixed-use setting. Residential uses are required north of Sixth Street and stand-alone commercial uses are permitted along the south side of 8th Street. The residential population will also support retail and commercial uses in the Downtown Core.

Additional neighborhood-supportive uses and medical office uses along Highland Springs Avenue provide compatible uses close to San Gorgonio Hospital, located in the City of Banning.

BEAUMONT AVENUE

The Beaumont Avenue district extends one block on both sides of Beaumont Avenue between 8th Street and 13th Street. The current uses are a mix of commercial buildings, single family homes and vacant land along Beaumont Avenue. Single family homes are primarily located along Euclid Avenue and Magnolia Avenue. These homes are part of the larger older residential neighborhood identified as the Town Center.

The intent for this district is to facilitate the corridor’s transition to a mixed-use district containing professional office, service, and limited commercial activities alongside residential uses. Future non-residential development must be compatible with existing and future neighboring residential uses.

TOWN CENTER

This subarea largely corresponds to the older residential section of the City. This subarea is generally bounded by 8th Street on the south, Cherry Avenue on the east, Elm Avenue on the west, and Oak Valley Parkway on the north. This subarea is dominated by residential development, which largely consists of single-family homes with some multi-family residential development sporadically interspersed. Partly due to the age of the housing stock, the homes in this area are smaller and less expensive than some of the newer residential neighborhoods built in the last 20 years. The traditional grid block pattern in this subarea allows for an interconnected environment with multiple ways for residents to circulate.

This subarea could benefit from strategic opportunities for reinvestment and updated pedestrian and streetscape amenities. The vision for this subarea is to improve the quality of housing stock and provide additional streetscape enhancements to improve safety and comfort for pedestrians and bicyclists as well as street trees. Access to parks is also the most limited in this subarea.

This subarea is designated as Single-Family Neighborhood.

SUBAREA STRATEGIES:

- Encourage infill residential development to encourage neighborhood cohesion.
- Allow for higher density infill that is compatible with surrounding residential uses.
- Identify and consider protection of properties with historic and architectural significance.
- Update zoning to:
 - Encourage pedestrian-oriented building design.
 - Update accessory dwelling unit (ADU) standards to reflect 2017 ADU laws (SB 229 and AB 494) and to protect character of established neighborhoods.
- Create a streetscape plan for the subarea with emphasis on Palm, Maple and Chestnut Avenues as well as Eighth, Tenth and Twelfth Streets to connect to Downtown. Prioritize these streets for pedestrian and bicycle connectivity.
- Protect stands of Eucalyptus and Pepper trees along Beaumont Avenue.
- Prioritize improvement of Stewart Park in the Capital Improvement Plan.
- Consider the use of CDBG funding and other housing rehabilitation program resources in this neighborhood to improve physical infrastructure. Census tracts that are eligible for CDBG funding include 438.07, 738.10, 438.12, 438.18, 438.20, 439, 440.



The Beaumont Town Center area is it stands today.

NORTH NEIGHBORHOODS

The northern portion of Beaumont is largely planned with numerous suburban residential developments. These developments are mostly governed by Specific Plans, including Sundance, Cougar Ranch, Kirkwood Ranch, Noble Creek, Estates at Oak Valley and Three Rings Ranch. Existing developments include Three Rings Ranch, Fairway Canyon and Kirkwood developments. Sunny-Cal was approved in 2018 and annexed into the City. The subarea is generally bounded by Oak Valley Parkway, Cherry Avenue and the I-10 freeway to the south and west, Highland Springs to the east, and both the City boundary and Brookside Avenue to the north. While there are parcels within this subarea that are undeveloped, new residential projects are under construction or are planned. The street pattern in this subarea is predominantly suburban with curvilinear, dead-end streets that provide limited pedestrian connectivity. Many of the residential developments are gated, further limiting pedestrian connectivity.

The location and extent of permitted development within the North Neighborhoods generally mirror the existing development and entitlements for future development. Much of this subarea is designated as Single-Family Neighborhoods with limited areas reserved for Neighborhood Commercial and High Density Residential. This subarea is not expected to undergo significant land use change in the future.

SUBAREA STRATEGIES:

- Seek opportunities to connect streets and pedestrian paths to surrounding subareas.
- Prioritize pedestrian and bicycle connections to parks, schools and neighborhood shopping.
- Ensure that new shopping centers serve surrounding neighborhoods and are physically accessible via bicycle routes and connected sidewalks.
- Implement gateway elements at the I-10 exits at Cherry Valley Boulevard and Oak Valley Parkway. Protect Oak tree stands on Beaumont Avenue north of Oak Valley Parkway.
- Use specific plan(s) for the large development sites within the neighborhood, requiring coordination and consistency with adjacent specific plans and project master plans, in order to promote an integrated development pattern.
- Encourage developers to build proposed retail and services in a specific plan no later than when 75% of the residential development has occurred.
- Encourage neighborhood shopping opportunities at the intersection of key corridors including Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th Street, Beaumont Avenue, Pennsylvania Avenue, and Highland Springs Avenue.
- Prioritize development of a neighborhood center that provides goods and services to community residents on the northwest corner of Beaumont Avenue and Oak Valley Parkway.
- Provide greater connectivity in new neighborhoods than is present in the adjoining existing neighborhoods.

SUN CAL + HEARTLAND

Much like the North Neighborhoods, the Fairway Canyon and Heartland sub-areas are largely planned with suburban residential developments. These developments are mostly governed by Specific Plans, including Oak Valley/SCPGA Golf Course, Tournament Hills, and Heartland.

The Fairway Canyon subarea is generally bounded by Oak Valley Parkway to the south, I-10 to the east and the City boundary to the north and west. This is a master planned golf resort community anchored by the Morongo Golf Club at Tukwet Canyon (formerly SCPGA Golf Course). Almost half the planned residential has been built. The street pattern in this subarea is predominantly suburban with curvilinear, dead-end streets that provide limited pedestrian connectivity.

The Heartland Subarea is governed by the Heartland Specific Plan. The Timoteo Creek runs across the northern part of the subarea and is intended to be preserved as an open space resource and is designated Open Space. The residential portion of the project is under construction.

The location and extent of permitted development within these two subareas generally mirror the existing development and entitlements for future development. Much of this subarea is designated as Single-Family Neighborhoods. This subarea is not expected to undergo significant land use change in the future.

SUBAREA STRATEGIES:

- Seek opportunities to connect streets and pedestrian paths to surrounding subareas.
- Prioritize pedestrian and bicycle connections to parks, schools and neighborhood shopping.
- Ensure that new shopping centers serve surrounding neighborhoods and are physically accessible via bicycle routes and connected sidewalks.
- Implement gateway elements at I-10 exit at Oak Valley Parkway.
- Encourage developers to build proposed retail and services in a specific plan no later than 75% of the residential development. Consider including this provision as a requirement in any development agreements.
- Encourage the development of a Neighborhood Center that would provide access to goods and services to community residents, on the northwest corner of Beaumont Avenue and Oak Valley Parkway.
- Provide greater connectivity in new neighborhoods than is present in the adjoining existing neighborhoods.
- Create public access to Timoteo Creek and connectivity to other open space resources in close vicinity.

FOUR SEASONS/POTRERO

This subarea is predominantly newer single-family homes and includes plans for Seneca Springs/Empire Homes, Four Seasons and Potrero Creek Estates developments, all of which are covered by individual Specific Plans. This subarea is bordered by First Street on the north, Highland Springs Avenue on the east, the City boundary on the west, and the Potrero reserve on the south. Once completed, the projects will provide additional single-family residential housing and include access to diverse recreational opportunities, natural open space, and hiking, biking or multi-use trails. Four Seasons and Seneca Springs/Empire Homes have been mostly constructed. The Potrero Creek Estates Specific Plan was adopted in 1988 and has not been built.

SUBAREA STRATEGIES:

- Seek opportunities to connect streets and pedestrian paths to surrounding subareas.
- Prioritize pedestrian and bicycle connections to parks, schools and neighborhood shopping.
- Ensure that new shopping centers serve surrounding neighborhoods and are physically accessible via bicycle routes and connected sidewalks.
- Encourage developers to build proposed retail and services in a specific plan no later than 75% of the residential development. Consider including this provision as a requirement in any development agreements.
- Work with the property owner to re-evaluate the Potrero Creek Estates Specific Plan for current market feasibility and conformance with best planning practices.
- Require appropriate environmental analysis consistent with the MSHCP requirements.

URBAN VILLAGE

This subarea is north of SR-60 freeway, south of the I-10 and bordered by Potrero Avenue extension on the west. The 2007 General Plan contained an Urban Village Overlay that allows a regional commercial center, higher density residential development, open space, and recreational amenities. Industrial land uses were not allowed within the Urban Village Plan Overlay and any development proposals within the area required a specific plan. This General Plan continues the same mix of uses for the Urban Village subarea and encourages the development of a specific plan that considers a comprehensive vision for the subarea.

Currently, the subarea is largely undeveloped. The Timoteo Creek runs along the north edge of the subarea. The Urban Village designation is intended to create compact development patterns with higher density residential development and abundant open space and recreation amenities near commercial uses.

SUBAREA STRATEGIES:

- Preserve Timoteo Creek and its 100-year flood plain as an open space resource.
- Create public access to Timoteo Creek and connect to other open space resources in the vicinity, including immediately to the west in the Heartland subarea.
- Seek opportunities to connect streets and pedestrian paths to surrounding subareas.
- Require buffering of residential uses from I-10 and SR-60 with non-residential uses.

- Require the creation of a grid of internal roadways to form small walkable blocks.
- Strongly encourage the development of a specific plan that considers a comprehensive vision for the subarea.

INTERSTATE EMPLOYMENT

This subarea contains large tracts of developed and undeveloped land, farmland, and industrial development. It is located to the south of the I-10 Freeway and the Union Pacific Railroad, extends to the western City boundary, and Highland Springs Avenue to the east. The eastern portion of this subarea is home to several big box retailers including Walmart, Home Depot, Kohls and Ross for Less. Several light industrial facilities, including Perricone Juices, Icon Health and Fitness Outlet are in the central portion of this subarea. Additionally, Amazon is planning a four-story, 640,000-square-foot fulfillment center in the Beaumont Industrial Business Park, at the merge of the I-10 and SR 60 freeways. This facility will provide about 1,000 jobs. Dowling Fruit Orchards, a family owned business and the only agricultural producing site in the City, is also located in this subarea.

The land use pattern in this area has the potential to accommodate additional job intensive uses. This subarea is generally designated Industrial and Commercial. Several Specific Plans govern properties in the subarea, including Home Depot Specific Plan, Marketplace Specific Plan, Hidden Canyon Industrial Specific Plan, Walmart Farmers Boys Specific Plan and Rolling Hills Ranch Industrial Specific Plan.

Also found within this subarea is also a small neighborhood known as the “Historic Barrio Railroad District” or Barrio for short. The general boundaries are First Street, California Avenue, rail tracks and Veile Avenue. The neighborhood was established early in the City’s history for worker housing during the construction of the railroads. The Barrio is home to a largely Hispanic population. Informational signs in the area include the neighborhood’s history and black-and-white photos of the area, such as that of an old train depot. This neighborhood is generally surrounded by industrial uses and should be protected from nuisance impacts associated with the industrial uses.

Finally, RCTC in coordination with Caltrans, CVAG and FRA is studying the potential of passenger rail service to the San Gorgonio Pass and the Coachella Valley. A Beaumont station would likely be located at Pennsylvania Avenue at 3rd Street. Improved transit connectivity will be beneficial to the Beaumont community with increased access to the Los Angeles basin and Western Riverside to the west and Coachella Valley to the east. A Transit Oriented Overlay is in place around the potential station site and will allow high density residential uses, in addition to the underlying commercial uses.

SUBAREA STRATEGIES:

- Continue to attract industrial uses that provide high paying jobs to this subarea.
- Leverage freeway visibility and access in locating the new industrial uses. Construction of Potrero interchange provides improved access.
- Require buffering of industrial uses from the existing Barrio neighborhoods.
- Work with regional agencies to make fixed rail transit in Beaumont a reality.

- Work with the major retailers to improve the pedestrian environment in their projects with increased landscaping, shade and amenities.
- Encourage new developments to connect with existing pedestrian paths and bicycle trails.

SR-79 WEST + SR-79 EAST

These two Planning Subareas flank SR-79 on both sides. Currently, these two subareas are mostly undeveloped. Except for a portion of the SR-79 West Subarea, both subareas fall within the City's Sphere of Influence and thus are governed by the County of Riverside General Plan. In the County General Plan, the land use designation for these two subareas is Rural Residential (1 acre lots). To take advantage of transportation access provided by SR-79, the City is proposing more intensive development along SR-79. The eastern subarea will be the location for a second Urban Village and additional high-density residential uses. The western subarea will be anchored by an Employment District that contains job-intensive uses, and a Traditional Neighborhood that provides additional housing opportunities in a complete and compact neighborhood pattern. Complete neighborhoods are developed areas with a balanced mix of homes and multifamily dwellings within a walkable and connected network of green streets, parks, schools and neighborhood centers to serve daily shopping needs.

SUBAREA STRATEGIES:

- Leverage access from the Potrero Boulevard connection to SR-79 West.
- Seek opportunities to connect streets and pedestrian paths to surrounding subareas.
- Buffer residential uses from SR-79 with non-residential uses.
- Require the creation of a grid of internal roadways to form small walkable blocks.



SR-79 West Subarea



SR-79 East Subarea

MOUNTAINS

This Planning Subarea includes Potrero Canyon and Laborde Canyon, an area totaling more than 11,000 acres and consisting of predominantly vacant land. A portion of this site was owned by Lockheed Martin and used as a test site for rocket motor and weapons testing from 1960 to 1974. The site was approved for County acquisition, and pending clean-up, will serve as protected open space. Most of this subarea is also protected under the Western Riverside County MSHCP.

SUBAREA STRATEGIES:

- Monitor ongoing cleanup on the Lockheed sites.
- Designate additional areas for open space, as feasible.

JACK RABBIT

This subarea includes the mountainous range known as the San Timoteo Badlands. This area is undeveloped and contains the western extent of SR-60 in Beaumont. The area north of SR-60 is protected open space and part of the Western Riverside County MSHCP. San Timoteo Creek runs through this site. The area to the south of SR-60 is currently undeveloped and has topographical constraints. Access is limited to the eastern end of the subarea from Jack Rabbit Trail.

This subarea is entirely in the Sphere of Influence, and thus, is governed by the County of Riverside General Plan. The designation for the area north of SR-60 is Open Space and south of SR-60 is Rural Residential (1 acre lots).

SUBAREA STRATEGIES:

- Preserve Timoteo Creek and its 100-year flood plain as an open space resource.
- Work with property owner(s) of the southern portion of the subarea to develop plans compliant with the Western Riverside County MSHCP. A Specific Plan is encouraged.



View of Beaumont mountains.

LAND USE DESIGNATIONS

Land use designations indicate the intended use of each parcel of land in the City. They are developed to provide both a vision of the organization of uses in the City and a flexible structure to allow for changes in economic conditions and community vision. The General Plan includes 14 land use designations and one Overlay, described below, mapped in Figure 3.5 and summarized in Table 3.3.

There are four broad categories of land use designations – 1) residential, 2) nonresidential uses (commercial and industrial uses), 3) mixed use and 4) public. Residential designations define the predominantly residential areas of the City and range from single family homes to multifamily housing. Nonresidential designations provide locations for retail, office and industrial uses. Mixed use designations provide areas for a range of residential or commercial uses in vertical or horizontal pattern. Public designations identify a range of public facilities such as schools, parks, and city and publicly owned uses.

For each land use designation, the uses allowed and standards for development intensity (dwelling units per acre for residential development and floor area ratio (FAR) for nonresidential development) are specified.

RELATIONSHIP WITH THE ZONING ORDINANCE

The land use designations and locations are compatible with the zoning districts found in the Zoning Ordinance. While the General Plan land use designations are broad, the zoning districts include specific allowances, prohibitions of uses (including conditional uses), and dimensional requirements, such as building setbacks, parking standards, and building heights. Land use designations and zoning districts must be compatible but need not be the same. Zoning districts must be within the range of the allowed intensity and uses found in the General Plan. Where the documents differ, the General Plan takes precedence. Note that the maximum density of any land use designation may be exceeded to complement General Plan Housing Element policy (in accordance with the density bonus provisions of Section 65915 of the California Government Code).

UNDERSTANDING DENSITY + INTENSITY

State law requires that General Plan land use designations provide a measurement of the maximum development intensity allowed within each designation. The three generally accepted metrics are dwelling units per acre, floor area ratio, and persons per square mile. It is important to note that density is only loosely related to urban form and character.

DU/AC – DWELLING UNITS PER ACRE

The term density is used for residential uses and refers to the population and development capacity of residential land. Density within the General Plan is described in terms of dwelling units per gross acre of land (du/ac), including existing and proposed streets and rights-of-way.

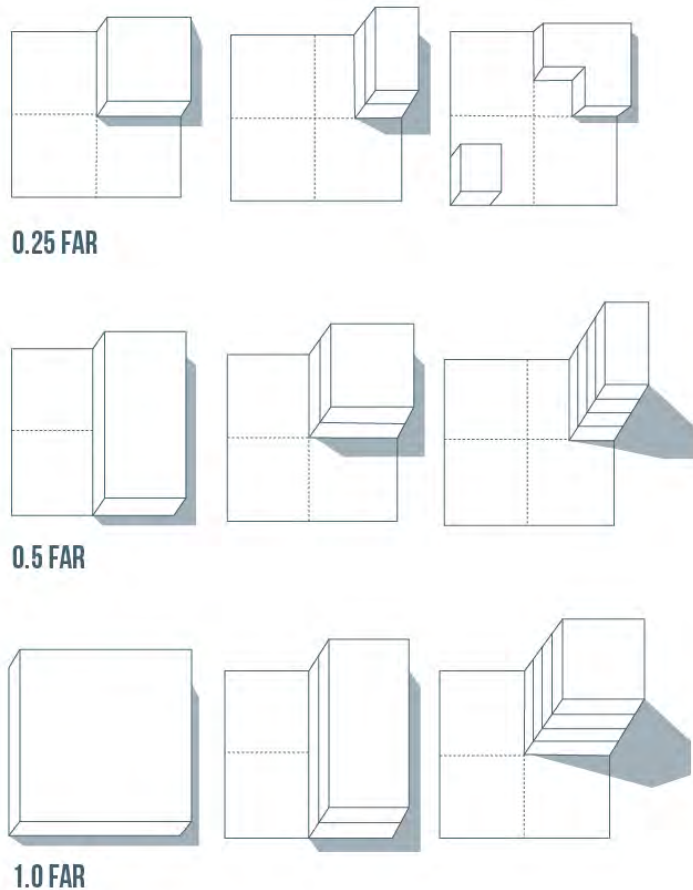
It should be noted that du/ac is not always a useful predictor of neighborhood design character or population density. While in areas of single-family detached homes, du/ac does establish how many homes -and presumably how many families – will be present in each acre, in areas of mixed-use or multi-family development, it is much less helpful.

FAR – FLOOR AREA RATIO

Development intensity, which applies to nonresidential and mixed uses, refers to the extent of development on a parcel of land or lot. Floor area ratio is used in the General Plan as a measure of non-residential or mixed-use development intensity.

Floor area ratio (FAR) expresses the intensity of use on the lot (see Figure 3.4). The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.5. A 0.5 FAR describes a single-story building that covers half of the lot, a two-story building covering approximately one-quarter of the lot, or a four-story building covering one-eighth of the lot. This makes FAR a useful tool for measuring development and environmental impacts.

Figure 3.4 FAR Explained



$$\text{FLOOR AREA RATIO (FAR)} = \frac{\text{GROSS BUILDING AREA}}{\text{LOT AREA}}$$

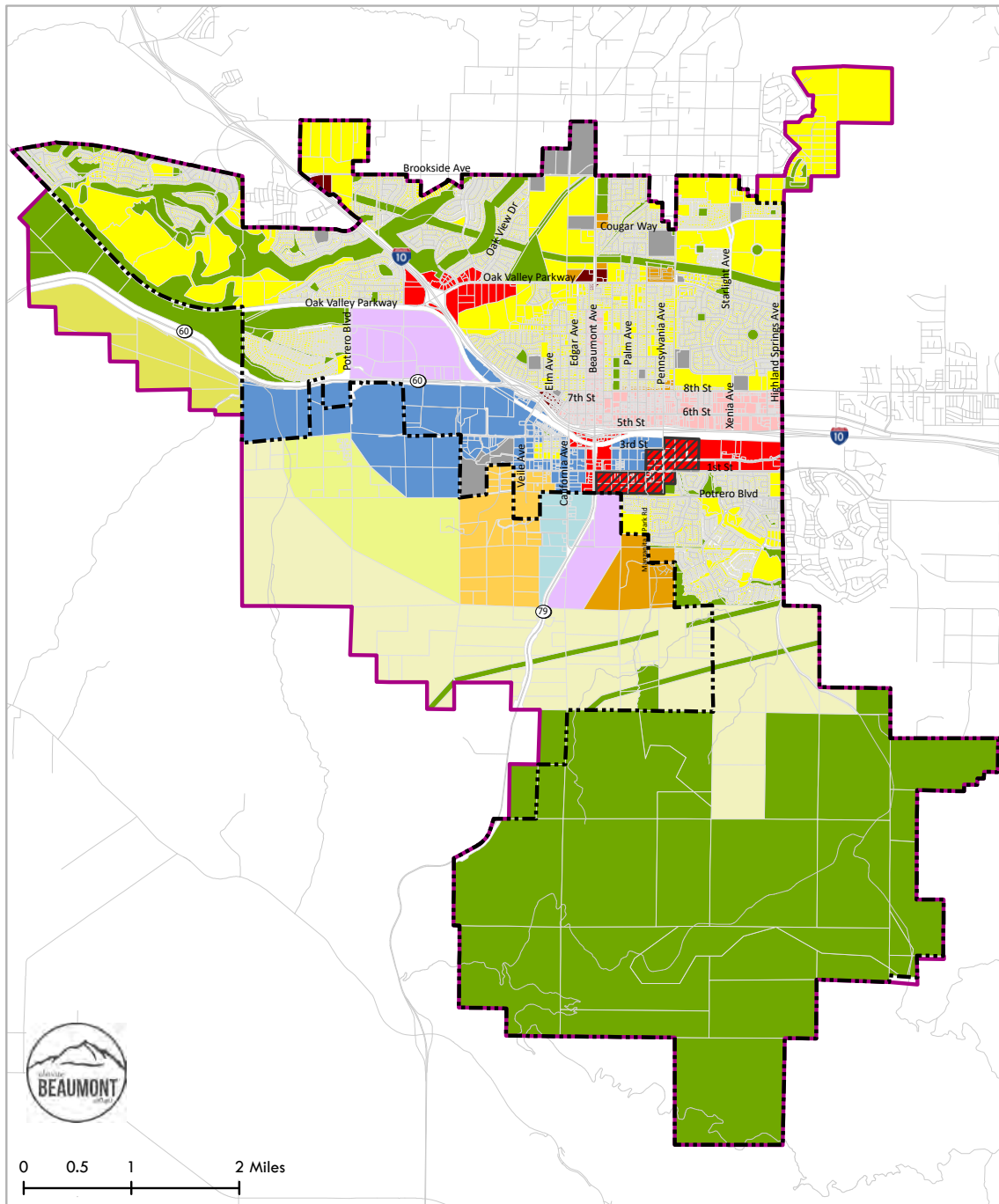
PERSONS/SQ. MI – INHABITANTS PER SQUARE MILE

A simplistic estimate of the number of total inhabitants in a square mile of a given land use designation, derived from known averages of building type occupancies.

Table 3.3 Land Use Designations

LAND USE DESIGNATION	ZONING DISTRICT	DESCRIPTION	DENSITY/ INTENSITY
RESIDENTIAL DESIGNATIONS			
Rural Residential 40 (RR40)	RR	Single family detached homes on 40 acre lots in a rural mountainous setting	Minimum 40 acre lots
Rural Residential 10 (RR10)	Not within City Limits	Single family detached homes on 10 acre lots in a rural setting	Minimum 10 acre lots
Rural Residential 1 (RR1)	Per County Zoning	Single family detached homes on 1 acre lots in a hillside setting	Minimum 1 acre lots
Single Family Residential (SFR)	R-SF	Single-family residential (attached or detached) Neighborhood commercial in specified locations	Maximum 4 du/acre Maximum FAR 0.35
Traditional Neighborhood (TN)	R-TN	Single-family detached houses and small-scale multi-family housing Neighborhood commercial in specified locations	Average Density 6 du/acre Maximum 12 du/acre Maximum FAR 0.35
High-Density Residential (HDR)	R-MF	Multi-family housing (townhomes, condominiums, apartments, etc.) Neighborhood commercial in specified locations	Minimum 12 du/acre Maximum 30 du/acre Maximum FAR 0.35
NON-RESIDENTIAL DESIGNATIONS			
Neighborhood Commercial (NC)	C-N	Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.	FAR up to 1.0
General Commercial (GC)	C-C	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Not within City Limits	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses.	FAR 0.5 to 1.0
Industrial (I)	M	Range of industrial uses, including "stand-alone" industrial activities, general and light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
MIXED-USE DESIGNATIONS			
Downtown Mixed Use (DMX)	See Chapter 11	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multifamily residential uses and live/work units.	0-22 du/acre; FAR up to 0.5
Urban Village (UV)	UV	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.	12-24 du/acre; FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	TOD Overlay	Residential and supportive employment and commercial uses near the future transit station.	18-30 du/acre; FAR up to 1.0
OTHER/ PUBLIC DESIGNATIONS			
Public Facilities (PF)	PF	Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.	FAR up to 1.0
Open Space (OS)	R-C	Passive and active parks, trails, golf courses, community centers, supportive maintenance sheds, etc.	n/a

Figure 3.5 Land Use Map



LAND USE DESIGNATIONS

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

Residential Designation



RURAL RESIDENTIAL 40 (RR40)

DESCRIPTION

The Rural Residential 40 designation conserves natural features, while providing the lowest intensity and amount of residential development within a preserved rural landscape. These areas are intended to serve as a transition to the protected mountains. The typical lot size in this designation is 40 acres.

ALLOWED LAND USES

Single-family dwellings. There is a maximum of one primary dwelling structure per lot (Accessory Dwelling Units (ADUs) excepted). Uses such as religious institutions, schools, public facilities, agricultural uses, among others, which are determined to be compatible with and oriented toward serving the needs of very low-density neighborhoods, may also be allowed.

ALLOWED DENSITY/INTENSITY

- Minimum 40 acre lots
- Maximum height of 2 stories and 26 feet

Residential Designation



RURAL RESIDENTIAL 10 (RR10)

DESCRIPTION

The Rural Residential 10 areas are intended to serve as a buffer between the 40-acre Rural Residential lots and the urban boundary of the City. These neighborhoods conserve natural features, while providing the low intensity and amount of residential development within a preserved rural landscape. The typical lot size in this designation is 10 acres.

ALLOWED LAND USES

Single-family dwellings. There is a maximum of one primary dwelling structure per lot (ADUs excepted). Uses such as churches, schools, day care centers, public facilities, agricultural uses among others, which are determined to be compatible with and oriented toward serving the needs of very low-density neighborhoods, may also be allowed.

ALLOWED DENSITY/INTENSITY

- Minimum 10 acre lots
- Maximum height of 2 stories and 26 feet

Residential Designation



RURAL RESIDENTIAL 1 (RR 1)

DESCRIPTION

The Rural Residential 1 designation is directed at the Jack Rabbit area and is intended to maintain consistency with current County zoning designation of one-acre residential lots. These neighborhoods conserve natural features, while providing the low intensity and amount of residential development within a preserved rural landscape. The typical lot size in this designation is 1 acre.

ALLOWED LAND USES

Single-family dwellings. There is a maximum of one primary dwelling structure per lot (ADUs excepted). Uses such as churches, schools, day care centers, public facilities, and agricultural uses, which are determined to be compatible with and oriented toward serving the needs of low-density neighborhoods, may also be allowed.

ALLOWED DENSITY/INTENSITY

- Minimum 1 acre lots
- Maximum height of 2 stories and 26 feet

Residential Designation



SINGLE-FAMILY RESIDENTIAL (SFR)

DESCRIPTION

Single-Family Residential corresponds to existing and planned residential development within the City consisting of single-family detached units. Most existing residential neighborhoods, including those located within Specific Plan areas, are included in this designation. Supporting neighborhood commercial uses at key intersections and along specific corridors are permitted. These include Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th Street, Beaumont Avenue, Pennsylvania Avenue, Highland Springs Avenue.

ALLOWED LAND USES

Single-family residential (attached or detached), and ADUs.

Supporting neighborhood commercial uses in locations as noted above. Schools, parks and public facilities are also permitted.

ALLOWED DENSITY/INTENSITY

- Maximum density is four (4) du/acre
- Maximum FAR for neighborhood commercial uses is 0.35, where permitted

Residential Designation



TRADITIONAL NEIGHBORHOOD (TN)

DESCRIPTION

Traditional Neighborhood designation provides a range of housing choices within a walkable and well-connected neighborhood setting within a short distance of goods and services that meet daily needs and open spaces. Although most of the residences are single-family detached houses, multi-family housing is also provided in “house-form” building types – such as duplexes, triplexes, cottage clusters, garden apartments and rowhouses – that are compatible in scale and character with houses.

The typical parcel within this designation is vacant and large in size. Hence, an average density with this designation is established to allow for the development of this diversity of housing types within each proposed development. Supporting neighborhood commercial uses at key intersections, schools, parks and public facilities are also permitted. Neighborhood commercial uses should be located along streets designated as Arterial Roadways or Industrial Collector Streets.

Development and design patterns within this designation shall include maximum block length of 600 feet and street grid layouts to promote walkability and connectivity.

ALLOWED LAND USES

Single-family detached houses, small-scale multi-family housing (such as duplexes, triplexes, cottage clusters, garden apartments and rowhouses), and ADUs.

Supporting neighborhood commercial uses in locations as noted above.

ALLOWED DENSITY/INTENSITY

- Minimum lot size is 5,000 sf
- Average density is six (6) du/acre with a minimum density of four (4) du/acre and a maximum density of 12 du/ac
- Maximum FAR for neighborhood commercial uses is 0.35, where permitted

Residential Designation



HIGH DENSITY RESIDENTIAL (HDR)

DESCRIPTION

The High-Density Residential designation creates walkable, transit-ready residential neighborhoods located near concentrated commercial, civic and recreational uses. Housing in these neighborhoods is primarily multifamily in a variety of housing types, such as apartments, townhomes, walkups, garden apartments and condominiums. Additional development densities are possible under affordable density bonuses.

Within City limits, this designation applies to existing areas along Beaumont Avenue and Oak Valley Parkway. Primarily with the Sphere, also designated High Density Residential is an area to the east of the SR-79-adjacent Urban Village. This area is anticipated to develop as a complete neighborhood with high density housing options as well as supportive commercial uses. Neighborhood commercial

uses should be located along streets designated as Arterial Roadways or Connector Streets.

Development and design patterns within this designation should include maximum block length of 600 feet and street grid layouts to promote walkability and connectivity.

ALLOWED LAND USES

Multi-family housing (townhomes, condominiums, apartments, etc.)

Supporting neighborhood commercial uses in locations as noted above.

ALLOWED DENSITY/INTENSITY

- Minimum density is 12 du/acre
- Maximum density is 30 du/acre
- Maximum FAR for neighborhood commercial uses is 0.35, where permitted

Non-Residential Designation



NEIGHBORHOOD COMMERCIAL (NC)

DESCRIPTION

Neighborhood Commercial corresponds to smaller commercial, retail and service-related activities found along West 6th Street, Oak Valley Parkway and Beaumont Avenue. The intent of this designation is to provide neighborhood commercial uses in proximity to residential neighborhoods. These areas should relate to the surrounding residential uses with bicycle facilities and continuous sidewalks. This land use designation permits a range of neighborhood supportive retail and service-oriented land uses.

ALLOWED LAND USES

Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.

ALLOWED DENSITY/INTENSITY

- Maximum FAR is 1.0, typical FAR is 0.35

Non-Residential Designation



GENERAL COMMERCIAL (GC)

DESCRIPTION

General Commercial provides a concentration of “big box” and “large format” retailers in commercial shopping centers that serve adjacent neighborhoods. Most of the parcels included in this land use designation are located south of I-10 Freeway, along SR-79, and Highland Springs Avenue and around the Oak Valley Parkway interchange. These areas have convenient access from both existing and future residential neighborhoods within the City and for residents in the surrounding communities.

ALLOWED LAND USES

Variety of “big box” and “large format” retailers in commercial shopping centers that serve adjacent neighborhoods.

ALLOWED DENSITY/INTENSITY

- Maximum FAR is 0.75, typical FAR is 0.35

Non-Residential Designation



EMPLOYMENT DISTRICT (ED)

DESCRIPTION

The Employment District designation provides space for a range of employment uses to help expand and diversify the City's economy. The desired employment uses are market-supported light industrial, research and development, creative office and maker space type uses. The employment uses are supported by retail, service and other supportive uses. Manufacturing, distribution and warehouse uses are not permitted. In order to maximize the synergies created by compatible uses, a minimum development intensity is established.

ALLOWED LAND USES

Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.

ALLOWED DENSITY/INTENSITY

- Minimum FAR is 0.5
- Maximum FAR is 1.0

Non-Residential Designation



INDUSTRIAL (I)

DESCRIPTION

The Industrial designation is characterized by a wide range of industrial uses, including “stand-alone” industrial activities as well as business parks. Other types of permitted development within this land use category includes research parks, private trade schools, colleges, and business complexes containing a mix of light industrial, distribution, office, and commercial or supportive retail activities. Most of the parcels included in the Industrial land use designation are found in the Interstate Employment Subarea located south of the SR-60 Freeway.

ALLOWED LAND USES

Range of industrial uses, including “stand-alone” industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.

ALLOWED DENSITY/INTENSITY

- The permitted floor area ratio (FAR) range is 0.25 to 0.75 with an average of 0.45

Mixed Use Designation



DOWNTOWN MIXED USE (DMX)

DESCRIPTION

As further outlined in Chapter 11, the Downtown Mixed-Use designation supports a lively, thriving Downtown area by accommodating a mix of uses at a variety of densities and intensities. Active and retail uses are required along the Sixth Street and Beaumont Avenue street frontages in order to create a pedestrian-oriented and vibrant environment. This designation provides for vertical and horizontal mixed-use development.

The intent of the properties along the segment of Beaumont Avenue located between Sixth Street (on the south) and 14th Street (on the north) is to facilitate the corridor's transition to a mixed-use district containing professional office, service, and limited commercial activities in conjunction with residential uses. Future non-residential development shall be compatible with neighboring residential development.

This designation also provides for multifamily housing options along the Sixth Street Corridor east of Pennsylvania Avenue will have densities at the higher end of the range, with nodes of commercial at key intersections. The multifamily housing is supportive of the retail and commercial uses in downtown and is near the future transit station south on Pennsylvania Avenue. Live/work units are permitted and encouraged.

ALLOWED LAND USES

Mixed-use buildings with active ground floor retail uses, upper level professional offices, service activities in conjunction with multifamily residential uses and live/work units.

ALLOWED DENSITY/INTENSITY

- See Chapter 11

Mixed Use Designation



URBAN VILLAGE (UV)

DESCRIPTION

The Urban Village designation applies to a specific area of the City situated between the I-10 and the SR-60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, and abundant open space and recreation amenities. Educational uses are also permitted. This area will be developed in phases. The value of the Urban Village derives from its compactness, and the degree to which it allows a larger number of residents to live near shops, transit and employment. This area is designated as a housing site (2,500 units +) in the City's Housing Element. A Specific Plan is strongly encouraged for this area.

The second Urban Village (South) designation takes advantage of access provided by SR-79 and the proximity of the future transit station

at Pennsylvania. It allows for a variety of specialized land uses, including regional serving commercial and higher density residential development at average densities of 20 du/acre. Educational uses are also permitted. The value of Urban Village South derives from its compactness, and the degree to which it allows a larger number of residents to live near shops, transit and employment. A Specific Plan will be required for this area.

ALLOWED LAND USES

Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.

ALLOWED DENSITY/INTENSITY

- The permitted density range is between 12 and 24 du/acre
- The permitted floor area ratio (FAR) is up to 1.0

Mixed Use Designation



TRANSIT ORIENTED DISTRICT OVERLAY (TOD OVERLAY)

DESCRIPTION

The TOD Overlay provides for an alternate designation in the area around the future Metrolink transit station. The intent of the Overlay is to take advantage of the proximity of transit and permit residential and supportive employment and commercial uses within walking distance of the station. TOD uses may be developed before the transit service is established in Beaumont.

ALLOWED LAND USES

Residential and supportive employment and commercial uses near the future Metrolink transit station.

ALLOWED DENSITY/INTENSITY

- The permitted density range is between 20 and 30 du/acre
- The permitted floor area ratio (FAR) is up to 1.0

Other/Public Designations



PUBLIC FACILITIES (PF)

DESCRIPTION

Public Facilities applies to those land uses that serve a public and/or civic use.

ALLOWED LAND USES

Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.

ALLOWED DENSITY/INTENSITY

- The maximum permitted floor area ratio is 1.0

Other/Public Designations



OPEN SPACE (OS)

DESCRIPTION

The Open Space designation refers to open space lands used for recreation and conservation including parks, trails, and golf courses.

ALLOWED LAND USES

Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.

ALLOWED DENSITY/INTENSITY

- N/A

GOALS + POLICIES

The following section includes goals and policies for the Land Use + Community Design Element. Goals and policies are followed by implementation actions. Land use and community design policies are woven throughout the General Plan, including in the Mobility, Community Facilities + Infrastructure, and Health, Equity + Environmental Justice Elements, etc.

URBAN FRAMEWORK

Goal 3.1: A City structure that enhances the quality of life of residents, meets the community’s vision for the future, and connects new growth areas together with established Beaumont neighborhoods.

Policies

- 3.1.1** Promote a balance of land use and development types throughout the City.
- 3.1.2** Re-establish the City’s pedestrian-oriented Downtown, along Sixth Street and Beaumont Avenue, as a community anchor with a local and regional-serving mix of civic, commercial and residential uses.
- 3.1.3** Establish or preserve areas for mixed-use districts that contain a mix of retail, service, office, and residential uses in a compact, walkable setting along SR-79 (between I-10 and SR-60).
- 3.1.4** Establish an Employment District that integrates diversity of jobs with multi-modal access to the rest of City.
- 3.1.5** Invest in existing residential neighborhoods adjacent to Downtown and promote connectivity to surrounding neighborhoods.
- 3.1.6** Preserve and protect natural open space areas in south and southwest Beaumont and its sphere of influence.
- 3.1.7** Connect new growth areas to existing Beaumont neighborhoods by directing transportation investments to improve open space connectivity, wayfinding, and urban design strategies.
- 3.1.8** Require new major centers and larger residential developments to be accessible to major transportation facilities, a well-connected street network, and safe and efficient access to transit
- 3.1.9** Prioritize public investments and guide private investments around existing neighborhoods and districts to locate expansion areas contiguous to the existing footprint.
- 3.1.10** Infill vacant areas within City limits by developing new residential neighborhoods around neighborhood centers and community gathering spaces, such as schools and parks.
- 3.1.11** Strive to create development patterns such that most residents are within one-half mile walking distance of a variety of neighborhood-serving uses, such as parks, grocery stores, restaurants, cafes, dry cleaners, laundromats, banks, hair salons, pharmacies, religious institutions, and similar uses.

- 3.1.12** Establish buffers between open space areas and urban development by encouraging less intensive rural development within proximity to the open space areas.

Goal 3.2: A City that ensures the timely provision of services with phased development.

Policies:

- 3.2.1** Ensure that there will be adequate water and wastewater system capacity to meet projected demand. Coordinate with BCVWD to ensure access to clean and adequate water supply.
- 3.2.2** Continue to implement comprehensive water and wastewater management programs and ensure that future developments pay their fair share for any needed infrastructure improvements.
- 3.2.3** Continue to oversee the development of adequate and dependable public services and facilities to support both existing and future development.

RESIDENTIAL USES

Goal 3.3: A City that preserves its existing residential neighborhoods and promotes development of new housing choices.

Policies:

- 3.3.1** Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element.
- 3.3.2** Develop a variety of housing types at varying densities that meet the needs of residents of a variety of incomes, lifestyles and needs.
- 3.3.3** Continue to maintain and conserve existing residential neighborhoods.
- 3.3.4** Continue to explore future opportunities for new residential development.
- 3.3.5** Incentivize infill housing development in the Downtown and new higher density housing in the Urban Villages.
- 3.3.6** Encourage developers to build proposed retail and services in a specific plan no later than when 75% of the residential development has occurred.
- 3.3.7** Require well-connected walkable neighborhoods with quality access to transit, pedestrian and bicycle facilities.
- 3.3.8** Support ongoing maintenance and improvement of existing residential properties; in particular, encourage property owners to maintain and improve their front yards and building fronts.
- 3.3.9** Ensure new development projects and infill construction are of a compatible scale in existing neighborhoods and provide adequate transitions to adjacent residential properties.
- 3.3.10** Permit accessory dwelling units on single-family residential lots.
- 3.3.11** Discourage the construction of new gated communities. When gated communities are allowed, require frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.

- 3.3.12** Encourage and support the keeping of farms, including urban agriculture, and equine animals in suitable locations and upon parcels which are a minimum of one acre in size, with a maximum of two large animals per acre, and shall establish appropriate zoning provisions to accommodate animal keeping.

NON-RESIDENTIAL USES

Goal 3.4: A City that maintains and expands its commercial, industrial and other employment-generating land uses.

Policies:

- 3.4.1** Continue to promote commercial and industrial development in the Interstate Employment Subarea that capitalizes on the City's location near the I-10 and the SR-60 Freeways.
- 3.4.2** Promote the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.
- 3.4.3** Continue to promote the development of a regional urban village in the vicinity of the I-10 and the SR-60 Freeways. Encourage a second urban village in the SR-79 East Subarea.
- 3.4.4** Encourage development of employment-generating uses in the SR-79 West Subarea.
- 3.4.5** Focus economic development efforts on attracting high paying jobs to the City.
- 3.4.6** Continue to promote the maintenance and preservation of industrial activities and businesses that contribute to the City's economic and employment base.
- 3.4.7** Encourage the continued expansion of the City's industrial districts to accommodate economic development and growth.
- 3.4.8** Where industrial uses are near existing and planned residential development, require that industrial projects be designed to limit the impact of truck traffic, air and noise pollution on sensitive receptors, especially in El Barrio.

COMMUNITY DESIGN + PUBLIC REALM

Goal 3.5: A City that promotes quality urban design to make Beaumont a more desirable place to live and work.

Policies:

- 3.5.1** Install gateway elements that improve the appearance of entry points leading into the City.
- 3.5.2** Continue to work towards the implementation of streetscape and sign standards.
- 3.5.3** Promote quality design in the review of commercial and residential projects.

Goal 3.6: A City with active and comfortable places that encourage social interaction and community gathering.

Policies:

- 3.6.1** Improve existing parks and public spaces throughout the City to provide beautiful, comfortable, and inviting gathering spaces.

- 3.6.2** Encourage new development to incorporate public plazas, seating, drinking fountains, and gathering places, especially in prominent locations and areas of pedestrian activity.
- 3.6.3** Require project developers to establish mechanisms, such as a Community Facilities District, to adequately maintain new parks, recreational facilities, and infrastructure.

Goal 3.7: A City with a high-quality pedestrian environment for people, fostering interaction, activity, and safety.

Policies:

- 3.7.1** Require that all new neighborhoods be designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles.
- 3.7.2** Create pedestrian-oriented streetscapes by establishing unified street tree planting, sidewalk dimensions and maintenance, pedestrian amenities, and high-quality building frontages in all new development.

Goal 3.8: A City that encourages a healthy lifestyle for people of all ages, income levels, and cultural backgrounds.

Policies:

- 3.8.1** Design neighborhoods to emphasize connectivity and promote physical activity, including increased pedestrian access by promoting high-density, mixed use development, access to existing and proposed transit, and the use of bicycles and walking as alternatives to driving.
- 3.8.2** Establish buffers between residential development and high-volume roadways, including SR-79, I-10, and SR-60, to protect residents from negative environmental health impacts.
- 3.8.3** Ensure the design of context-specific streetscaping that promotes safe travel for all users, including signs, curbs, trees and landscaping to provide a more pleasant environment for drivers, cyclists, and pedestrians.
- 3.8.4** Prioritize access to health-promoting uses in new development, including neighborhood markets, grocery stores, medical centers, pharmacies, parks, gyms, community space and gardens.
- 3.8.5** Promote access to affordable and safe opportunities for physical activity, particularly for park poor neighborhoods, such as the Town Center and El Barrio.
- 3.8.6** Support Safe Routes to School partnerships that increase the number of school children who walk, bicycle, use public transportation and carpool to and from school.
- 3.8.7** Apply universal design principles to ensure that all people can experience an environment that promotes their health, safety, and welfare.

Goal 3.9: A City with neighborhoods and districts with enhanced safety and welfare of all residents and employees.

Policies:

- 3.9.1** Use Crime Prevention through Environmental Design strategies (CPTED) in new and

existing development to improve public safety, including the following:

- Active public space
 - Building design to promote “eyes on the street”
 - Clear delineation between private and public space
 - Natural access control between public and private space
 - Maintenance of public places
 - Removal or repair of vandalism or broken property
- 3.9.2** Promote Business and Neighborhood Watch programs, in addition to collaborations between residents and law enforcement, to help maintain a clean and safe environment.
- 3.9.3** Encourage regional partnerships that support the coordination of public safety awareness and crime prevention.
- 3.9.4** Improve lighting and nighttime security across all City neighborhoods to prevent crime and increase safety.
- 3.9.5** Support community volunteer programs, including police cadets, Volunteering In Beaumont is Excellent (VIBE) Program, and Citizen Volunteers.
- 3.9.6** Encourage the creation of a graffiti prevention team to remove graffiti from public property (including parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.

Goal 3.10: A City designed to improve the quality of the built and natural environments to reduce disparate health and environmental impacts.

Policies:

- 3.10.1** Participate in air quality planning efforts with local, regional, and State agencies that improve local air quality to protect human health and minimize the disproportionate impacts on sensitive population groups.
- 3.10.2** Reduce particulate emissions from paved and unpaved roads, construction activities, and agricultural operations.
- 3.10.3** Discourage development of sensitive land uses – defined as schools, hospitals, residences, and elder and childcare facilities – near air pollution sources that pose health risks – including freeways and polluting industrial sites.
- 3.10.4** Designate truck routes to avoid sensitive land uses, where feasible.
- 3.10.5** Encourage smoke-free and Vape-free workplaces, multi-family housing, parks, and other outdoor gathering places to reduce exposure to second-hand smoke.
- 3.10.6** Provide educational information about air quality issues and their health effects, including best practices for reducing and/or eliminating sources of indoor air pollution.
- 3.10.7** Support practices that promote low impact development, including water resilient communities, prevention of urban runoff, and mitigation of industrial pollution.

OPEN SPACE

Goal 3.11: A City that maintains and enhances open space used for resource preservation and/or recreation.

Policies:

- 3.11.1** Maintain existing park and recreation facilities that will be maintained in good condition to protect the public’s investment and facilitate uses.
- 3.11.2** Evaluate the feasibility of expanded joint-use of the open space lands used for flood control and utility easements.
- 3.11.3** Continue to implement its park dedication and improvement requirement of 5 acres of parkland for every 1,000 persons in conjunction with residential development.
- 3.11.4** Negotiate agreements with the utility companies and the Flood Control District for the establishment of recreation trails, linkages, uses, and appropriate landscaping within their respective rights-of-way.
- 3.11.5** Preserve watercourses and washes necessary for regional flood control, ground water recharge areas and drainage for open space and recreational purposes. These include San Timoteo Creek, Little San Gorgonio Creek and Noble Creek, among others.
- 3.11.6** Encourage residential clustering and allow transfer of development rights as a means of preserving open space.
- 3.11.7** Preserve permanent open space edges or greenbelts that provide a buffer for separation between adjoining developments.
- 3.11.8** Work with Riverside County and adjacent cities, landowners, and conservation organizations to preserve, protect, and enhance open space and natural resources consistent with the MSHCP.
- 3.11.9** Continue to maintain the Badlands and Potrero area as primarily a functioning wildlife habitat.
- 3.11.10** Require the provision of open space linkages and conservation between development projects, consistent with the conservation efforts targeted in the MSHCP.

Goal 3.12: A City that minimizes the extent of urban development in the hillsides, and mitigates any significant adverse consequences associated with urbanization.

Policies:

- 3.12.1** Develop policies for hillside development in order to protect the natural environment and views.
- 3.12.2** Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, and other critical environmental areas.
- 3.12.3** Control the grading of land, pursuant to the City’s Municipal Code, to minimize the potential for erosion, landslides, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.
- 3.12.4** Recognize the value of ridgelines and hillsides as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhood.
- 3.12.5** Review the feasibility of creating a “night-time sky” ordinance to reduce light pollution.

IMPLEMENTATION

Table 3.4 Implementation Strategies

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
DEPARTMENTAL PROCESSES				
LUCD1	Specific Plan Consistency. Following adoption of the General Plan, review the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.	High	Short	Planning
LUCD2	Update Zoning. Modify zoning map and zoning standards to maintain consistency with the General Plan.	High	Short	Planning
LUCD3	Update Subdivision Ordinance. Update subdivision ordinance to maintain consistency with the General Plan.	High	Medium	Planning, Public Works
LUCD4	Prepare Design Standards and Guidelines. Prepare design guidelines to illustrate community character and complement development requirements.	Medium	Medium	Planning
LUCD5	Development Review. Work to find efficiencies and make development permitting as simple and as transparent as possible. <ul style="list-style-type: none"> • Establish online permitting processes, where possible • Integrate GIS functionality with permitting and planning 	Medium	Medium	Planning
LUCD6	Development Fees. Update citywide development impact fees for infrastructure, affordable housing, other community benefits, and long-range planning.	Medium	Medium	Planning, Public Works
LUCD7	Development Fact Sheets. Create and promote a series of one-page fact sheets about permitting, zoning, building, and development requirements and questions.	Medium	Medium	Planning, Building and Safety
LUCD8	Downtown Area Plan. Implement policies for the Downtown Area to revitalize and create an active, vibrant Downtown.	High	Short	Planning
LUCD9	Regulatory Barriers. Review the zoning code, subdivision regulations, development regulations, and fire and building codes to address potential regulatory barriers to mixed use development.	High	Short	Planning, Public Works, Building and Safety, Fire

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
LUCD10	Development Monitoring. Establish a monitoring and reporting system for land use development within the City. Key metrics may include housing by type and income level, commercial floor area, jobs, vehicle miles traveled, and greenhouse gas emissions. Report annual changes to the Planning Commission and City Council.	Medium	Medium	Planning
LUCD11	Pedestrian Improvements Funding. Pursue and prioritize funding for pedestrian improvements within the Downtown Area Plan area.	Medium	Medium	Planning, Public Works, Economic Development
LUCD12	General Plan Review. Review the General Plan on a four-year cycle, including a review of individual elements and community programs.	Medium	Medium	Planning
LUCD13	Coordination of Development Plans and Infrastructure Funding. Phase development based on availability of infrastructure and only allow annexation to occur only when the full range of urban services is available or funded.	Ongoing	Ongoing	Planning, Public Works, Economic Development
LUCD14	Annexation Incentives. Develop financial and regulatory incentives (e.g., reduced fee permits, expedited building permits, impact fee waivers) to promote new development in the Sphere of Influence that conforms with the vision of the General Plan, including support for employment uses, mixed use housing, active transportation, and jobs.	High	Ongoing	Planning, Public Works, Economic Development
RESIDENTIAL USES				
LUCD15	Infill Housing Incentive Program. Establish an infill housing incentive program. Potential incentives may include an expedited building permit process, impact fee waivers, or other incentives.	High	Ongoing	Planning, Public Works, Economic Development, Building and Safety
LUCD16	Core Service Areas. Prioritize capital spending in neighborhoods that promote active transportation, mixed use support improvements to its core service areas	High	Ongoing	Planning, Public Works, Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
NON-RESIDENTIAL USES				
LUCD17	Mixed Use Development. Develop financial and regulatory incentives, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses, to promote new mixed-use development.	Medium	Medium	Planning, Public Works, Economic Development
LUCD18	District Marketing. Create a branding and marketing strategy for Downtown, business, and employment districts in the City.	High	Ongoing	Planning, Economic Development
COMMUNITY DESIGN + PUBLIC REALM				
LUCD19	Wayfinding Program. Implement a wayfinding and signage program to improve visibility to key City parks, Potrero Reserve, the Plunge, gateways, and nearby recreational destinations.	Medium	Medium	Planning, Community Services
LUCD20	Placemaking Program. Implement recommended street improvements including sidewalk widening, street trees, street furniture and lighting installation in Downtown.	Medium	Medium	Planning, Public Works
LUCD21	Light Pollution Guidelines. Adopt guidelines for outdoor lighting located in proximity to wildlife and habitat areas in order to minimize light pollution.	Medium	Medium	Planning, Public Works
LUCD22	Tree Planting Program. Partner with local non-profit organizations to implement a tree planting program (planting of trees on City-owned and private property).	Low	Long	Planning, Community Services
OPEN SPACE				
LUCD23	Joint Use. Create a joint use agreement with the Flood Control District and other utility companies to allow residents greater park and recreational access.	Medium	Medium	Planning, Parks District, Community Services, Public Works
LUCD24	Maintenance Plan. Develop a park maintenance plan that specifies the types of maintenance required for each park and timing of such work.	Medium	Medium	Planning, Public Works, Parks District
LUCD25	Hillside Development Ordinance. Adopt and enforce compliance with the Hillside Development Ordinance. Review every 5 years for potential updates.	Medium	Medium	Planning, Community Services, Public Works



Chapter 4: **MOBILITY**

The purpose of the Mobility Element is to develop a transportation network for the City that balances modal priorities and addresses the safe and efficient operation, maintenance, and management of the circulation network. The goals and policies in the element have been developed to ensure that all streets within the City are reviewed through a “complete streets” lens – meaning that all streets should provide accessible mobility options for users of all ages and abilities. This approach does not mean that all streets should equally prioritize all modes of travel nor does it imply that one mode should dominate street planning on all streets within the City. Rather, different modes should be prioritized on different streets, providing a layered network of streets that responds to the context of the adjacent land use.

STATUTORY REQUIREMENTS

The following statutory requirements effect the goals and policies outlined in this Mobility Element.

COMPLETE STREETS ACT

The California Complete Streets Act of 2008 (AB 1358) was signed into law on September 30, 2008. Beginning January 1, 2011, AB 1358 required circulation elements to address the transportation system from a multi-modal perspective. The Complete Streets Act also requires circulation elements to consider the multiple users of the transportation system, including children, adults, seniors, and people with disabilities.

GLOBAL WARMING SOLUTIONS ACT

The Global Warming Solutions Act (AB 32) was signed into law on September 27, 2006. AB 32 established a comprehensive program to reduce greenhouse gas emissions to combat climate change. This bill requires the California Air Resources Board (CARB) to develop regulations to reduce greenhouse gas emissions to 1990 levels by 2020. On January 1, 2012 the greenhouse gas rules and market mechanisms, adopted by CARB, took effect and became legally enforceable.

The reduction goal for 2020 is to reduce greenhouse gas emissions by 25% of the current rate in order to meet the 1990's level, and a reduction of 80% of current rates by 2050. The AB 32 Scoping Plan contains the main strategies California will use to reduce greenhouse gases. The scoping plan has a range of greenhouse gas reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms (e.g., cap-and-trade system), and an AB 32 program implementation regulation to fund the program.

CARB recognizes cities as “essential partners” in reducing greenhouse gas emissions (GHGs). As such, the Air Resources Board has developed a Local Government Toolkit with guidance for GHG reduction strategies, such as improving transit, developing bicycle/pedestrian infrastructure, and increasing city fleet vehicle efficiency, among other strategies.

The City of Beaumont should follow the example of other cities that voluntarily strive to comply with AB 32 and implement GHG reduction strategies into the City's General Plan.

SUSTAINABLE COMMUNITIES + CLIMATE PROTECTION ACT

The Sustainable Communities and Climate Protection Act, or Senate Bill (SB) 375, provides incentives for cities and developers to bring housing and jobs closer together and to improve public transit. The goal is to reduce the number and length of automobile commuting trips, which will help to meet the statewide targets for reducing greenhouse gas emissions set by AB 32.

SB 375 requires each Metropolitan Planning Organization to add a broader vision for growth, called a Sustainable Communities Strategy (SCS), to its transportation plan. The SCS must lay out a plan to meet the region's transportation, housing, economic, and environmental needs in a way that enables the area to lower greenhouse gas emissions. The SCS should integrate transportation, land-use, and housing policies to plan for achieving the emissions target for their region. The Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) and SCS were adopted in 2016.

The City of Beaumont will incorporate components to comply with SB 375 by incorporating components into the General Plan. Applicable components of the SCS include:

- Support transit-oriented development.
- Support infill housing development and redevelopment.
- Support mixed-use development that improves community walkability.
- Improve jobs-to-housing ratio.
- Promote land use patterns that encourage the use of alternatives to single-occupant automobile use.
- Apply Transportation System Management (TSM) and complete streets practices to arterials to maximize efficiency.
- Improve modes through enhanced service, frequency, convenience, and choices.
- Expand and enhance Transportation Demand Management (TDM) practices to reduce barriers to alternative travel modes and attract commuters away from single occupant vehicle travel.



Transit oriented development and bikability support sustainable communities.

SB 743 – CEQA CHANGES

On September 27, 2013, Governor Jerry Brown signed SB 743 into law. A key element of this law is the potential elimination or deemphasizing of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. According to the legislative intent contained in SB 743, these changes to current practice were necessary to “More appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.”

As noted, SB 743 requires impacts to transportation network performance to be viewed through a filter that promotes the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and the diversification of land uses. Some alternative metrics were identified in the law, including vehicle miles traveled (VMT) or automobile trip generation rates. SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., the general plan), studies, or ongoing network monitoring, but these metrics may no longer constitute the sole basis for determining CEQA impacts once SB 743 is ratified into CEQA guidelines.

RELEVANT PLANS + STUDIES

BIKEWAY AND PEDESTRIAN MASTER PLAN

The City of Beaumont adopted a Bikeway and Pedestrian Master Plan in 2011 with the intent to increase the connectivity of existing infrastructure to better service the City’s population. The Bikeway and Pedestrian Master Plan identifies the development of bicycle and pedestrian facilities and improvements. It also promotes bicycle and pedestrian education and safety programs.

GOLF CART TRANSPORTATION PLAN

To promote the use of an alternative form of non-polluting transportation, the City of Beaumont has developed a Golf Cart Transportation Plan (GCTP). This plan introduces golf cart facilities, such as golf cart routes, to link neighborhoods with various attractions, such as retail, medical, and recreational facilities. The GCTP and golf cart network are discussed more later in this document.

SETTING THE SCENE

Mobility serves as a key component of a City. City-owned streets represent important infrastructure and need to be planned for accordingly. However, streets need to be properly sized to meet the user's demand. Making streets unnecessarily wide increases the City's capital and maintenance costs, increases vehicle speeds, and increases pedestrian exposure while crossing the roadway. Under sizing a roadway can create congestion and increase travel times for vehicles and deliveries. The goal of this Element is to develop a street network that balances the needs of all users.

The following strategies shall guide public and private transportation investments to achieve the vision reflected in the General Plan, including:

- **MANAGE TRAFFIC:** The City will support the safe and efficient movement of goods and services by providing signal synchronization and allowing optimum flow in automobile prioritized corridors.
- **ENCOURAGE COMPLETE STREETS:** The City will provide a safe, efficient, and accessible transportation system that serves the mobility needs of users of all ages and abilities.
- **SUPPORT ACTIVE TRANSPORTATION:** The City will provide a network of bicycle and pedestrian infrastructure that supports the City's complete street efforts and provides connectivity to existing local and regional facilities, activity centers in the City, employment areas, parks, open space, and the downtown area.
- **PROMOTE TRANSIT:** The City will work with SunLine Transit and Riverside County Transit Commission (RCTC) to analyze and forecast commuter traffic trends to develop a more efficient transit system.
- **ENSURE EFFICIENT GOODS MOVEMENT:** The City will identify strategies to encourage timely and efficient goods movement that does not compromise quality of life in Beaumont, by minimizing congestion, air pollution, and noise.
- **MANAGE PARKING:** In key subareas, like the downtown area, the City will pursue the "right sizing" of off-street parking within the City by encouraging shared parking, reducing parking requirements, and unbundling parking where appropriate.
- **INTEGRATE TRANSPORTATION NETWORK COMPANIES (TNCs) AND AUTONOMOUS VEHICLES (AVs):** Beaumont will plan for and support an increase in the use of TNCs and AVs.

Statutory requirements inform each of the strategies to address the above key considerations. These statutory requirements are summarized and explained in the following section.

MANAGE TRAFFIC

Beaumont’s roadway system can be improved by reducing congestion and increasing connectivity. The community has expressed that it is particularly important to implement these improvements before additional housing developments are implemented. Also, special attention needs to be directed towards securing funding for any of these improvements to materialize.

TRANSPORTATION DEMAND MANAGEMENT

This Mobility Element also supports and promotes Transportation Demand Management (TDM) and Transportation Systems Management (TSM) techniques. TDM consists of programs and policies to reduce demand for single occupancy vehicles (SOVs). Examples of TDM measures include creating carpooling and car-sharing programs. Beaumont can also encourage local employers to reduce congestion by allowing their employees to have flexible (i.e., non-peak) work hours or to telecommute. Employers can also be persuaded to subsidize bus or rail tickets, which can ultimately lead to less vehicles on the road.

Beaumont can collaborate with employers to provide bicycle facilities (e.g., lockers, lanes, and office showers) around major employment centers. The City can increase transit use and decrease SOV use by offering shuttle services to nearby transit stations, such as the Walmart Transfer area and the future passenger rail station. Similarly, Beaumont can encourage biking through creating bike sharing programs as well as safe and secure bike parking facilities.

Beaumont can also implement TSM techniques to improve congestion. TSM solutions that would reduce congestion are coordinating traffic control devices (e.g. signal synchronizing), better managing driver information signs, and monitoring traffic flow through advanced electronic control methods.

MANAGE LEVEL OF SERVICE

Level of service is a qualitative description of traffic flow based on several factors, such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined, ranging from LOS “A,” representing completely free-flow conditions, to LOS “F,” representing breakdown in flow resulting in stop-and-go conditions. LOS “E” represents operations at or near capacity and is an unstable level during which vehicles are operating with minimum space for maintaining uniform flow. As such, on key auto-priority corridors, it is important to improve those facilities to allow for freer movement of travel. However, in key areas of the City where retail, pedestrian, and bicycle travel are expected (such as the City’s downtown core of Beaumont Avenue and Sixth Street), slower travel is expected (improving safety) and free-flow travel is not desired.

There are several strategies to improve LOS on key auto-priority roadways. These include synchronizing signals, which as mentioned, would also decrease congestion. Also, implementing complete streets policies would reduce demand for single occupancy vehicles and thus reduce intersection and roadway LOS delay.

INCREASE CONNECTIVITY

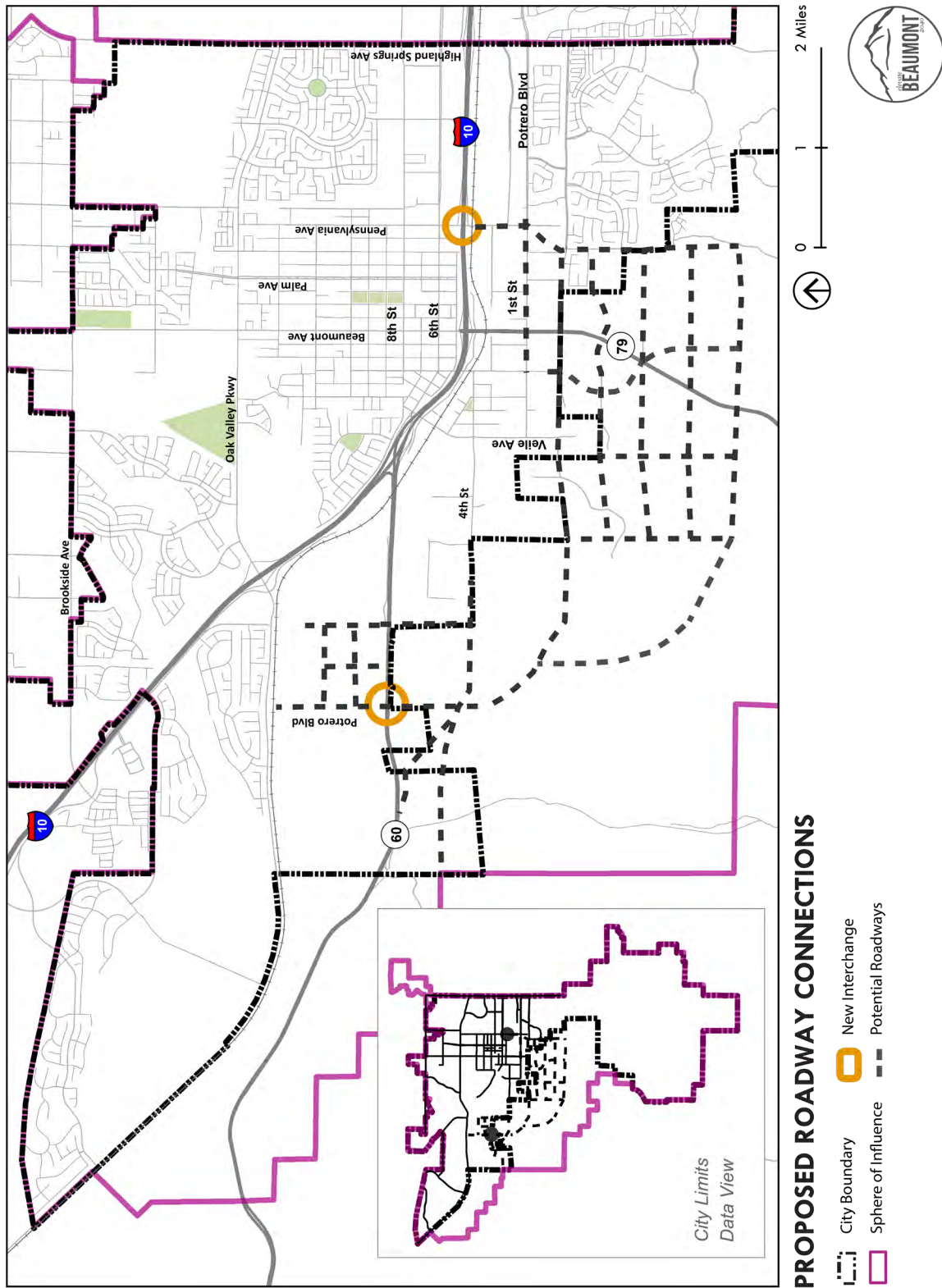
Beaumont's existing network has varying levels of connectivity. Downtown Beaumont is highly connected with short blocks in a traditional grid pattern. This promotes access between different uses and establishes multiple routes. Other areas, and especially the newer areas of the City, lack connectivity due to minimal infrastructure that provides alternate routes to access regions of the City. Figure 4.1 shows proposed street connections to better connect the City. Completion of these connections will benefit motorists (in terms of reduced delays and travel times), and bicyclists and pedestrians in terms of greater accessibility.

The City should encourage new development to provide short block spacing consistent with the Land Use and Community Design Element to enhance connectivity to neighborhoods. In addition, the Mobility Element promotes reuse of the existing roadway width or the minor expansion of the existing right-of-way (ROW) to accommodate a more complete street. This is especially important in the downtown area, where walking and bicycling should be prioritized over driving.



Beaumont Avenue in Downtown Beaumont is well connected with short blocks and a grid patterned street network.

Figure 4.1 Proposed Roadway Connections



IMPLEMENT COMPLETE STREETS

A complete streets vision is a shift in how cities plan and design their street systems. Cities now recognize the street as a public space that should serve all users of the system (e.g. seniors, children, bicyclists, pedestrians, etc.), while being sensitive to the adjacent land use context. The Mobility Element is consistent with and further enhances state and federal requirements by implementing “complete streets” strategies.

The National Complete Streets Coalition, a subsection of Smart Growth America, defines complete streets as networks that are designed and operated to enable safe access for users of all ages and all modes of transportation. The Coalition identifies the following ten key components that make up a comprehensive complete streets policy:

- Vision for how and why the community wants to complete its streets.
- Specifies that “all users” includes pedestrians, bicyclists, and transit passengers of all ages and abilities, as well as trucks, buses and motor vehicles.
- Applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right of way.
- Makes any exceptions specific and sets a clear procedure that requires high-level approval of exceptions.
- Encourages street connectivity and aims to create a comprehensive, integrated, and connected network for all modes.
- Adoptable by all agencies to cover all roads.
- Directs how to use the latest and best design criteria and guidelines, while recognizing the need for flexibility in balancing user needs.
- Directs that complete streets solutions will complement the context of the community.
- Performance standards with measurable outcomes.
- Specific next steps for implementation of the policy.

Complete streets acknowledge that each street within the city is unique given its geographic setting, adjacent land uses, and the desired use of that facility. As such, this element identifies a street typology appropriate for the uniqueness of the street and surrounding land uses, and identifies which modes of travel (pedestrian, bicycle, vehicles, etc.) should be prioritized on that street.

ROADWAY TYPOLOGIES

This Mobility Element utilizes a layered networks approach to provide a balanced mobility system that identifies, based on the type of street typology, the travel modes for which service levels should be enhanced and maintained. Non-preferred travel modes are accommodated along the street, but their service is not prioritized. This approach also ensures that connectivity for that mode is maintained to ensure mobility throughout the City.

Figure 4.2 is a composite of the City’s roadway classifications. Figures 4.3 shows the cross-sections of each roadway category in terms of desirable lane configurations/widths, medians, sidewalks, etc. Variations may occur depending on the local context, right-of-way limitations, turn lane requirements, and capacity requirements. Figure 4.4 shows streets identified as auto-priority. Figure 4.5 shows the existing bicycle facilities, and Figure 4.6 shows pedestrian and bicycle priority streets.

FREEWAYS + EXPRESSWAYS

Freeways are high-speed facilities designed to accommodate vehicles moving through the City. These facilities provide for interregional and intercity travel by automobile. They are under the jurisdiction of and operated by Caltrans. Freeways can also provide access for transit vehicles, but automobiles are prioritized. Bicycles and pedestrians are prohibited on freeways. Expressways are similar to freeways, except that access is provided at-grade in most cases. Freeways in Beaumont include Interstate 10 (I-10) and State Route 60 (SR-60). SR 79 is a State Highway that serves as an expressway .

ARTERIAL ROADWAYS + MAJOR HIGHWAYS

These facilities serve as a primary connection for all modes of travel and provide regional mobility, connecting different portions of the region to each other through the City. Arterial roadways and major highways are designed to move large volumes of traffic and provide a high level of mobility between major residential, employment, and activity centers. While these streets often prioritize vehicular travel, most of these roadways also provide bicycle and pedestrian facilities. Key facilities include portions of Oak Valley Parkway, portions of Beaumont Avenue, and Highland Springs Avenue. Given the function of these roadways to move vehicles, they typically include medians and other access management treatments to minimize conflict locations.

SECONDARY STREETS

Secondary streets are similar to arterial roadways. These streets are intended to operate with lower speeds and reduced right-of-way to reflect adjacent land uses. They provide a connection between Arterial roadways and Collectors streets. Bicycle and pedestrian facilities are prioritized on most of these streets. On-street parking is generally not provided on these roadways. Brookside Avenue, Cougar Way, and portions of First Street and California Street serve as Secondary streets.

COLLECTOR STREETS

These are streets that are intended to connect neighborhoods together. Collector streets can serve large volumes of intra-city traffic. These roadways typically direct traffic through major development nodes. They should provide accessibility for bicycles, pedestrians, and vehicles;

however, speeds should be managed to ensure that all modes safely travel together. This street type is specified along numerous streets throughout the City and can substantially vary in terms of width to encourage pedestrian activity. Palm Avenue and portions of 8th Street serve as connector streets that provide access throughout the City, as well as neighborhoods.

LOCAL STREETS

Local streets are typically located in neighborhoods and provide access to adjacent land uses (typically housing). On-street parking is typically allowed on both sides of the street. They should be designed to accommodate automobiles, but at a slow rate of speed. These streets prioritize pedestrians walking on sidewalks and cyclists typically take the lane within the roadway. Traffic calming attributes (such as bulb-outs, speed bumps, or other devices that minimize speeds) may be present.



Wellwood Avenue in Beaumont is an example of a local street.

DOWNTOWN STREETS

Downtown streets shall all be complete in nature and shall serve the area designated in the Beaumont Downtown Area Plan, specifically the Beaumont Avenue and Sixth Street corridors. The street classification for Downtown streets are further described in Chapter 11. Travel speeds shall be slow. Bicycles and pedestrians should be prioritized in these areas. On-street parking should be provided and enhanced. Pedestrian facilities shall be provided and include wide sidewalks, pedestrian scale lighting, and street furniture. These streets may also allow median parking and facilitate special events, such as farmers markets and street fairs. Streets should provide two travel lanes to limit pedestrian crossing distances and improve safety.

Figure 4.2 Roadway Classification

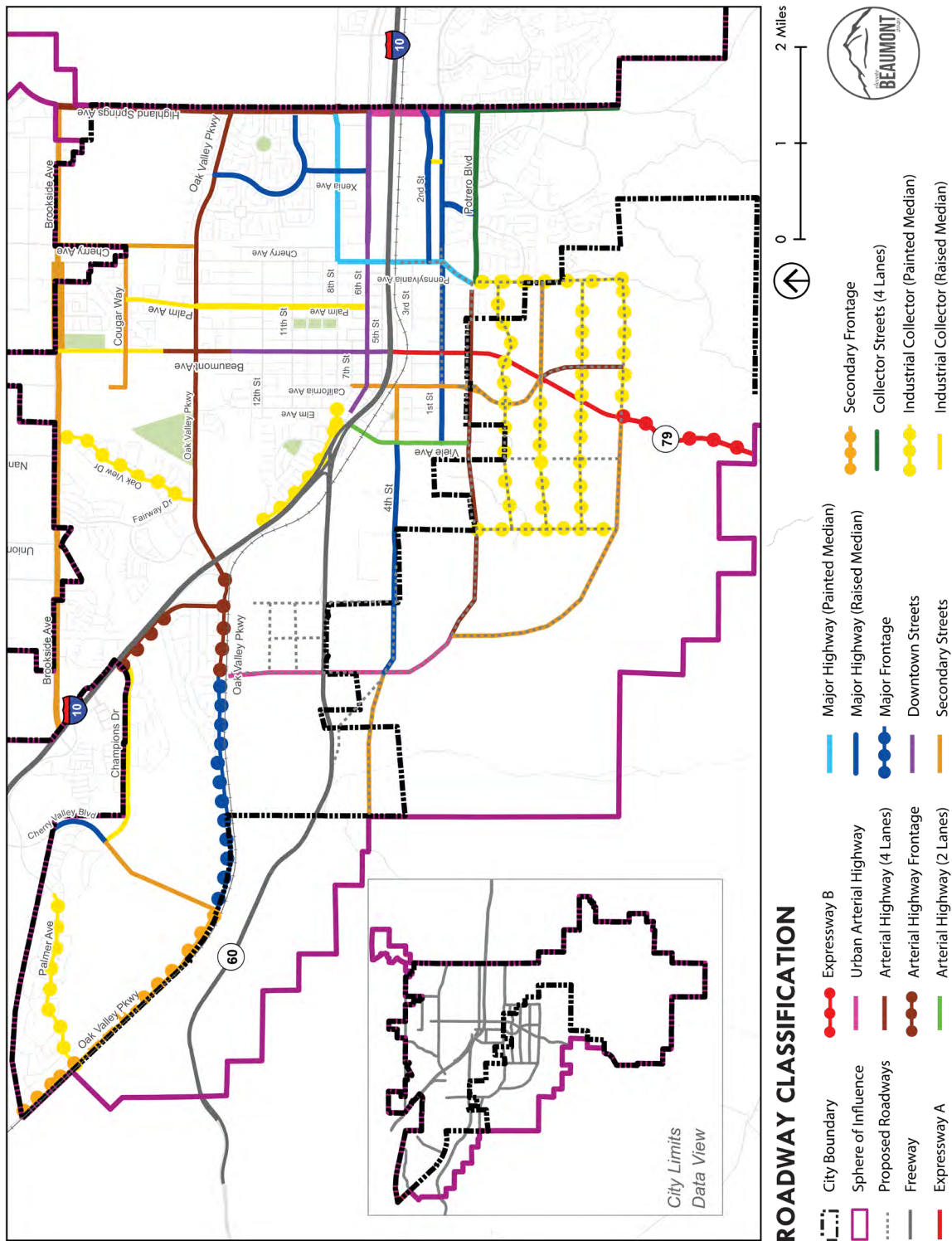
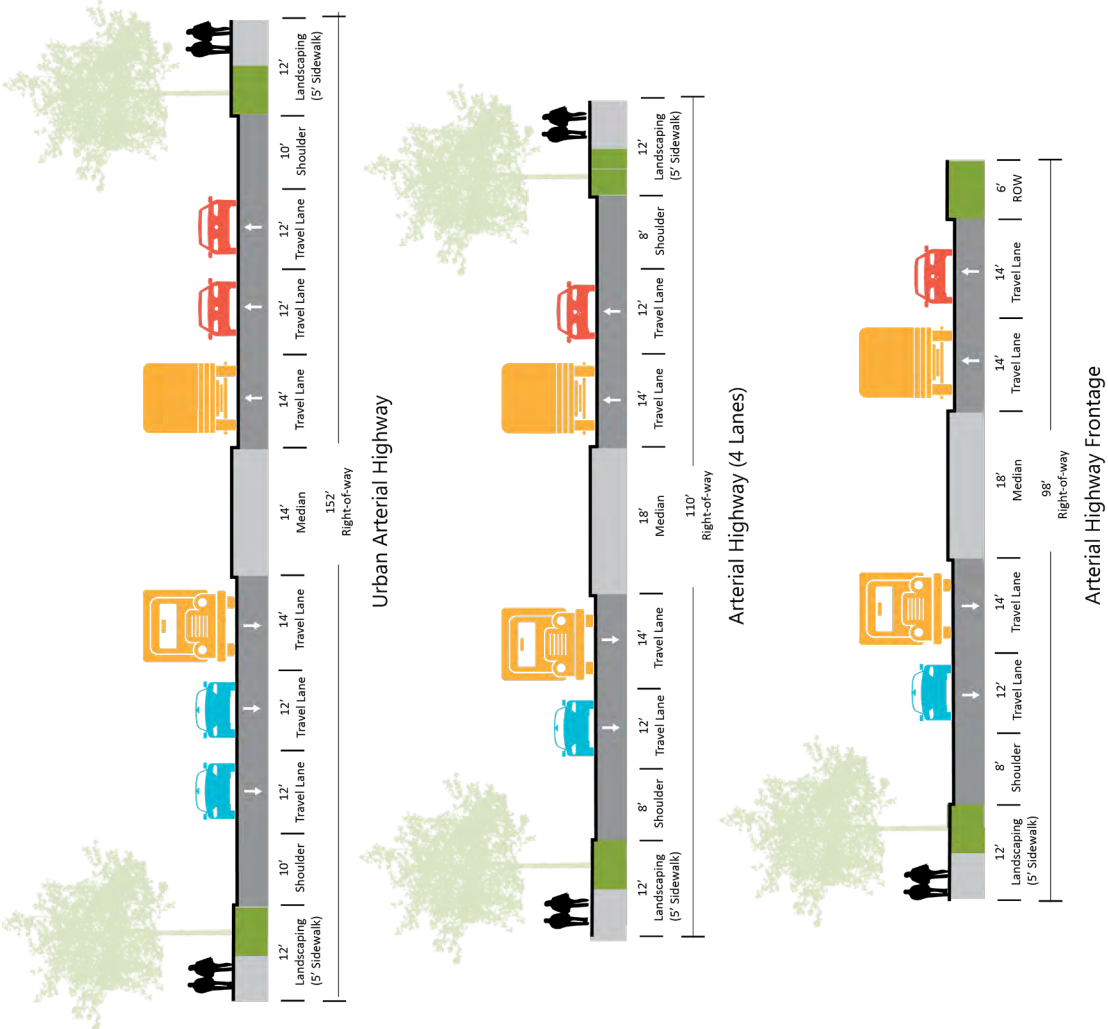


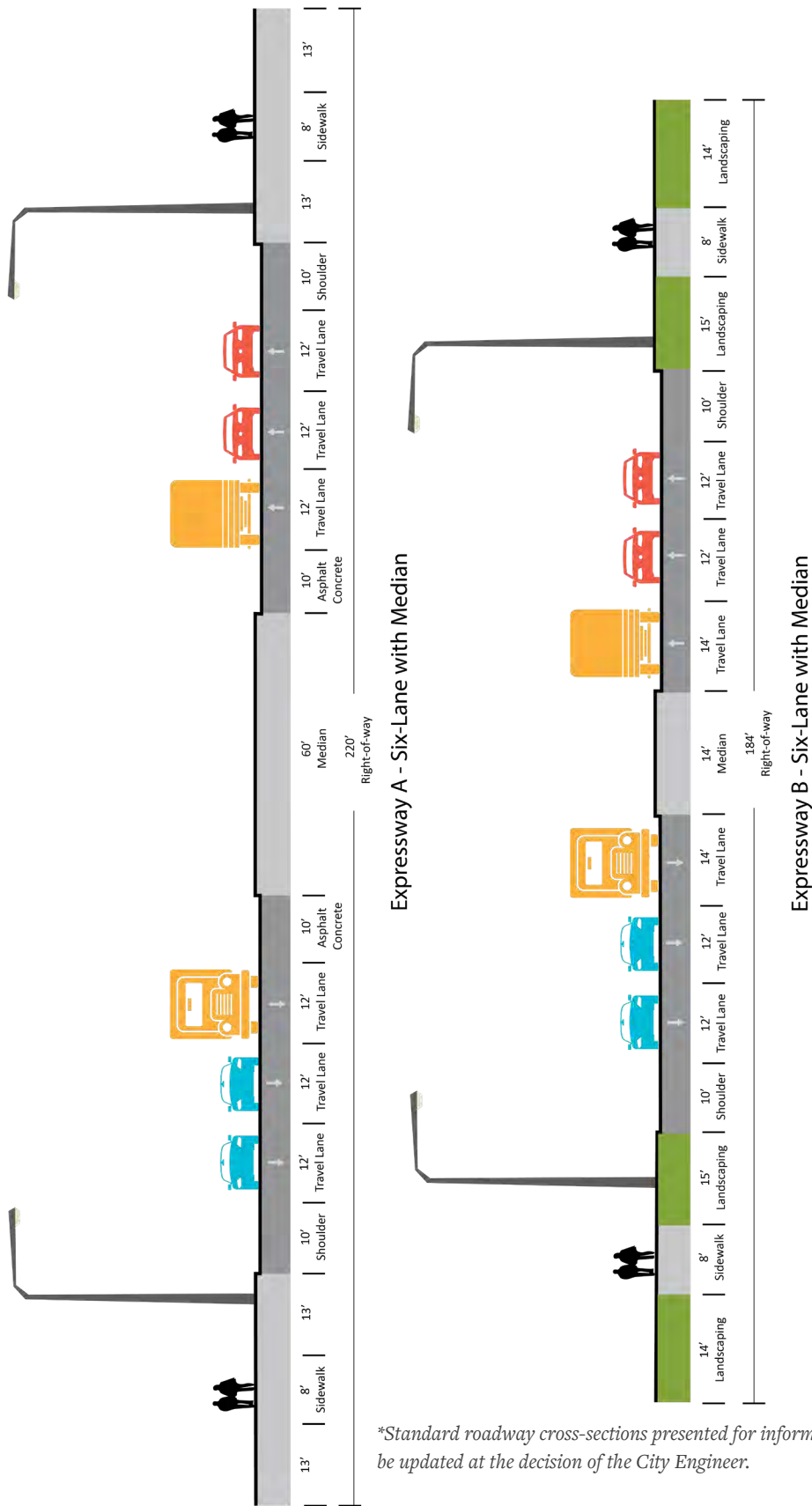


Figure 4.3 Roadway Cross-Sections - Arterial Highways



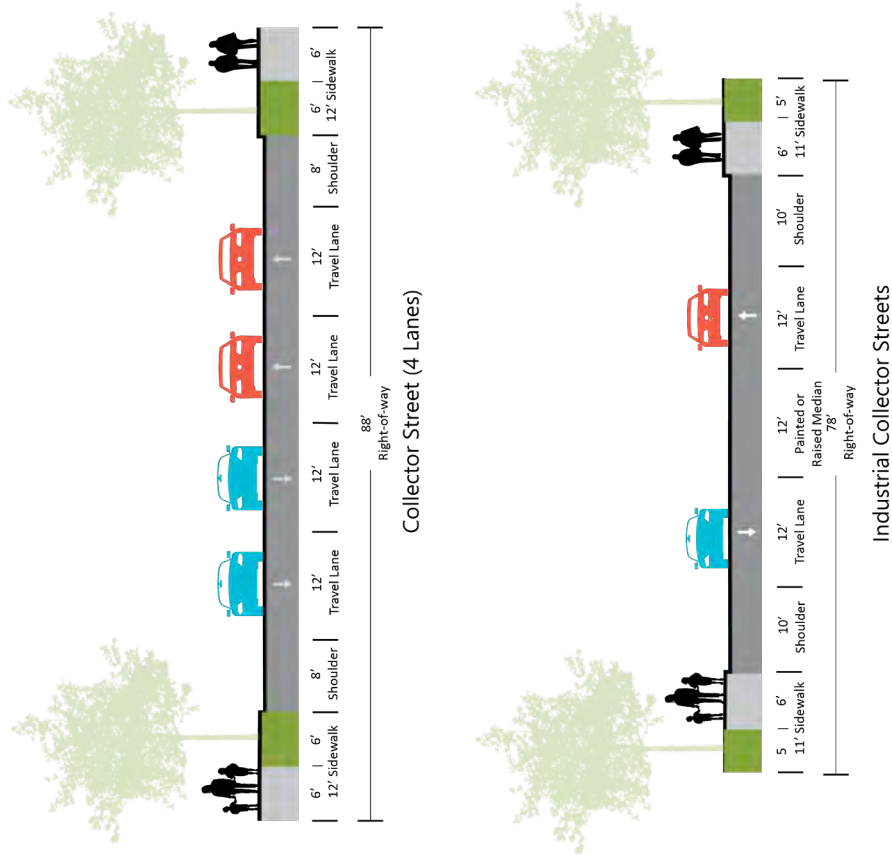
*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.3 Roadway Cross-Sections - Expressways



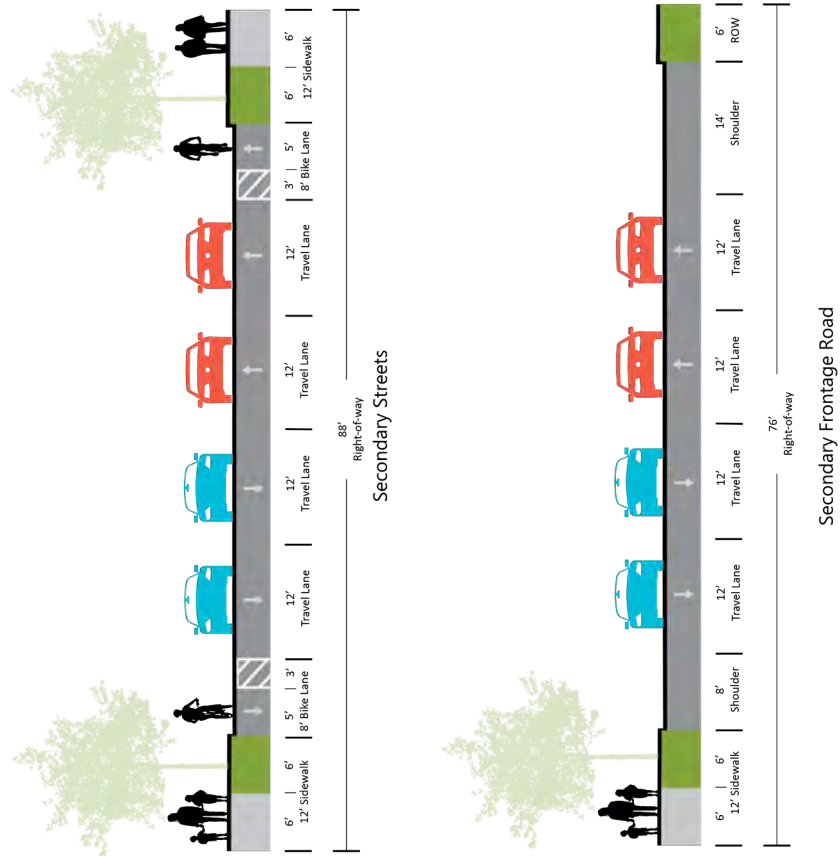
*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.3 Roadway Cross-Sections - Collector Streets



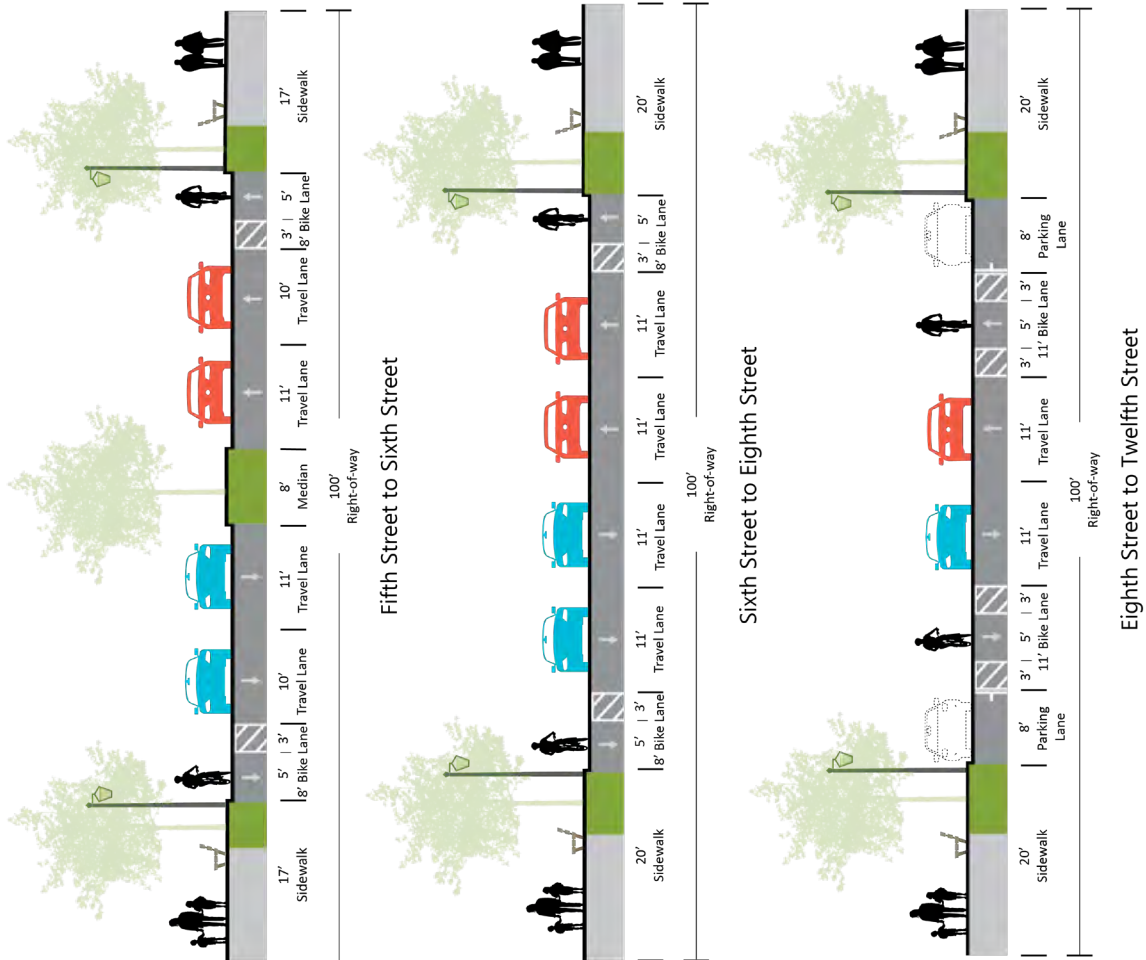
*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.3 Roadway Cross-Sections - Secondary Streets



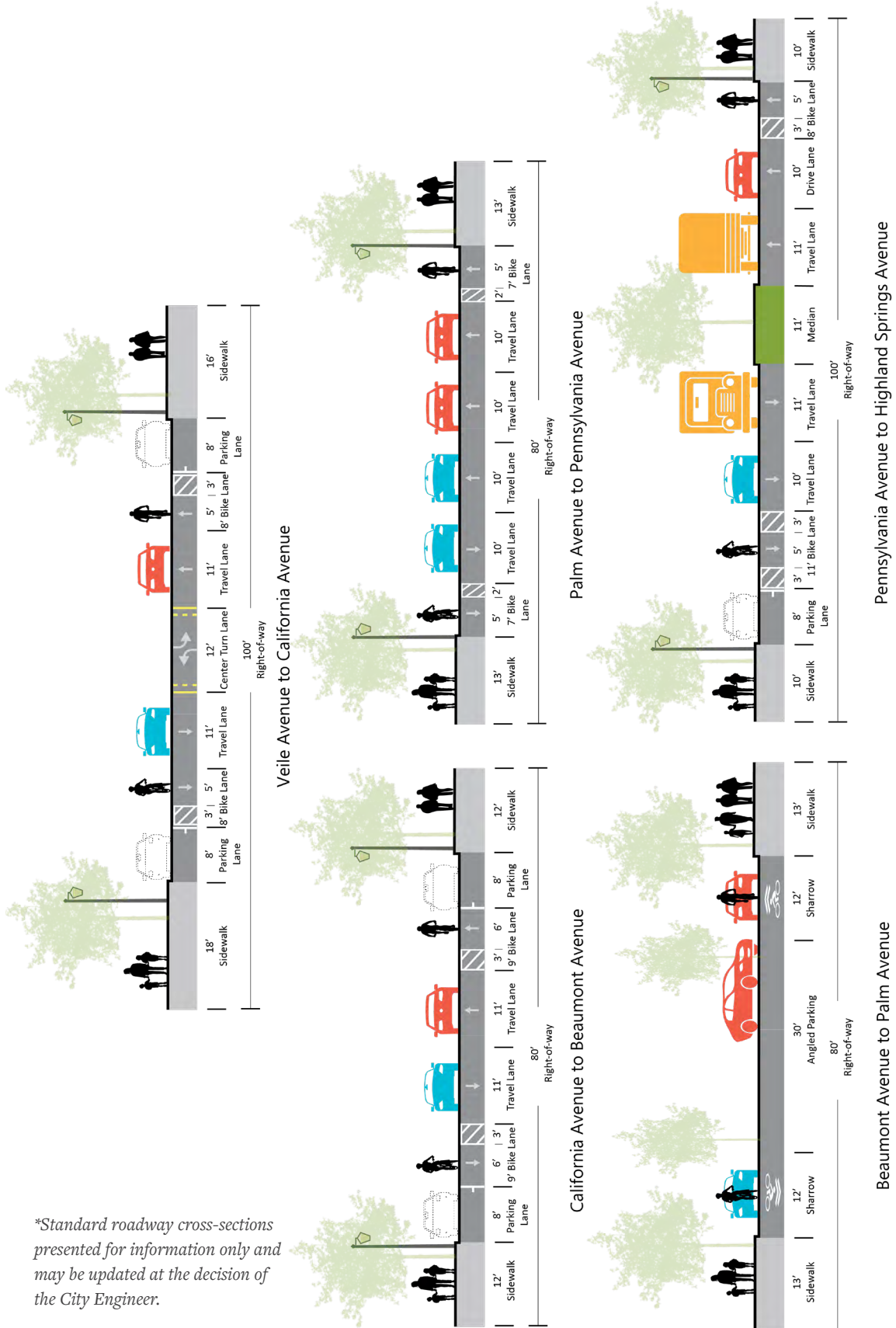
*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.3 Roadway Cross-Sections - Downtown Streets: Beaumont Avenue



*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.3 Roadway Cross-Sections - Downtown Streets: Sixth Street



*Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.

Figure 4.4 Auto Priority Network

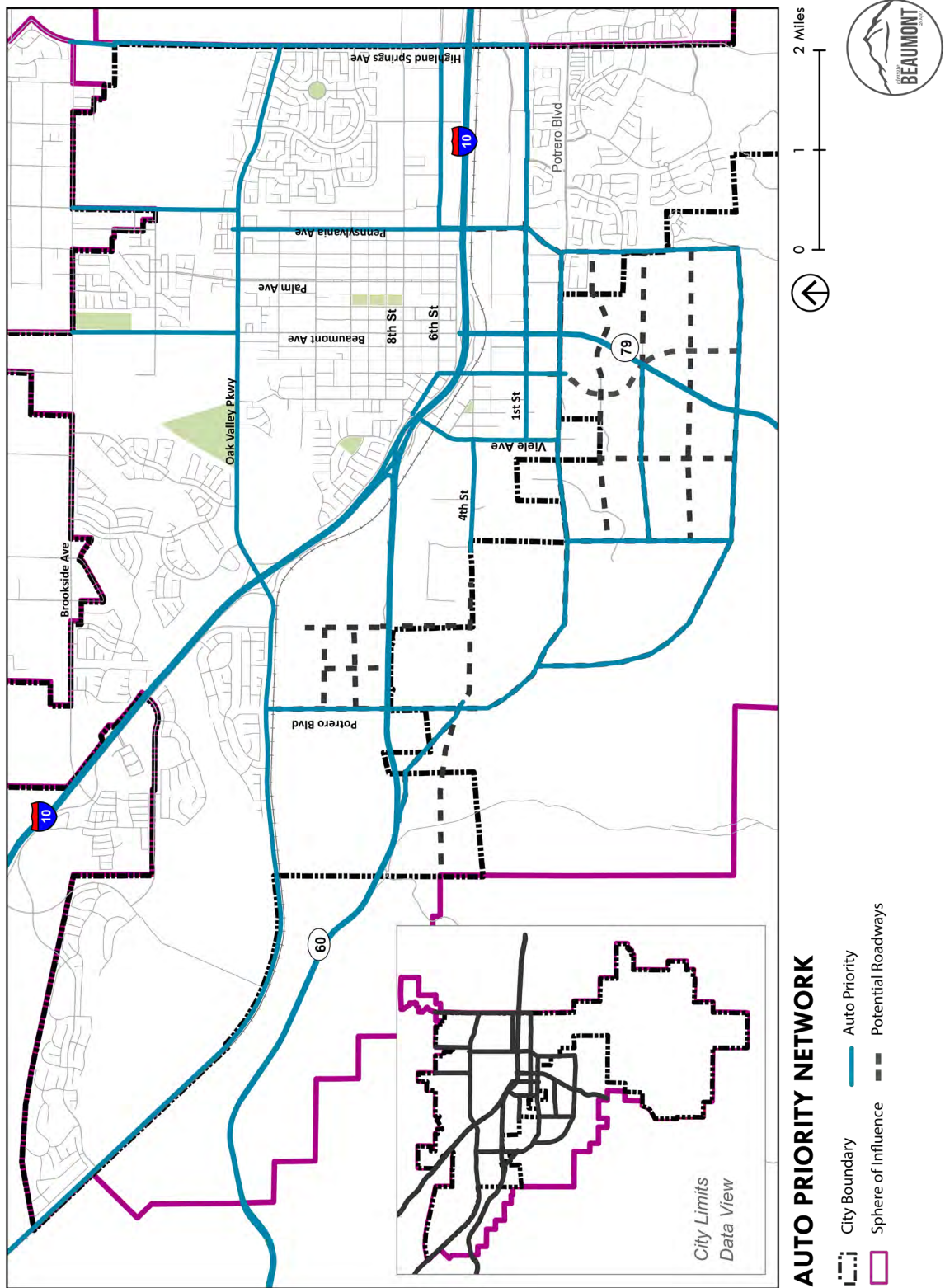


Figure 4.5 Existing Bicycle Network

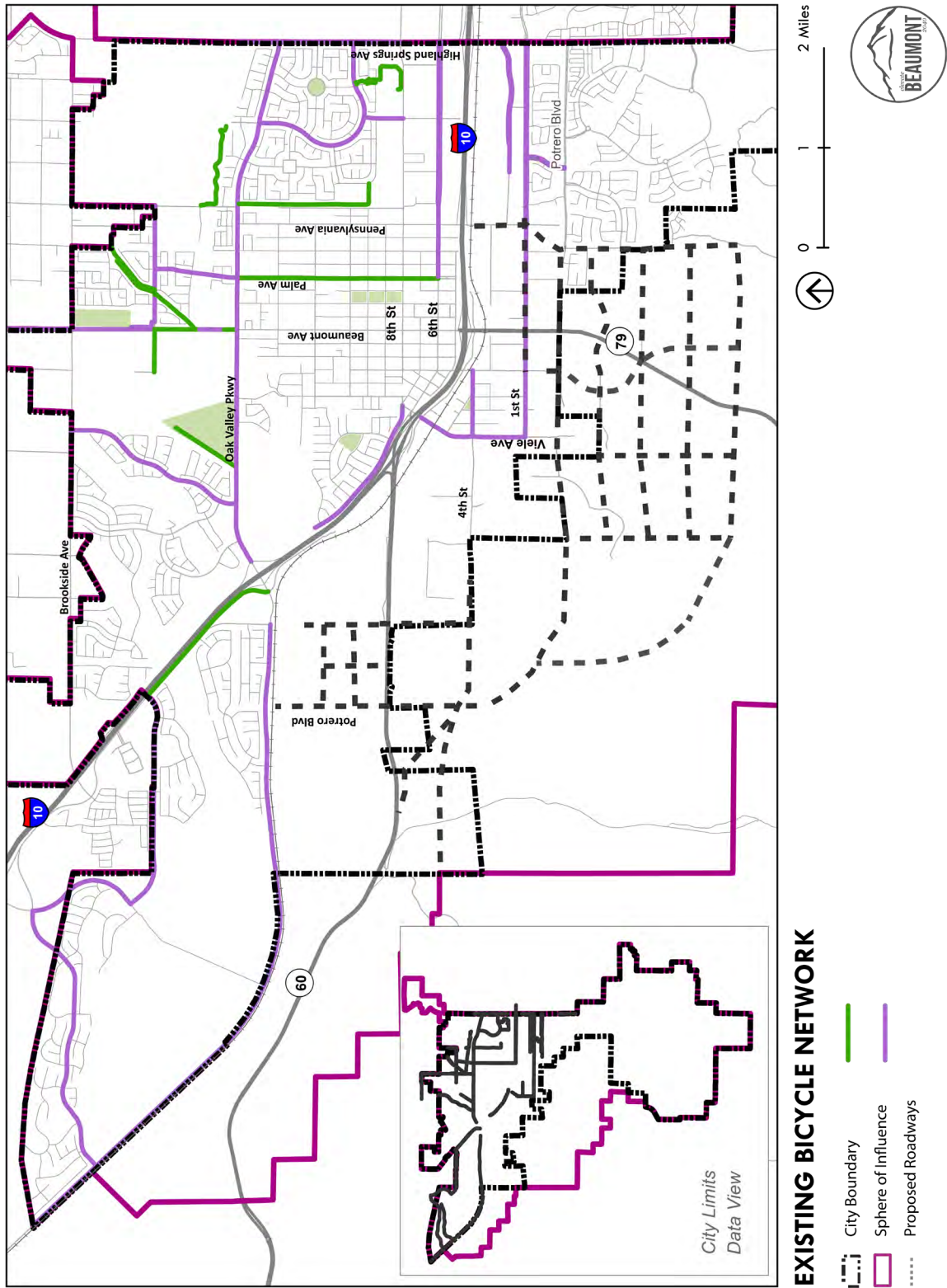
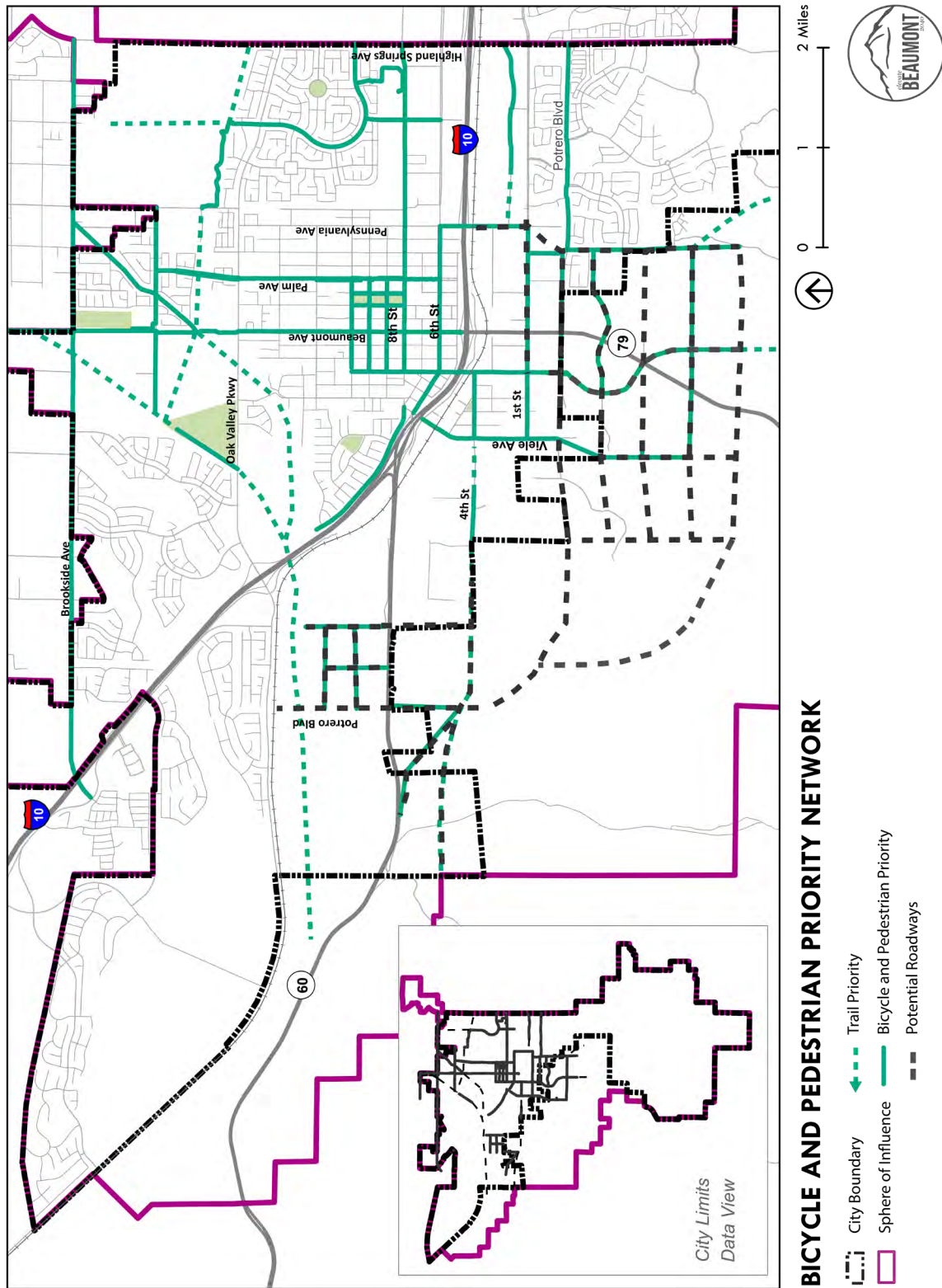


Figure 4.6 Bicycle and Pedestrian Priority Network



SUPPORT ACTIVE TRANSPORTATION

One of the City's goals is to provide a network of bicycle and pedestrian infrastructure that supports the City's complete street efforts and provides connectivity to existing local and regional facilities, activity centers in the City, employment areas, parks, open space, and trails.

PEDESTRIAN NETWORK

A well-connected, walkable pedestrian environment enhances both personal and social wellbeing. Pedestrian facilities, (e.g. sidewalks, crosswalks, and trails) together with land uses, promote pedestrian activities, and can help increase walking as a means of transportation, recreation, and exercise. Consequently, these facilities provide significant health benefits to residents and visitors who can participate. Inadequate pedestrian facilities can discourage users, while the development of unnecessary facilities can waste money and resources.

A strong pedestrian infrastructure network enables people of all age groups and abilities to safely walk to their destinations. Pedestrian facilities help connect and provide access to schools, shopping, employment, and transit stations, among other key destinations. Pedestrian paths are primarily developed as part of the roadway and trail systems of a city and reflect the interconnected nature of circulation and transportation systems as a whole. Sidewalks in Beaumont are generally provided on at least one side of the street along most of the major roadways throughout the City; however, on roadways where sidewalk facilities are missing, the City should provide these facilities to complete and strengthen its pedestrian network. Figure 5-1 of the Existing Conditions Report (April 2017) summarized existing sidewalk facilities and identifies missing sidewalk facilities along major roadways throughout the City.

In addition to connecting available pedestrian resources, the City should prioritize the completion of sidewalks along retail land uses to provide better accessibility for pedestrians. The City's Capital Improvement Plan (September 2017) includes a project that addresses ADA ramp and sidewalk improvements. The City should ensure that missing sidewalk facilities located in the Existing Conditions are reviewed and prioritized. Enhanced pedestrian crossings and sidewalks should also be considered in areas where high pedestrian demand occurs (such as schools) and pedestrian movement should be prioritized in the developing downtown.

BICYCLE NETWORK

A comprehensive, safe, and well-maintained bikeway network with supporting facilities has multiple benefits. It can help to increase the mode share for bicycling by reducing the number of short vehicle trips. By shifting car trips to cycling trips, there is also improved circulation and reduced greenhouse gas emissions.

Safe, convenient, attractive, and well-designed bicycle facilities are essential if this mode is to be properly accommodated and encouraged. To integrate this mode within Beaumont, a network of bicycle facilities consisting of bicycle paths, lanes, and routes linking all areas of the City could be accommodated. As mentioned previously, Beaumont's Bikeway and Pedestrian Master Plan focuses on improving bicycle facilities and connectivity throughout the City.

BICYCLE FACILITY CLASSIFICATION SYSTEM

Caltrans has defined four bikeway facility types that are presented in Chapter 1000 of the Highway Design Manual. These facility types are described below.

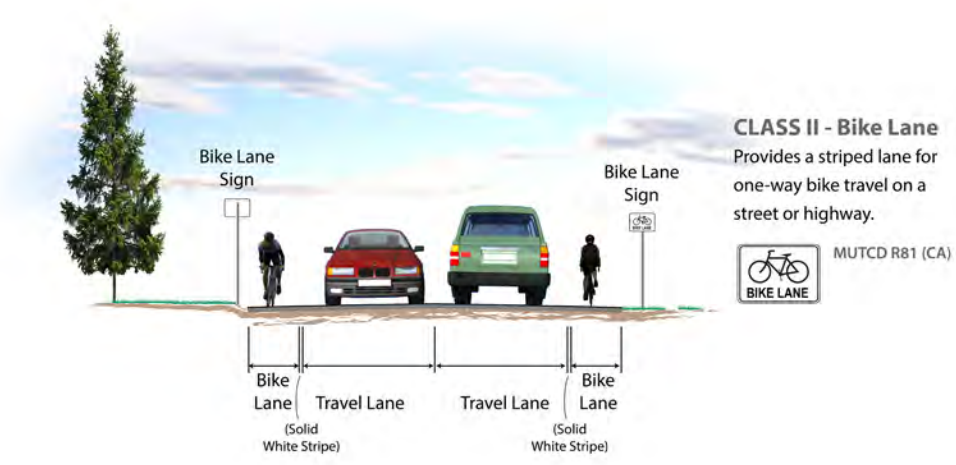
CLASS I BIKEWAYS (BIKE PATHS)

Class I bicycle facilities are bicycle trails or paths that are off-street and separated from automobiles. They are a minimum of eight feet in width for two-way travel and include bike lane signage and designated street crossings where needed. A Class I Bike Path may parallel a roadway (within the parkway) or may be a completely separated right-of-way that meanders through a neighborhood or along a flood control channel or utility right-of-way.



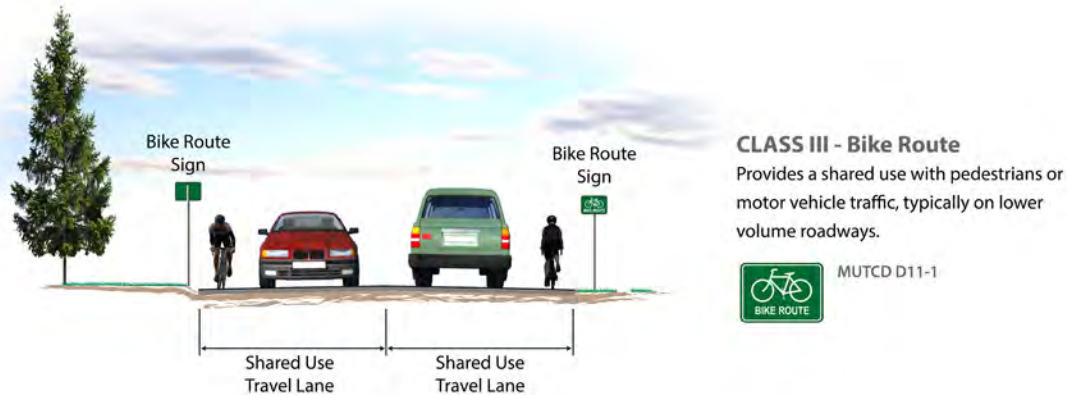
CLASS II BIKEWAYS (BIKE LANES)

Class II bicycle facilities are striped lanes that provide bike travel and can be either located next to a curb or parking lane. If located next to a curb, a minimum width of five feet is recommended. However, a bike lane adjacent to a parking lane can be four feet in width. Bike lanes are exclusively for the use of bicycles and include bike lane signage, special lane lines, and pavement markings.



CLASS III BIKEWAYS (BIKE ROUTES)

Class III Bikeways are streets providing for shared use by motor vehicles and bicyclists. While bicyclists have no exclusive use or priority, signage – both by the side of the street and stenciled on the roadway surface – alerts motorists to bicyclists sharing the roadway space and denotes that the street is an official bike route.

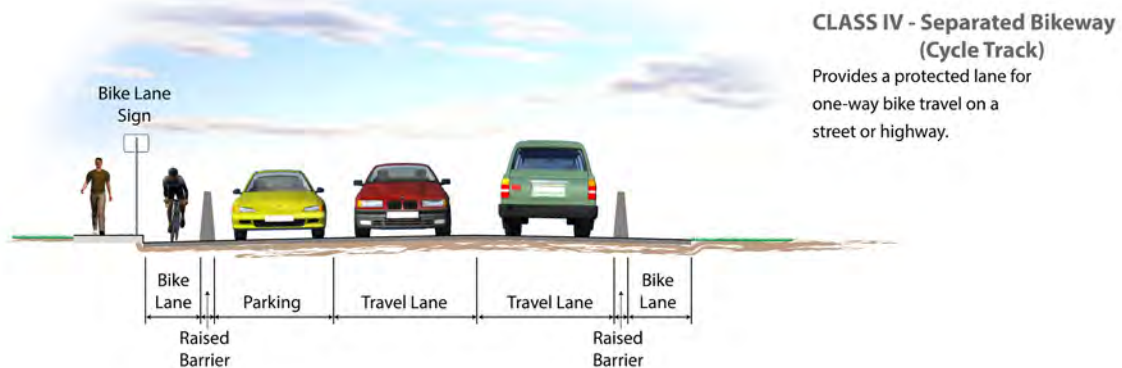


CLASS IV BIKEWAYS (CYCLE TRACKS)

Class IV bicycle facilities, sometimes called cycle tracks or separated bikeways, provide a right-of-way designated exclusively for bicycle travel adjacent to a roadway and are protected from vehicular traffic via separations (e.g., grade separations, flexible posts, inflexible physical barriers, or on-street parking). California Assembly Bill 1193 (AB 1193) legalized and established design standards for Class IV bikeways in 2015.

In addition to the four facility types described above, low traffic volume local streets also contribute to the bicycle network. These streets typically do not have a bicycle lane or signage; however, as a result of low traffic volume, may be adequately safe and efficient as bike routes.

Figure 4.5 shows existing bike facilities in the City, and Figure 4.6 shows the bicycle priority map. The bicycle priority map outlines areas where the city should focus on developing new or maintaining existing bicycle facilities. The Bikeway and Pedestrian Master Plan shall still govern local roadways and bicycle facilities not previously identified in this report.



GOLF CART NETWORK

The Golf Cart Transportation Plan (GCTP) introduces facility improvements and safety initiatives for golf cart users. Designated routes are planned to be developed along collector streets. The GCTP defines golf cart facilities as all publicly owned facilities that provide for golf cart travel, including golf cart lanes, routes, and crossings designated by signs or permanent markings, and are shared with pedestrians, bicyclists, and other motorists in the plan area. Golf cart facilities are separated into the following three categories: golf cart lanes, golf cart route areas, and golf course cart crossing zones. Each of these is described below.

GOLF CART LANES

Golf cart lanes are outlined as public roadways that are designated by signs and pavement markings for golf cart travel. The GCTP recommends that golf cart lanes are minimum of six feet in width. The plan states that these lanes will allow golf carts to travel adjacent to automobile traffic but within a separated striped space. Golf cart lanes can share lanes with bicyclists. Second Street has golf cart lanes along its roadway.

GOLF CART ROUTE AREAS

Golf cart route areas are travel lanes on residential streets that are shared with pedestrians, bicyclists, and other motorists.

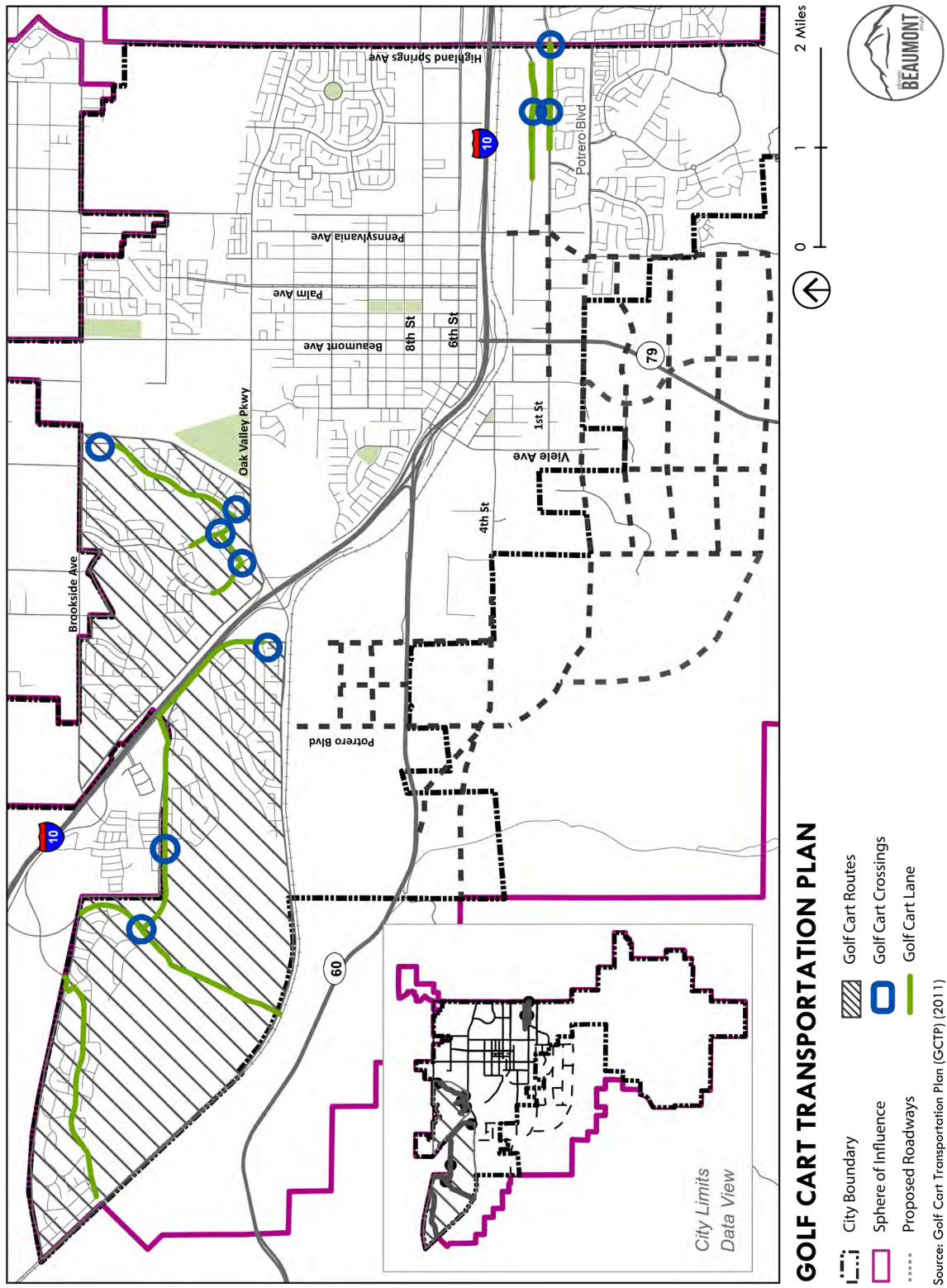
GOLF COURSE CART CROSSING ZONES

Golf course cart crossing zones are classified as locations on public streets that allow golf carts to cross, at any time, other than during darkness, or any streets, except for highways. As transportation trends continue to introduce environmentally friendly modes of travel that are superior to automobiles and golf cart usage, the City should not focus on the development of additional golf cart facilities, outside of golf communities. The GCTP is shown on Figure 4.7.



Golf carts offer an alternative mode of local transportation.

Figure 4.7 Golf Cart Transportation Plan



PROMOTE TRANSIT

Transit service in Beaumont is provided by the Beaumont Pass Transit System. It provides bus service to and within the City, local schools, and surrounding destinations. Many of the users of the City's system are students traveling to/from school. This Mobility Element seeks to enhance accessibility to transit to provide more facilities and connect services to residents and visitors.

BUS SERVICE

Beaumont Pass Transit System provides services to the City of Beaumont, Cherry Valley, Calimesa and Cabazon. Riverside Transit Agency and SunLine Transit Agency also provide service to the City of Beaumont. Transit routes are generally connected and link key destinations throughout the City.

Across the nation, bus transit systems have seen declining ridership; partially as a result of increased access to vehicles associated with Transportation Network Companies (TNCs). Given these trends, Beaumont should periodically evaluate the transit system to ensure that it's operating efficiently. The City should also work with SunLine Transit and RCTC to analyze and forecast commuter traffic trends to develop a more efficient transit system. Those routes that are inefficient or experience low ridership could be replaced with programs that subsidize TNC use, similar to other transit agencies.

FUTURE RAIL SERVICE

The City is also encouraged to collaborate with all transit agencies to focus on the design and implementation of a passenger rail system linking Metrolink in downtown Riverside to Metrolink service in the Coachella Valley. This passenger rail improvement has been proposed to strengthen the connections between Riverside County and Coachella Valley. The City is interested in working with system stakeholders to facilitate the installation of a transit stop in Beaumont. The station should be designed to provide access to multi-modal transportation modes and to connect the station to the City. The envisioned transit system is shown in the transit priority network in Figure 4.8.

ENSURE EFFICIENT GOODS MOVEMENT

Facilities that provide for the movement of goods and services in the City consist of the Union Pacific rail corridor and highway facilities. The City will identify strategies to encourage timely and efficient goods movement that does not significantly contribute to congestion, air pollution, and noise in Beaumont.

Truck routes prioritize automobile and heavy vehicle usage. Roadways in the system that are not designated truck routes are restricted to trucks under five tons, except for vehicles making pickups or deliveries within the City limits. The City should work towards designating certain streets throughout the City as truck routes. These routes should not overlap with bicycle facilities. Recommended truck routes are presented in Figure 4.9; but should be finalized through a City ordinance or resolution.

Figure 4.8 Transit Priority Network

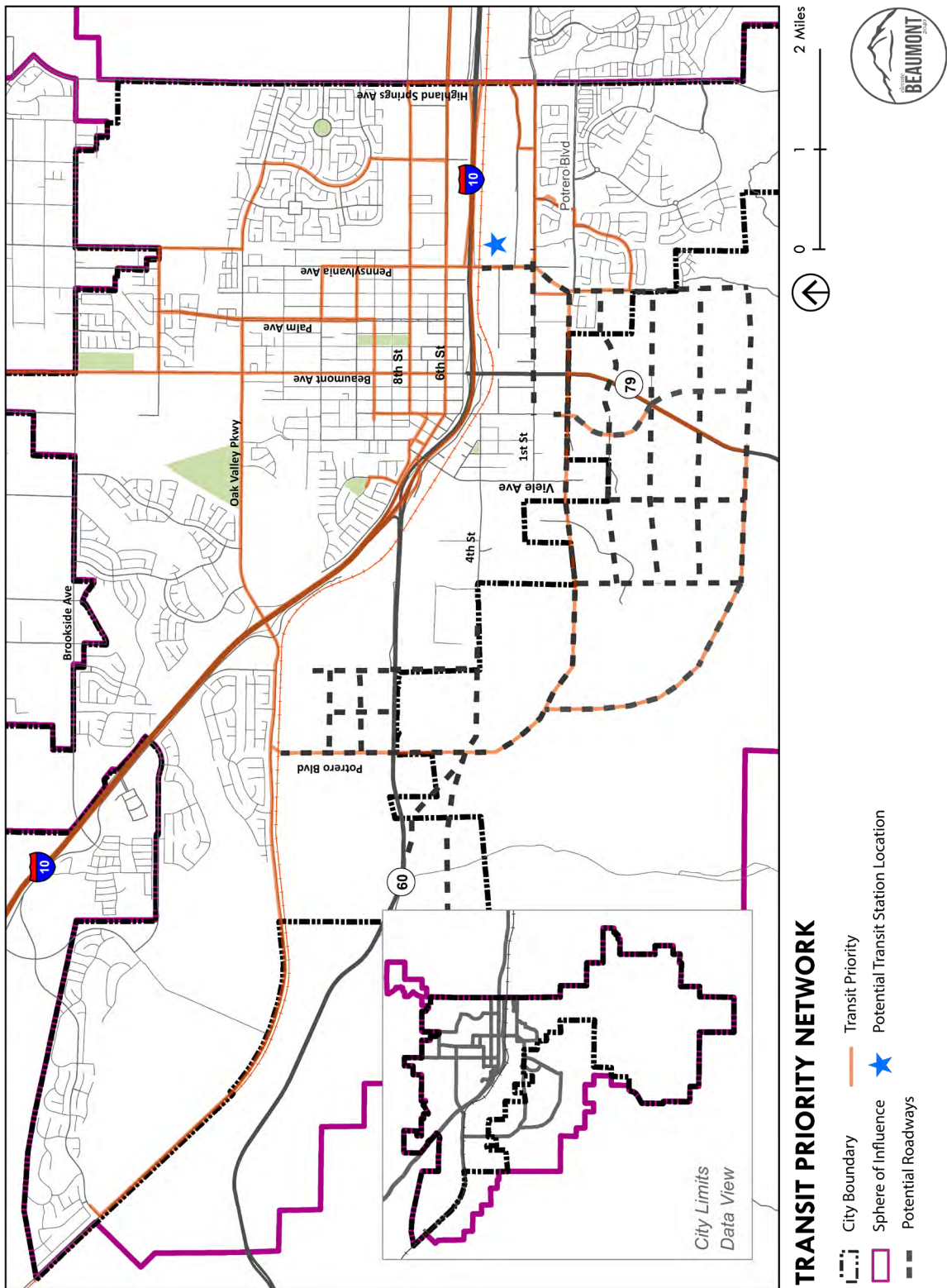
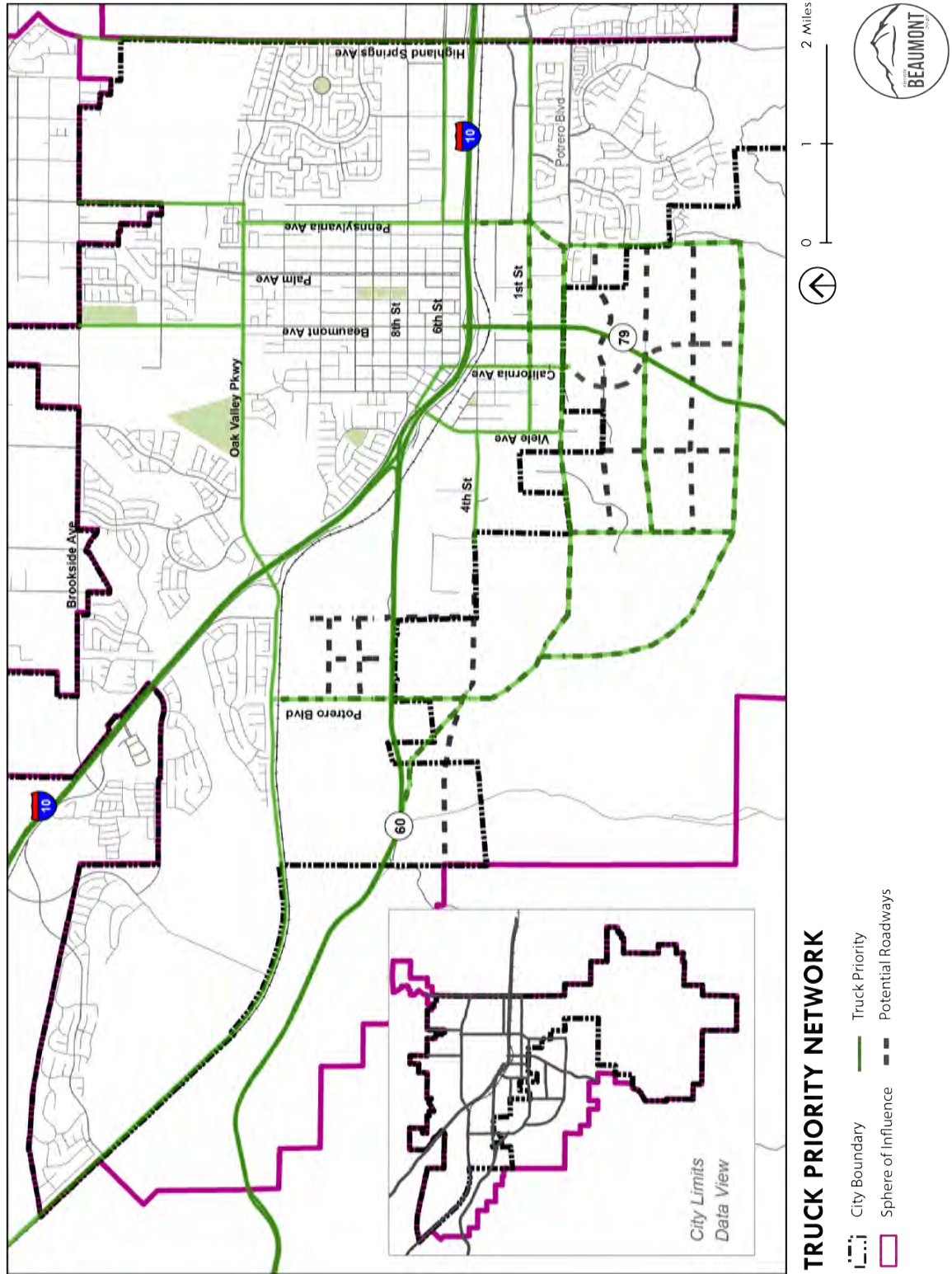


Figure 4.9 Truck Priority Network



MANAGE PARKING

Providing the appropriate amount of parking is critical to the success of both residential neighborhoods and commercial businesses. Inadequate parking means that businesses and residents find it difficult to access their destinations. For example, visitors to commercial centers may “spillover” into surrounding neighborhoods. Too much parking underutilizes valuable land, resulting in lower-density development that discourages other forms of transportation, such as walking and biking. Providing too much parking may also spread out land uses, creating gaps between businesses and store fronts, increasing vehicular use, and introducing additional points of conflict between pedestrians and vehicles.

In Downtown Beaumont, a few developments have parking lots while some on-street parking is also available. Too much or too little parking may impact Downtown redevelopment as too much parking spreads development across a wider area. This idea is important to note as the City is currently developing strategies in its Beaumont Downtown Area Plan to revitalize Downtown. Therefore, it is important to “right-size” and manage parking such that the requested parking spaces are balanced with the number of spaces needed.

The City will continue to promote “right-sizing” of parking facilities, by applying the following techniques:

- **PARK ONCE.** A strategy for destination centers (such as the City’s Downtown and other mixed-use areas) to enable visitors to “park once” and visit a series of destinations on foot. Park once strategies will work well in areas such as Downtown and other pedestrian-priority areas that are well-connected by pedestrian and bicycle facilities. The creation of well-designed centralized parking areas supports this strategy.
- **SHARED PARKING.** In the United States, there are approximately six parking spaces for every vehicle on the roadway. Shared parking allows for more efficient use of parking spaces that would otherwise might remain empty or unused. Land uses that have different parking demands at different times of the day can share the same parking facilities. A parking space can serve two or more individual land uses without conflict or encroachment. This is an effective way to minimize paved area, allow denser land use, provide for more landscaping and open space, and provide improved walkability within a mixed-use area. One example of shared parking is a restaurant and an office building as restaurant’s peak parking demand is in the evening after an office’s peak parking demand, which occurs during the daytime.
- **IN-LIEU PARKING FEES.** Allowing developers to contribute fees toward the development of a common parking facility in lieu of providing on-site parking is an important tool to creating shared, park once locations. This strategy will work best in centers, such as in Downtown (possibly near the City Hall). This can be an incentive for investment in core areas like Downtown.
- **PARKING MANAGEMENT STRATEGIES.** The City may also manage high-demand parking locations and destinations through a number of different strategies, including demand pricing, time restrictions, and/or other techniques. Although not a key strategy now, it may be a key strategy in the future as the Downtown becomes more successful, TNCs like Uber and Lyft increase their mode share in the City, and autonomous vehicles (AVs) penetrate the vehicle fleet (depending on the economic structure of that fleet (e.g. shared fleet or private ownership fleet).

- **PUBLIC-PRIVATE PARTNERSHIPS.** The City, business owners, and developers collaborate to provide both private and public parking opportunities. Instances where this works well include parcels owned by the City, or private underutilized parking lots where a private entity develops, manages, and enforces parking in these public lots. Again, this strategy may not be required today, but may be needed as the Downtown becomes more successful.
- **REDUCED PARKING STANDARDS.** Reducing parking standards in Downtown and other areas that are well-served by transit (such areas adjacent to the potential future commuter rail transit station), and providing parking cash out programs (i.e., through which employers pay employees to not drive a single occupancy vehicle to work) lower parking requirements and help to right-size onsite parking.
- **BIKING EQUALS BUSINESS PROGRAMS.** Businesses may provide bicycle parking, bike lockers or corrals and may provide incentives to encourage their patrons and employees to ride rather than drive. For certain businesses, the City may reduce required onsite parking for vehicles if they provide a bike lockers or bicycle corrals that accommodates more cyclists.
- **TRANSIT EQUALS BUSINESS PROGRAMS.** Businesses may provide their customers and employees incentives to encourage them to use transit rather than drive. This could be completed through a partnership with Sunline transit, Pass transit, and/or the future commuter rail transit system.

Although there are additional parking strategies that are available and may become available in the future, most of the strategies work best in mixed-use or downtown development areas. Implementing other project-specific strategies may be necessary to accomplish the goals and visions identified in the General Plan and this Mobility Element (especially as these areas become more successful in the future) as parking demand increases in successful areas.



Beaumont commercial shopping centers featuring expansive surface parking.

INTEGRATE TRANSPORTATION NETWORK COMPANIES + AUTONOMOUS VEHICLES

The future of mobility is changing rapidly. Transportation network companies (TNCs), such as Uber and Lyft, are increasing in popularity and usage. TNCs combine web-based applications and ridesharing vehicles. While TNCs may reduce the number of vehicles on the roadway network, they are also likely to increase VMT as transportation becomes more convenient, especially for the young and elderly. Furthermore, studies suggest that the limited amount of curb space in popular areas requires public agencies to make difficult choices and tradeoffs about the prioritization of curb space use if they desire efficient operations.

There is a growing trend toward linking TNCs and transit. TNCs often provide transportation to and from key destinations, such as transit stations. The increase of TNC usage will be dependent on TNCs' ability to expand coverage, reach new passengers while retaining existing passengers, attract drivers, prove a profitable business model, and work with cities and regulators. TNCs' development of autonomous technology that can fold into a shared autonomous vehicles (AV) fleet network will also factor into the growth of this trend. This Mobility Element guides the policy directives to embrace TNCs and provide infrastructure to support an increase in their usage. Policies should also address curbside management, such as areas that either prioritize or restrict passenger loading and unloading.

For AVs, there are several levels of vehicle autonomy. They range from cruise control (low level of autonomy) to fully autonomous vehicles (AVs) that require no interaction with the driver. Manufacturers are currently developing this technology, and the Federal and State governments will likely determine regulations for a fully autonomous fleet.

With the expansion of AVs, travel behavior may likely alter within the City. AVs are expected to make car travel less stressful, increase travel safety, and reduce operational inefficiencies on freeways; all leading to the increase in demand for automobile travel. The transition period, when streets carry large numbers of both conventional and autonomous vehicles, would involve complex interactions and require new informed analysis methods and professional judgment to address conflicts and benefits. AV interactions with pedestrians and bicyclists would also require careful planning and design.

It is unknown how long the nation's vehicle fleet will take to turn over to a fully autonomous fleet. However, this Mobility Element provides guidance to embrace a future AV fleet and discusses the needed infrastructure to support this fleet.

GOALS + POLICIES

The following section includes goals and policies for the Mobility Element. Goals and policies are followed by implementation actions. Mobility-supportive measures are integrated throughout the General Plan in the Land Use + Community Design, Health, Equity + Environmental Justice, and Public Facilities and Infrastructure Elements, among others.

MANAGE TRAFFIC

Goal 4.1: Promote smooth traffic flows and balance operational efficiency, technological, and economic feasibility.

Policies:

- 4.1.1** Reduce vehicular congestion on auto-priority streets to the greatest extent possible.
- 4.1.2** Maintain LOS D on all auto-priority streets in Beaumont. LOS E is considered acceptable on non-auto-priority streets.
- 4.1.3** Identify key streets and intersections that will be exempt from the LOS threshold due to inadequate right-of-way, environmental constraints, or funding limitations.
- 4.1.4** Strengthen partnerships with transit management organizations to develop citywide demand management programs and incentives to encourage non-automotive transportation options.
- 4.1.5** Require residential and commercial development standards that strengthen connections to transit and promote walking to neighborhood services.
- 4.1.6** Review and coordinate circulation requirements with Caltrans, as it pertains to freeways and state highways.

COMPLETE STREETS

Goal 4.2: Support the development of a comprehensive network of complete streets throughout the City that provides safe, efficient, and accessible connectivity for users of all ages and abilities.

Policies:

- 4.2.1** Work with regional agencies to implement complete streets that are designed to accommodate users of all ages and abilities. This will apply to all phases of a transportation project, including planning, design, construction, maintenance, and operations for both existing and future facilities.
- 4.2.2** Maintain standards that align with SB 743 and multi-modal level of service (MMLoS) methodologies. Incorporate these into impact assessments when appropriate.
- 4.2.3** Design residential streets to minimize traffic volumes and/or speed, as appropriate, without compromising connectivity for emergency first responders, cyclists, and pedestrians.
- 4.2.4** Obtain and preserve adequate right-of-way to accommodate future mobility system improvements.

- 4.2.5** Ensure that existing and future roadway improvement balance the needs of all users, including pedestrians and bicyclists.

Goal 4.3: A healthy transportation system that promotes and improves pedestrian, bicycle, and vehicle safety in Beaumont.

Policies:

- 4.3.1** Reduce the potential for car collisions through design improvements, speed limit enforcement, and education efforts, prioritizing areas with a high level of collision incidence.
- 4.3.2** Support local Safe Routes to Schools programs to ensure safe walking and biking access for children and youth to school, prioritizing sites with the highest need.
- 4.3.3** Support Safe Routes to School partnerships that increase the number of school children who walk, bicycle, use public transit, and carpool to and from school.
- 4.3.4** Enhance existing pedestrian infrastructure to support the needs of aging adults, particularly routes to transit, health care services, and shopping centers.
- 4.3.5** Integrate land use and transportation infrastructure to support higher-density development, a balanced mix of residential and commercial uses, and a connected system of sidewalks, bikeways, greenways, and transit.

ACTIVE TRANSPORTATION

Goal 4.4: A balanced transportation system that provides adequate facilities for people in the City to bicycle, walk, or take transit to their destinations.

Policies:

- 4.4.1** Ensure connectivity of pedestrian and cyclist facilities to key destinations, such as downtown, commercial centers, and employment centers, and link these facilities to each other by providing trails along key utility corridors.
- 4.4.2** Develop an active transportation core in the Downtown Area and improve active transportation facilities near schools and in residential areas.
- 4.4.3** Improve safety for all active transportation users.
- 4.4.4** Develop a comprehensive trails network to connect neighborhoods and key attraction areas.
- 4.4.5** Promote policies and programs that encourage the use of transit and increased transit service.

TRANSIT

Goal 4.5: Work collaboratively with regional transit agencies to enhance existing transit facilities and promote the implementation of future transit opportunities.

Policies:

- 4.5.1** Collaborate with transit agencies and RCTC to ensure the development of transit

facilities in Beaumont can accommodate future rail service between the Coachella Valley and City of Riverside.

- 4.5.2 Periodically evaluate the transit system to ensure its efficient operation.
- 4.5.3 Work with SunLine Transit and RCTC to analyze and forecast commuter traffic trends and develop strategies to make a more efficient transit system.

GOODS MOVEMENT

Goal 4.6: An efficient goods movement system that ensures timely deliveries without compromising quality of life, safety, or smooth traffic flow for Beaumont residents.

Policies:

- 4.6.1 Prioritize goods movement along specific routes in the city, consistent with the adopted layered network, to foster efficient freight logistics.
- 4.6.2 Minimize or restrict heavy vehicle traffic near sensitive areas such as schools, parks, and neighborhoods.

PARKING

Goal 4.7: Manage and provide an adequate parking supply that meets the needs of people who live, work, and visit Beaumont.

Policies:

- 4.7.1 Actively manage public parking facilities to ensure that all potential users are benefitting from this civic resource. Continue to evaluate supply and demand and implement appropriate strategies to maximize use and the cost effectiveness of public parking facilities.
- 4.7.2 Encourage developers to meet their minimum parking requirements via shared parking between uses, payment of in-lieu fees, joint parking districts, or off-site parking within a reasonable walking time of 10 minutes or less.
- 4.7.3 Actively identify and implement parking solutions that are sensitive to the environmental and aesthetic goals of the City and the Beaumont Downtown Area Plan.
- 4.7.4 Review and update the City's parking regulations to ensure that the code is kept current with the parking conditions throughout the City.

FUTURE TECHNOLOGICAL ADVANCES

Goal 4.8: Support and proactively plan for changes in mobility technologies.

Policies:

- 4.8.1 Monitor changing travel behaviors, such as the increased utilization of TNCs and AVs.
- 4.8.2 Coordinate with local and regional agencies to develop policies for connected and autonomous vehicle technology that protect vulnerable road user.

IMPLEMENTATION

Table 4.1 Implementation Strategies

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
MANAGE TRAFFIC				
M1	Capital Improvement Plan. Annually update the 5-year Capital Improvement Program (CIP) and focus vehicle capacity improvements to auto-priority streets.	High	Short	Public Works
M2	Non-Auto-Priority Streets Locations. Prepare and sustain a list of locations where LOS E or LOS F is deemed acceptable upon City Council's approval.	High	Short	Public Works
M3	TDM Plan Requirements. Update the City's development processing requirements to require that TDM plans and strategies are developed for residential and employment land uses that reduce vehicle trips or vehicle trip lengths.	Medium	Medium	Planning, Public Works
M4	Bicycle and Pedestrian Plan. Update the City's Bicycle and Pedestrian Connectivity Plan with a focus on connectivity to transit, neighborhood centers, and schools while identifying state-of-the-practice techniques for improving safety.	Medium	Medium	Public Works
M5	Freeway Improvements. Work with RCTC and Caltrans to evaluate and implement appropriate improvements to Caltrans facilities to include the potential relocation of the SR-60 / I-10 interchange and improvements to SR-79, I-10, and SR-60.	Low	Long	Public Works
COMPLETE STREETS				
M6	Street Design Standards. Update street design standards to reflect complete streets design principles.	High	Medium	Public Works
M7	Grant Funding. Submit grant funding applications consistent with grant opportunities to SCAG and RCTC for multi-modal infrastructure projects that promote complete streets.	Medium	Short	Public Works
M8	Traffic Impact Fees. Update local traffic impact fees to ensure that new development pays its fair share toward complete street improvements.	Medium	Medium	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M9	Right of Way Acquisition. Obtain and preserve adequate right-of way to accommodate future mobility system improvements.	Low	Long	Public Works
M10	Traffic Study Methodology. Update the City's traffic study requirements to implement the VMT methodology and impact thresholds adopted by the City.	High	Short	Public Works
M11	MMLOS Methodologies. Monitor MMLOS methodologies and, when appropriate, implement those methodologies to assess the performance of the multi-modal transportation system.	Low	Long	Public Works
M12	Neighborhood Traffic Management Plan. Develop a Neighborhood Traffic Management Plan that identifies and prioritizes traffic calming needs.	Low	Long	Public Works
ACTIVE TRANSPORTATION				
M13	ATP Grants. Annually submit applications in coordination with WRCOG to pursue grant funding opportunities to implement the active transportation system, including in the downtown and adjacent to schools that improve bicycle and pedestrian facilities.	Medium	Short	Public Works
M14	Traffic Calming Measures in Downtown. Finalize standards to create a defined, walkable, and safe core, along the Sixth Street and Beaumont Avenue corridors, by implementing traffic calming features, planting street trees to provide shade, and providing on-street parking consistent with the Beaumont Downtown Area Plan.	Medium	Medium	Public Works
M15	CIP in Downtown. Update the City's 5-Year Capital Improvement Program to include bicycle and pedestrian improvements in the Downtown, residential areas, and near schools.	High	Medium	Public Works
M16	Pedestrian and Bicycle Safety Education. Implement and enforcement and education program to enhance pedestrian and bicycle safety and education.	Medium	Medium	Public Works
M17	Design Standards. Update the City's standard plans to reduce pedestrian crossing distances and reduce vehicle speeds in the Downtown, residential neighborhoods, and adjacent to schools.	High	Medium	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M18	Trail Mapping. Maintain city mapping to assist in promoting locations for equestrian and hiking trails throughout the City.	Medium	Long	Public Works
M19	Multi-Use Trail. Engage with appropriate agencies to expedite implementation of a Class I facility along the Edison Transmission Easement Corridor. Annually pursue grant funding opportunities to fund the facility.	Low	Long	Public Works
TRANSIT				
M20	Transit Station Location. Engage RCTC frequently and participate in meetings to ensure that the Pass transit station is in the City of Beaumont.	Medium	Long	Public Works
M21	Fiscal Stability. Annually monitor and report transit use and fare box recovery to ensure transit is operating efficiently.	Medium	Short	Public Works
M22	TNC Option. When appropriate, engage TNCs to potentially replace routes that are inefficient or experience low ridership.	Low	Long	Public Works
M23	Shelter Improvements. Update the City's 5-year CIP to identify appropriate improvements to bus shelters and park and ride facilities.	High	Long	Public Works
M24	Support for Senior Fares. Annually review transit routes to ensure accessible transit options for seniors, especially to medical and commercial centers.	Medium	Medium	Public Works
M25	Special Events. Minimize parking and vehicle travel to special events through traffic management and promotion of transit to the event.	Medium	Medium	Public Works. Community Services
GOODS MOVEMENT				
M26	Truck Route Map. Update the City's truck route map to focus trucks on key streets in the City that should be used for goods movement and reduce heavy vehicle travel adjacent to sensitive areas.	Medium	Short	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M27	<p>Code Update. Update Municipal Code to:</p> <ul style="list-style-type: none"> • Design standards for designated truck routes, including proper turning radii at intersections. • On-street parking designated for loading and unloading during off-peak hours only. 	Medium	Short	Public Works, Planning
M28	<p>Collision Data. Annually review collision data for type, location, severity, and cause. Develop countermeasures for sites with recurrent truck-involved collisions.</p>	High	Short	Public Works
PARKING				
M29	<p>Zoning Code Update. Update the City's parking Standards to:</p> <ul style="list-style-type: none"> • Provide a reduction in parking standards if comprehensive TDM programs are provided. • Increase the number of electric vehicle charging stations in parking areas. • Be consistent with the Downtown Area Plan. 	Medium	Medium	Public Works, Planning
FUTURE TECHNOLOGICAL ADVANCES				
M30	<p>Curbside Management. Actively manage curb spaces in activity areas to balance multiple demands (e.g., AVs, TNCs, bicycles, pedestrians, delivery loading/unloading, street furniture, etc.) and ensure a balanced provision to all users.</p>	Medium	Medium	Public Works

Item 4.





Chapter 5: **ECONOMIC DEVELOPMENT + FISCAL**

The purpose of the Economic Development and Fiscal Element is to establish policy guidance critical to Beaumont's overall fiscal and economic prosperity. Local business growth and investment, job creation and diversification, and the City's financial stability are foundational to the success of the community. As market forces beyond the City's control influence economic outcomes, this Element provides a policy framework to give the City greater control of outcomes aimed at resiliency and long-term prosperity through changing economic cycles. Topics addressed in this chapter include: business growth and support, workforce development, visitation and tourism, and economic and fiscal sustainability.

STATUTORY REQUIREMENTS

While an Economic Development and Fiscal Element is not mandated by California State Law, this Element is consistent with Section 65303 of the State of California Government Code that allows jurisdictions to adopt additional elements that relate to economic development.

RELEVANT PLANS AND DOCUMENTS

The 2019 Economic Development Strategic Plan provides a blueprint for attracting targeted new development and business investment, creating jobs, and contributing to the City's long-term fiscal health. The Plan identifies key industries to be the focus of Beaumont's business retention/expansion/attraction efforts, and includes action on closely-related issues such as infrastructure, land use and workforce development.

SETTING THE SCENE

Economic development is fundamentally tied to all other topics in the General Plan, as illustrated in Figure 5.1. The interrelatedness of these elements is also evidenced in the California Planning Roundtable conclusions on California's economic future and the State's ability to:

- Improve fiscal efficiency for public services;
- Attract and retain workforce talent and businesses;
- Provide affordable workforce housing closer to jobs;
- Improve public health with multimodal street design that encourages cycling and walking as safe, comfortable, and viable modes of transportation; and
- Reduce greenhouse gas emissions¹.

¹ Hoffman, S., Anderson, W. (2017). *Financing Infill Development in a Post-Redevelopment World*. *CalPlanner*, 17 (2): 10-12

Figure 5.1 Economic Development and Planning



BEAUMONT ECONOMIC PROFILE

Trends in population, age, educational attainment, and household growth convey important information about demand for land use types, potential consumer spending, the need for services, and criteria for real estate and business investment. Demographics can also predict trends in affordability, impacting housing costs and casualty, life and auto insurance rates.² The Beaumont Economic Profile and Key Issues + Opportunities sections are based on the Existing Conditions Report prepared in 2017 using data from previous years.

The City of Beaumont has seen tremendous demographic changes in the last several decades including a population that has more than quadrupled over the last 25 years, reaching over 48,000 in 2018 (Figure 5.2). Younger people and families comprise a larger proportion of the community compared to the State of California, with median age 1.2 years below that of the State and an average household size of 3.21 people, larger than the State average of 2.97.³ Beaumont has a larger proportion of youth nine years old and younger (18% of the population) than Riverside County (15%) and the State (14%). The population of retirees (individuals 55 to 69 years of age) has increased most rapidly since 2000 and comprises approximately 15% of the population, slightly higher than State levels. Beaumont residents are attaining higher levels of education with 64% of those 25 years old and older having some college education or higher, an increase from 56% in 2010. Median household income has more than doubled over 15 years, from \$29,721 in 2000 to \$64,830 in 2015.

² 2018 Insurance Outlook, Deloitte Center for Financial Services.

³ California Department of Finance, Table 2, E-5 (2018).

Figure 5.2 Population Trends 1990-2040

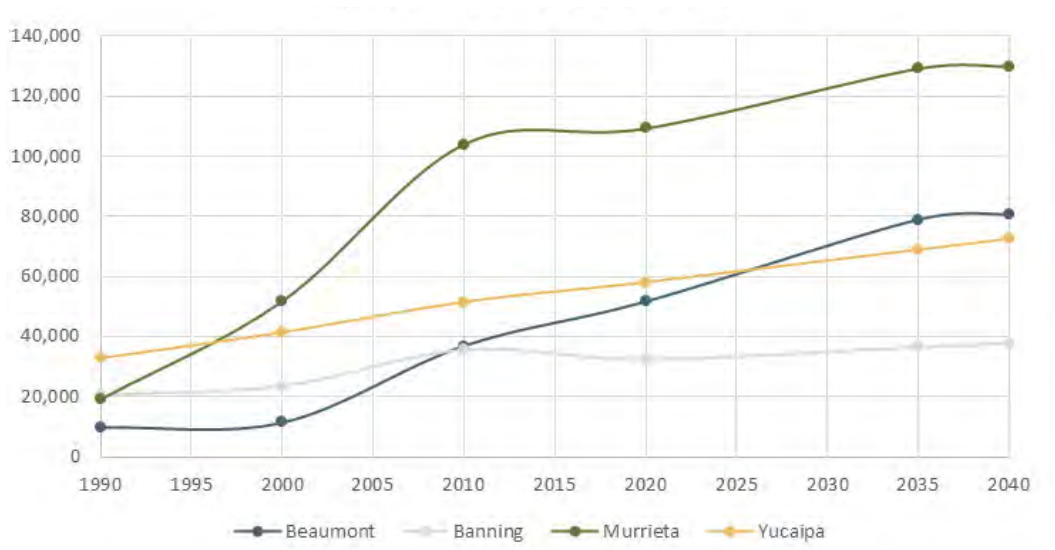
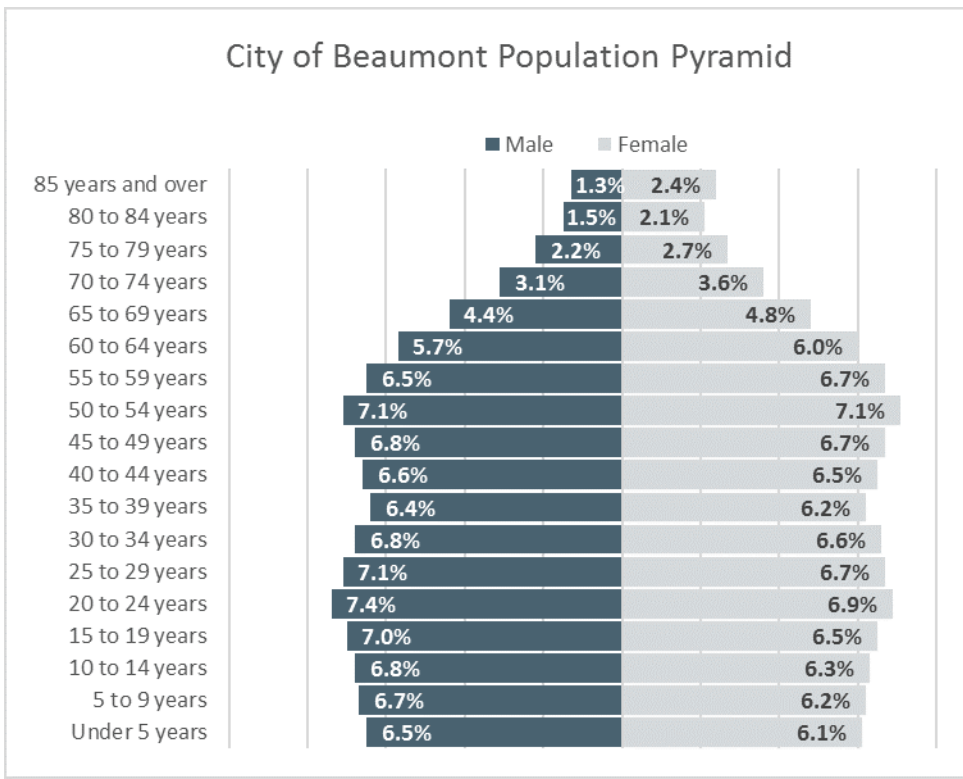


Figure 5.3 Age Distribution in Beaumont

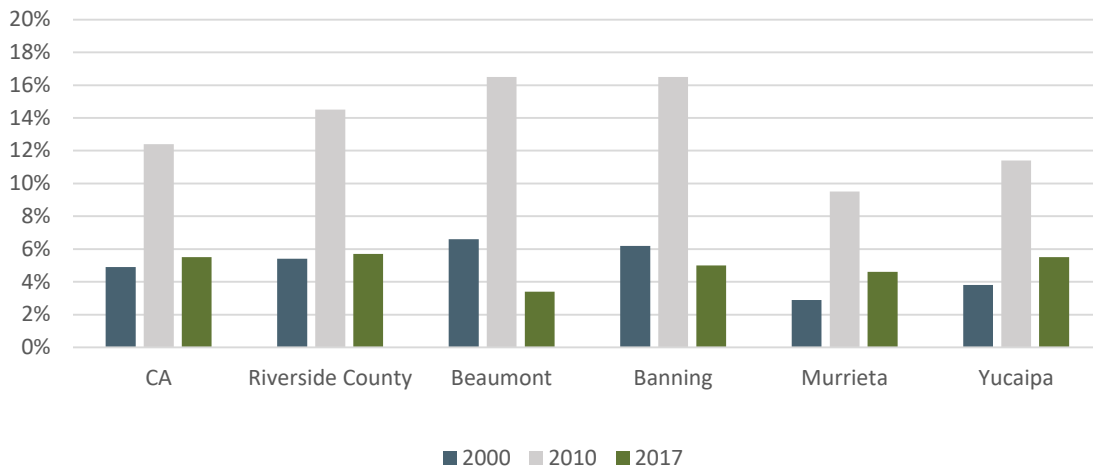


Sources: Census 2000, ACS 2011-2015

Beaumont has a higher concentration of jobs in education (e.g., Beaumont Unified School District) and retail (e.g., Walmart) than the County. While these concentrations reflect Beaumont’s relatively small existing employment market of fewer than 6,000 jobs, industry concentrations or clusters allow businesses to leverage workforce expertise, supply chains, and transportation and information networks and can be a competitive advantage for business attraction. Beaumont has a lower concentration of jobs in wholesale trade; transportation and warehousing; arts, entertainment, and recreation; and administrative and support and waste management and remediation services compared to the County. Less concentrated industries also present opportunities to bolster existing businesses and draw new businesses that bring diverse, higher-paying jobs to Beaumont. For example, a new Amazon fulfillment center, now under construction in Beaumont, will bring more than 1,000 full-time wholesale trade jobs.

Unemployment rates present important information on job availability and retention, compatibility or alignment with local workforce, and overall economic performance. As shown in Figure 5.4, the Great Recession (2007-2009) had a notable impact on Beaumont, increasing the City’s 2010 unemployment rate to 16.5%, much higher than the County and State at 14.5% and 12.4%, respectively. While this may indicate a heightened sensitivity to economic downturns, Beaumont has shown resiliency. The unemployment rate in Beaumont has decreased since 2010 and at 3% is lower than the County and State unemployment rates as of 2017.

Figure 5.4 Unemployment Trends (2010-2017)



Sources: California Economic Development Department, 2000-2017, US Census Bureau, Census 2000 Summary File 4, US Census Bureau, 2006-2010 American Community Survey 5-Year Estimates

The relationship between the number of jobs and the amount of housing directly impacts quality of life indicators, such as travel times, congestion, air pollution and family stability, and economic indicators such as workplace efficiency and employee retention⁴. The ratio of jobs to housing in Beaumont is among the lowest in the region at 0.42 in 2015, with over 70% of those who live in Beaumont working elsewhere in the region. A perfectly balanced jobs to housing ratio is 1.0, where the number of jobs in an area exactly matches the number of households, housing units, or employed residents in that area.

⁴ SCAG, *The New Economy and Jobs-Housing Balance in Southern California* (April 2001), pp. 19-20; Dr. John Sullivan, TLNT

KEY ISSUES + OPPORTUNITIES

Demographic trends show that Beaumont will continue to experience a significant amount of population growth. This growth will drive changes to the local economy as the number of people moving to the city continues to increase. Rapid population growth presents local policy makers with issues and opportunities as demographics shift, the workforce composition changes, and the local real estate market evolves to meet the needs of a larger community.

WORKFORCE

In 2015, the education and health care industry employed the largest number of Beaumont residents (over 30% of employed residents). This likely represents employment at local school districts, as well as nearby universities, hospitals, and medical centers. The retail industry employs 13% of residents, followed by leisure/hospitality/food services (9%) and professional service industries (8%). Considering over 70% of those who live in Beaumont work elsewhere in the region, Beaumont has an opportunity to attract or partner with businesses and institutions Retail Vacancy and Average Rent to create local jobs that reduce commute burdens (less free time, higher costs).

Southern California Association of Governments forecasts suggest that by 2040, professional services, healthcare and education, art and entertainment, and construction will develop as important employment industries in Beaumont. Growth in these industries represents an opportunity to attract new employers and increase diversity in the local jobs market. As these industries can offer higher paying local jobs to a trained and skilled workforce, the City should explore workforce development opportunities with local and regional educational institutions (e.g., UC Riverside, CSU San Bernardino, Loma Linda University, Brandman University, Mt. San Jacinto College, Moreno Valley College, College of the Desert, Beaumont Adult School, etc.).

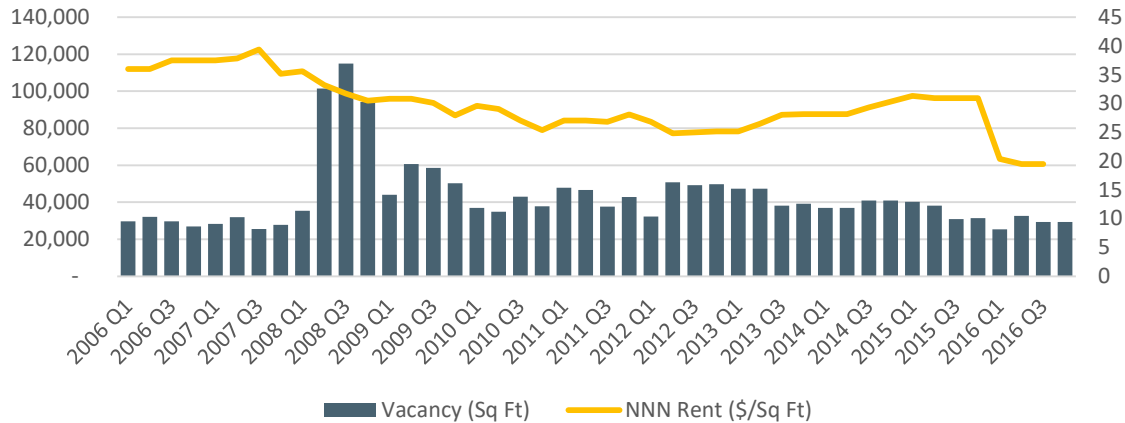
Additionally, as technology, telecommuting, co-tenanting, and use of shared work spaces continues to drive down the amount of office space required per employee, Beaumont's appeal for modern office environments that offer financially efficient shared work spaces and employee convenience, may rise.

BEAUMONT REAL ESTATE

Home sale prices in Beaumont have risen in line with increases across California; however, increases in rents have lagged compared to statewide figures. Home sales and rents in Beaumont are significantly lower than Riverside County and the State. Reflective of this affordability, Beaumont has a high rate of home ownership, at 75%, which is more than 20% higher than ownership rates in California. Most homes in Beaumont were constructed after 2000, and over 90% of resident households moved into their current home after 2000. Almost 87% of the current housing stock is detached single-family, and this undiversified housing stock may be a limiting factor for attracting future residents with varying income levels and housing preferences. Beaumont's residential vacancy rate is 5.4%, lower than both the State and County.

The retail market in Beaumont is primarily concentrated in three commercial areas: Oak Valley, Downtown (Sixth Street Corridor), and the Second Street Marketplace. Retail in these areas is largely auto-oriented, with chain retailers focused heavily in the Second Street Marketplace and “mom and pop” shops generally concentrated in the Downtown. Despite low vacancy rates, average retail rents have declined since 2007. (Figure 5.5) Regional shopping available in Moreno Valley, Redlands, Riverside, and Cabazon draws Beaumont residents for various retail options, including fine dining, entertainment, movie theaters, and specialty retail. Beaumont experiences significant retail leakage, meaning Beaumont residents are shopping at businesses outside of the City limits. Retail leaking is occurring in almost every retail category; except for discount department stores (e.g., Walmart), lumber/building materials, electronics/appliance stores, and department stores (e.g., Kohl’s). Specific categories with high leakage include casual dining, women’s and family apparel, and specialty stores, suggesting opportunity for the City to capture this demand locally.

Figure 5.5 Retail Vacancy and Average Rent (2006-2016)

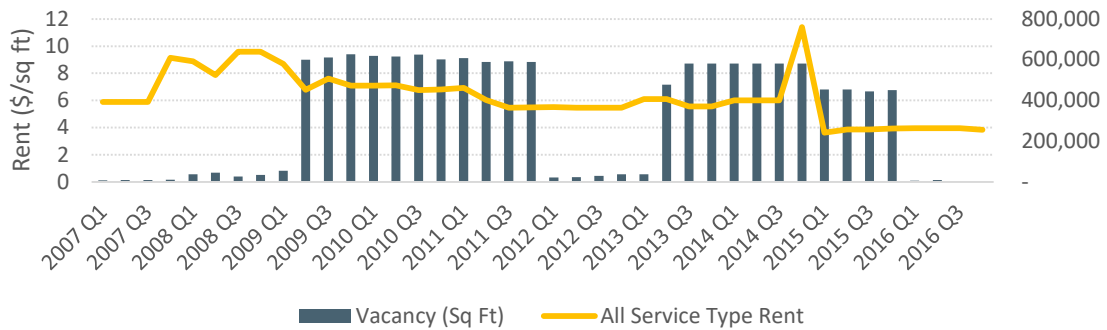


Source: CoStar

Beaumont has five hotels, one is midscale and the other four are economy. The midscale hotel, the Holiday Inn Express & Suites, is adjacent to the Oak Valley golf course. Beaumont has a higher concentration of economy hotels compared to the total region, and as a result, the average room rates in Beaumont are lower than the regional average. The Inland Empire has experienced increased recent hotel development, but none of these hotels have been or are planned for Beaumont.

The Inland Empire is emerging as a hub of facilities to distribute goods arriving through the ports of Los Angeles and Long Beach. Beaumont has capitalized on its location along the primary transportation corridor of the nation’s busiest port complex to offer break bulk, storage, and transport services. Beaumont’s industrial inventory expanded 109% from 1,159,042 square feet in 2000 to 2,425,911 square feet in 2016 and is priced relatively affordably. (Figure 5.6) Additional logistics uses are planned, including a 640,000 square foot Amazon fulfillment facility, highlighting the importance of warehousing and transportation sectors in driving economic growth in Beaumont.

Figure 5.6 Industrial Vacancy and Average Rent (2007-2016)



Source: CoStar

There is a very limited supply of office space in Beaumont, and office rents have fluctuated due to the limited supply and erratic vacancies. While current office vacancy in Beaumont is low, office vacancies are relatively high regionally.



Beaumont’s Amazon warehouse during construction.

MARKET DEMAND

Baby boomers and millennials are the key demographic cohorts in the residential market, and reflect unique financial constraints, needs, and preferences. Beaumont’s undiversified detached single-family housing stock may be a limiting factor for attracting future residents, as broad residential trends show preferences for smaller, more affordable units with shared amenities located in walkable, mixed use neighborhoods.⁵ These housing preferences reflect buyers’ purchasing power and the desire for convenience, physical activity, and social engagement. Additionally, the significant growth in the 65 and over population over the next 20 years will have a dramatic impact on services, including transportation, general care, medical services, and housing.

“Consumers want experiences, convenience, and value. Stores that fulfill those functions well will stay open. Those that don’t will close. The bottom line is that retail isn’t dead. But the old way of selling and operating stores is dying.”

JLL RESEARCH, UNITED STATES RETAIL
OUTLOOK, Q1 2017

The strong growth in overall population, coupled with increasing household income, will improve opportunities for retail retention and attraction, particularly in segments where residents are currently spending dollars outside of the City, such as fine dining, casual dining, and certain categories of apparel. However, retail continues to be in a period of flux, adjusting to competition with online channels, new store formats, more experience-based retail environments, and convenience retail. Apparel and electronics retailers, including anchor stores, are closing at the highest rate, and some landlords are opting to fill vacant spaces with non-traditional uses such as virtual reality and immersive experience offerings, medical uses, multi-family, and hotels.⁶

The rise of e-commerce has increased demand for distribution networks that can provide efficient warehousing and swift delivery, including large distribution centers as well as smaller “last mile” centers. Strong demand for industrial space is expected to continue, and Beaumont is experiencing significant new industrial projects at or nearing completion (Wolverine Worldwide West Coast distribution center and Amazon fulfillment center).

Beaumont lacks an attractive, walkable retail environment, but future opportunities exist in the Downtown area along Sixth Street, with its existing grid structure, “mom and pop” shops, and vacant sites, which could strategically target future retail and residential demand. Developing walkable retail spaces could help change Beaumont’s image as a bedroom community into more of a regional destination and offer more unique local shopping experiences resulting in increased spending in the community.

⁵ Urban Land Institute and pwc (2016). *Emerging Trends in Real Estate, United States and Canada 2017*; Lisa Wise Consulting, Inc.

⁶ JLL Research, *Experiential retail will save malls, United States Retail Outlook, Q1 2017*.

TOURISM ECONOMY

While overall occupancy is at high levels, hotels continue to feel pressure from rising insurance costs, labor costs, and other expenses.⁷ The hotel industry is also feeling pressure from competition with the sharing economy (e.g., Airbnb, HomeAway, etc.). Despite the Inland Empire potentially reaching a peak in hotel supply, Beaumont may have an opportunity to capitalize on visitation and tourism focused on existing attractions and unique assets, such as local history; environmental features (in a mountain pass near Southern California's highest peak, San Geronio Mountain); climate (5-10 Fahrenheit degrees cooler than its neighboring lower-elevation cities); leisure activities (hiking, parks, golf); and location (intersection of Interstate 10, California State Routes 60 and 79), which could facilitate future growth in the lodging and tourist spending sectors.

CITY OF BEAUMONT FISCAL POSITION

The City has faced budgetary challenges following slow economic recovery from the Great Recession (2007-2009) and fiscal stress resulting from State mandates and elimination of Redevelopment Agencies in 2012. Furthermore, following a corruption scandal involving former Beaumont officials, the City has acted to strengthen its financial management policies and internal controls, as well as improve operational and staffing efficiencies. The City has been working diligently to restore its financial sustainability and is evaluating the fiscal implications of its decisions, including those related to land use. Citywide, the Fiscal Year 18/19 adopted budget has a net positive position of approximately \$8,290,000. The net positive position is related to developer impact fees from continued growth and projected wastewater operations. The General Fund budget has a net zero position or is neutral, meaning total revenues and transfers equal total expenses.

ECONOMIC + FISCAL RESILIENCY

Given Beaumont's recovery since the Great Recession and positive demographic trends, the City has the opportunity to reduce the community's susceptibility to future economic downturns. Beaumont can enhance overall resiliency through increased and on-going support of existing businesses and by facilitating investments in diversifying its employment base. Existing businesses should be supported by conducting outreach regarding business resources and assistance programs, establishing development-friendly regulations and procedures, shopping locally, and developing appropriate incentives for retaining and recruiting businesses based on current obstacles to growth. Partnering with local and regional educational institutions could help develop the skilled workforce needed for future growth in professional services, healthcare, and educational industries. Additionally, allowing and encouraging a variety of housing types could help the growing and increasingly diverse workforce live, as well as work, in Beaumont.

Conducting City operations responsibly and sustainably, including a fiscal evaluation during land use and development review for General Plan amendments and annexations, is critical in maintaining fiscal resiliency given the City's anticipated future growth. The General Plan considers potential future annexations, which would have both economic and fiscal impacts

⁷ PwC (May 2018), *Hospitality Directions US*.

on the City. Reliable funding tools, such as business improvement districts (BIDs), community facilities districts (CFDs), grants, and tax credits should continue to be applied in appropriate circumstances. State grants and funding programs, some of which are funded through the State's cap-and-trade program, are available for a variety of infrastructure and other projects. These include the Active Transportation Program (ATP), Affordable Housing and Sustainable Communities (AHSC) Program, Community Development Block Grant (CDBG) Program, and Total Road Improvement Program (TRIP). Additionally, development agreements may continue to be negotiated, and during these negotiations, the City should secure additional infrastructure or other public benefits that increase fiscal sustainability.

The City may continue to use public-private partnerships to achieve General Plan goals, including incentivizing certain development types (e.g., projects that offer high-quality jobs, transit-oriented development, etc.) and/or to funding transportation and other projects and programs beneficial to the community. Public-private partnerships may involve tax-sharing or revenue-sharing agreements to ensure the partnership benefits both parties.

The City should also consider innovative funding tools to implement desired projects and improvements, such as:

- **ENHANCED INFRASTRUCTURE FINANCING DISTRICTS (EIFDS).** EIFDs, established by California Senate Bill 628 in 2015, are mechanisms that finance the construction or rehabilitation of a wide range of public infrastructure and some private facilities through the collection of tax increment revenues, similar to the now abolished Community Redevelopment Agencies. EIFD financing can be combined with other funding sources and used for transportation projects, open space, and mixed-income housing developments. An EIFD can also be used to reimburse permitting costs of affordable housing developments. Parcels in an EIFD do not need to be contiguous and could include underutilized property, such as parking lots, in areas where reinvestment is anticipated or desired.
- **CROWDFUNDING.** Crowdfunding is the use of collecting monetary contributions from a large number of people or sources via an online platform (e.g., KickStarter), is a relatively new phenomenon that could be used as a tool to fund the implementation of short-term, less costly physical improvements, or as gap funding for more costly items to be completed. Similarly, the City should consider the potential of tactical urbanism, or community-led projects that enable residents and stakeholders to directly participate and fund relatively inexpensive projects, as an alternative means of meeting project goals.
- **REVENUE EXPANSION.** The City may consider expanding its revenue base through new uses, which could include transient occupancy tax from residential short-term rental activity (e.g., Airbnb rentals). Revenue expansion endeavors can be highly controversial, and the City should evaluate new possibilities with the community prior to drafting potential regulations or proposals.

GOALS + POLICIES

ECONOMIC DEVELOPMENT + BUSINESS GROWTH

Goal 5.1: A dynamic local economy that attracts diverse business and investment.

Policies:

- 5.1.1** Support economic growth that provides quality employment opportunities to balance Beaumont’s jobs with its housing supply.
- 5.1.2** Recruit and retain emerging growth industries (industries with significant employment and performance potential) that provide revenues to the City and jobs to the community, including health care, education, and professional services.
- 5.1.3** Encourage the development of business clusters with a diverse mix of uses to ensure economic vitality and to minimize the impact of industry-specific downturns on the local economy.
- 5.1.4** Encourage growth and expansion of businesses and employment centers near public transit to increase transportation options for employees and limit traffic congestion.
- 5.1.5** Maintain a regulatory environment that is business friendly, easy to navigate, flexible and encourages growth consistent with the General Plan.
- 5.1.6** Support marketing and business recruitment programs that emphasize Beaumont’s unique economic opportunities, including transportation access, demographics, and environment.
- 5.1.7** Support a variety of revitalization and improvement programs focused on placemaking and beautification, such as façade improvements, public gathering places, public art, and community events. (Also see Land Use and Community Design Element)
- 5.1.8** Align City investment, including capital projects, with areas of desired economic growth and business attraction in the existing commercial and industrial areas, Employment District and Urban Villages.
- 5.1.9** Establish a list of available or “shovel-ready” sites in consultation with property owners and provide the list to interested developers and businesses seeking sites in the city.
- 5.1.10** Continually monitor local and regional emerging growth industry trends to enable quick response to economic changes, including and modifying retention and recruitment efforts.

Goal 5.2: A growing economy that provides high-quality educational and expanded workforce opportunities for all residents.

Policies:

- 5.2.1** Align economic development efforts with the labor pool to increase the number of jobs filled by Beaumont residents. This policy relies on having a diversity of high-quality job types for residents of different ages, education levels and skill sets to generate a more consistent and sustainable economy.

- 5.2.2** Institute job training, education, and workforce development programs to prepare Beaumont residents for high-quality jobs.
- 5.2.3** Create incentives and programs to attract young professionals from the region's institutions of higher learning, and from outside the region, as members of the local workforce or business owners.
- 5.2.4** Create incentives and programs to attract local or outside entrepreneurs that bring innovative new businesses and startups to Beaumont.
- 5.2.5** Work with local universities and colleges to support job training and workforce development programs.
- 5.2.6** Participate in and support regional workforce partnerships and retraining programs.

Goal 5.3: An inclusive community with expansive opportunities for the disadvantaged.

Policies:

- 5.3.1** Partner with the Beaumont Library District to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and provide homework support.
- 5.3.2** Support creation of adult education and training programs, including English language classes, vocational training, and financial literacy programs that empower residents to save, budget, build credit, and explore investment opportunities.
- 5.3.3** Promote free or low-cost child and family enrichment programs and afterschool supplemental education programs.
- 5.3.4** Support a high-quality, universal system of early childhood education, especially in low income communities.
- 5.3.5** Support participation in youth training and employment programs as a strategy to improve educational attainment and generate professional aspirations.

Goal 5.4: A community that supports the growth and prosperity of local businesses.

Policies:

- 5.4.1** Explore programs that promote and support local, small and minority-owned businesses, thus contributing to the City's economic and employment base.
- 5.4.2** Support small businesses located in the city, including "mom and pop" shops that are unique to Beaumont by offering small business education, and incentives (grants or low-interest loans) for façade improvement programs.
- 5.4.3** Encourage investment and focus revitalization efforts in Downtown and along Beaumont Avenue and Second Street corridors to have the most positive impact on existing businesses and to capitalize on the potential of a walkable mixed-use commercial center in the community.
- 5.4.4** Establish a business outreach program that builds relationships with small businesses and local retailers to regularly communicate about topics such as the availability of small business owner training programs.

- 5.4.5** Adopt development regulations that promote flexible workspaces that can be shared among commercial and/or educational tenants to support entrepreneurship, affordability, sharing of resources, appeal to start-ups and/or spin-offs from regional institutions of higher learning, and the modern workforce.

Goal 5.5: A community with vibrant shopping areas.

Policies:

- 5.5.1** Promote Beaumont as a desirable retail location that can satisfy the growing community's needs, as well as needs of the region, and can withstand competition from online retailers.
- 5.5.2** Attract retail establishments to Downtown, Urban Village districts and commercial areas that will capture resident spending, which would otherwise be spent outside of Beaumont.
- 5.5.3** Cluster and leverage different retail environments to establish vibrant shopping areas that provide a range of goods and services and create synergy of experience and convenience for customers. Examples include regional commercial uses in the Second Street corridor, small-scale pedestrian friendly retail and restaurant uses in Downtown, and specialty and lifestyle retail in the Urban Village districts.
- 5.5.4** Attract retail businesses and services that are consistent in character with the unique retail environments in Beaumont; for example, those that utilize smaller shops and/or smaller storefronts along the Downtown segments of Sixth Street.
- 5.5.5** Attract unique restaurants and food and beverage businesses in the Downtown area to distinguish Downtown from the freeway-oriented, quick-service restaurants along the Interstate 10.
- 5.5.6** Support retailers in responding to changing retail conditions, particularly e-commerce growth.
- 5.5.7** Create development regulations that facilitate adaptive reuse of older buildings.

Goal 5.6: A collaborative community that advances economic development goals through partnerships.

Policies:

- 5.6.1** Support and participate in regional economic development efforts, such as the Riverside County Economic Development Agency's programs and events.
- 5.6.2** Build partnerships with business groups, organizations, property owners, and others to develop programs that benefit the broader Beaumont business community.
- 5.6.3** Work with the Chamber of Commerce to develop a "Shop Local" Program.
- 5.6.4** Develop public-private partnerships with high-growth industry partners to support educational and workforce training opportunities, particularly to assist low-income and disadvantaged populations in competing for career opportunities in growth industries.
- 5.6.5** Partner with local and regional agencies and educational institutions (e.g., UC Riverside, CSU San Bernardino, Loma Linda University, Brandman University, Mt. San Jacinto College, Moreno Valley College, College of the Desert, Beaumont Adult

School, etc.) to offer courses or training that prepare students and/or workers for jobs and to promote entrepreneurial efforts that bring new businesses to Beaumont.

VISITATION + TOURISM

Goal 5.7: A unique destination that celebrates Beaumont’s location, history, and community.

Policies:

- 5.7.1** Promote and market Beaumont as a destination by offering recreational opportunities, cultural and historic landmarks and regional shopping and dining attractions.
- 5.7.2** Work with local organizations to develop a variety of special activities and events that attracts visitors to Beaumont, as well as engages residents.
- 5.7.3** Encourage the development of quality lodging, restaurants, and meeting facilities to meet the needs of businesses, residents and their guests and to bring visitors to the community.
- 5.7.4** Support the development of businesses that provide visitor-oriented services.
- 5.7.5** Support the attraction and clustering of complementary outdoor recreation related businesses that offer visitor serving amenities such as bicycle rentals and camping/hiking supply retail establishments.
- 5.7.6** Support the growth of the eco-tourism industry in Jack Rabbit and Potrero Reserve by preserving as open space and recreation areas
- 5.7.7** Allow a variety of lodging opportunities including, campgrounds, luxury yurts, and residential short-term rentals in addition to hotels and motels.
- 5.7.8** Promote the City as a location for filming in Riverside County in cooperation with the Riverside County Film Commission.

FISCAL SUSTAINABILITY

Goal 5.8: A financially stable community.

Policies:

- 5.8.1** Support development that is fiscally sustainable and provides the City with a diverse tax base to sustain municipal services.
- 5.8.2** Promote development and growth that contributes to a balanced budget and the efficient distribution of public services.
- 5.8.3** Require new development to pay its fair share of required improvements, including maintenance costs, to public facilities and services through impact fees and other financial and regulatory mechanisms such as benefit assessment districts (BADs) or community facilities districts (CFDs).
- 5.8.4** Require fiscal impact analysis for development proposals requiring a General Plan amendment or annexation to assess citywide impacts and to identify any burden such project might create for the City.
- 5.8.5** Maintain fees and charges appropriate for offsetting the cost of providing services. Balance the costs of providing services with the needs of the community.

Goal 5.9: A community with sustainable and improved infrastructure.

Policies:

- 5.9.1** Promote reliable and innovative methods for financing infrastructure without unduly transferring the cost burden to the residential or business community. Methods include community facilities districts (CFDs), business improvement districts (BIDs), grants, tax credits, development agreements, public-private partnerships, Enhanced Infrastructure Financing Districts (EIFDs), and crowdfunding.
- 5.9.2** Continually evaluate potential opportunities to diversify revenue to attain sustainable funding levels for City services and maintaining City infrastructure.
- 5.9.3** Support local businesses and economic development by improving Beaumont's infrastructure including well-maintained streets, transit improvements, adequate water and sewer services and communications infrastructure.
- 5.9.4** Focus City investment in new and enhanced infrastructure and public realm improvements (e.g., streetscape, lighting, signage, etc.) in the Downtown and areas targeted for future growth, such as mixed-use and employment districts.

Goal 5.10: A fiscally responsible and transparent community.

Policies:

- 5.10.1** Require any non-budgeted, non-emergency expenditure to have an identified corresponding revenue source.
- 5.10.2** Establish a policy for reserves and maintain adequate reserves to insulate the City's budget from economy downturns and unforeseen expenses.
- 5.10.3** Institute and continue to enhance responsible financial management policies, practices and internal controls.
- 5.10.4** Improve and maintain a good credit rating for the City.
- 5.10.5** Aggressively pursue collection of tax monies and ensure accurate and timely collection of tax revenues.
- 5.10.6** Provide decision-makers timely notification of cash insufficiency and actions needed to ensure fiscal sustainability.
- 5.10.7** Correspond regularly with bond rating agencies about the City's financial condition and follow a policy of full disclosure on financial reports and bond prospectus.
- 5.10.8** Continue to utilize the Transparency Portal on the City's website to promote transparent government operations.

IMPLEMENTATION

Table 5.1 Economic Development Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
ECONOMIC DEVELOPMENT + BUSINESS GROWTH				
EDF1	Strategic Plan. Develop and regularly update an Economic Development Strategic Plan that includes 1) a target list of business types for attraction and expansion, 2) actions and strategies, and 3) benchmarks to measure progress in implementation.	High	Short	Economic Development
EDF2	Online Site Inventory. Create and maintain an online inventory of shovel-ready sites and provide individualized site selection assistance to expanding and new businesses.	High	Ongoing	Economic Development, Planning
EDF3	Connect Development Community with Opportunities. Provide a forum to bring together interested property owners, developers, real estate brokers, business owners, and retailers regarding available development opportunities and sites.	Low	Short	Economic Development
EDF4	Business Incubator. Evaluate the demand for and feasibility of a local business incubator.	Medium	Short	Economic Development
EDF5	Business Recruitment. Create and implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District.	Medium	Medium	Economic Development
EDF6	Retail Recruitment Strategy. Create and implement a retail recruitment strategy that utilizes direct communications with targeted retailers to reverse sales tax leakage in key sectors, such as dining, entertainment, and specialty retail.	High	Medium	Economic Development
EDF7	Retail Performance. Periodically evaluate the performance of the community's retail centers and make recommendations regarding repositioning of businesses and measures likely to improve retail performance (e.g., mix with other employment, entertainment/interactive, or residential uses; offer smaller retail spaces that have higher performance; etc.).	Medium	Ongoing	Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF8	Branding. Develop a unique brand for the City that builds upon the General Plan vision and is comprised of visual themes and taglines that distinguish Beaumont from other jurisdictions in the region and accentuate its opportunities and attractions.	High	Short	Public Information/ Communication
EDF9	Rental Assistance. Create a rental assistance program as a recruitment incentive to attract targeted, desired retailers and restaurants to key locations, such as in the Downtown area.	Medium	Short	Economic Development
INFRASTRUCTURE IMPROVEMENTS				
EDF10	Internet Infrastructure. Provide or work with providers to achieve high quality Internet infrastructure for the community.	Medium	Medium	City Administration, Economic Development
EDF12	New Infrastructure. Create a “Dig Once” policy, which would require conduit for future fiber optic cable to be laid anytime the ground is broken for infrastructure, transportation, or construction projects.	Medium	Short	Public Works
WORKFORCE DEVELOPMENT				
EDF13	Local Business Internships. Create a program to provide incentives for local businesses to offer internship, mentoring, and apprenticeship programs to high school and college students in partnership with educational institutions and major employers.	Medium	Medium	Economic Development
EDF14	Recruit Technical Training. Actively recruit technical schools to locate in Beaumont to provide education and training that benefits residents and employers.	Medium	Short	Economic Development
LOCAL AND SMALL BUSINESS SUPPORT				
EDF15	Advertise Business Assistance. Advertise existing business assistance programs that provide financing and technical assistance.	Medium	Ongoing	Economic Development
EDF16	Small Business Surveys. Conduct bi-annual surveys of existing small businesses (including home occupations) to identify obstacles to growth.	Medium	Short	Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF17	Local Vendor Preference. Establish a City local vendor preference policy and periodically review new approaches to encourage purchasing from local vendors.	Medium	Short/ Ongoing	City Administration, Economic Development
EDF18	Business Liaison Services. Provide business liaison services to assist businesses with the permitting process, including assistance with other agencies such as utility districts and other regulatory bodies.	Medium	Short	Economic Development, Planning
CITY REGULATIONS				
EDF19	Streamline Permit Review. Create a “One Stop Permitting” process to streamline the permit review process that facilitates business attraction, retention, and expansion of projects.	High	Short	Planning, Public Works, Building and Safety
EDF20	Makerspace. Allow vacant and underutilized buildings in the Downtown area to provide shared spaces for artists and artisans, including collaborative workspaces (e.g., makerspaces that have tools for the design, prototyping and creation of manufactured works).	Medium	Medium	Economic Development, Planning
EDF21	Zoning Code. Update the City’s Zoning Code to <ul style="list-style-type: none"> • Reflect modern business uses and needs, including allowing flexible or shared workspaces, • Streamline permitting and procedures, • Attract desired businesses and services, • Ensure tourism-related enterprises are allowed in appropriate locations, • Allow for the pairing of uses that support business spin-offs (e.g., R&D with retail), and • Encourage experiential retail concepts that mix service uses with traditional retail so that retailers remain competitive in an increasingly online marketplace. 	High	Short	Planning

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF22	Recruitment Incentives. Periodically review possible incentives aimed at recruiting/retaining specific businesses such as restaurants, specialty retail, education, and health care, which may include FAR bonuses, reductions in parking, expedited permitting and other incentives.	High	Ongoing	Planning, Economic Development
EDF23	Commercial Rehabilitation Support. Establish and continue to improve City programs providing grants or loans for commercial rehabilitation and improvement, such as façade improvement programs.	Medium	Ongoing	Economic Development
EDF24	Reinvestment Opportunities. Facilitate and/or pursue reinvestment opportunities, such as grants, loans, bonds, to assist in adaptive reuse of vacant or underutilized properties.	Medium	Short	Economic Development
EDF25	City Fees. Establish competitive City fee schedules or structures.	High	Short	City Administration, Economic Development
PARTNERSHIPS AND COOPERATION WITH OTHER ORGANIZATIONS				
EDF26	Coordination with Healthcare Institutions. Establish regular communications with regional and local health care institutions such as San Geronio Memorial Hospital to understand their future facility needs and continuum of care services that may be attracted to the area such as physician’s offices, specialty practices, rehabilitation centers and assisted living facilities.	Medium	Short	Economic Development
EDF27	Coordination with Nearby Cities. Establish regular coordination with neighboring jurisdictions, including the City of Banning, City of Calimesa and Riverside County to explore strategies for efficient infrastructure maintenance and delivery of services and economic development programs.	Medium	Ongoing	City Administration, Economic Development
VISITATION + TOURISM				
EDF28	Promotion. Regularly highlight positive news of and activities in Beaumont in various media outlets.	High	Ongoing	Public Information/ Communications

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF29	Visitor Resources. Develop visitor resources, such as a local visitors' guide that includes local recreation opportunities, dining, shopping, cultural and historic landmarks, attractions and events.	Medium	Medium	Economic Development
EDF30	Online Calendar. Publish and regularly update an online calendar of activities and special events in Beaumont.	Medium	Ongoing	Economic Development
EDF31	Event Sponsorship. Work with local organizations to sponsor, organize, and/or promote public festivals, cultural performances and civic events.	Medium	Ongoing	City Administration, Economic Development
EDF32	Event Space. Create a public space for special events in Downtown.	Medium	Ongoing	Planning, Community Services
EDF33	Encourage Hotel Renovations. Provide incentives to hotel property owners to encourage the renovation of existing hotel properties.	Medium	Long	Economic Development
FISCAL SUSTAINABILITY				
EDF34	Business Improvement District. Form a Downtown Business Improvement District in key portions of the Downtown area.	Medium	Long	Economic Development
EDF35	Utility Services Benchmarking. Establish thresholds or standards for levels of service as a benchmark to evaluate adequacy of community and utility services.	Medium	Short	City Administration, All departments
EDF36	Fee Structure. Update the City's fee structure at least every five years to fully cover City costs for fee-based services to the extent feasible and desired by the community.	Medium	Ongoing	City Administration





Chapter 6: **HEALTH + ENVIRONMENTAL JUSTICE**

This Health, Equity + Environmental Justice Element presents the community's priorities for realizing a healthy and equitable community. It includes goals and policies that address existing community health concerns as well as approaches to managing new development to prevent future health issues, covering topics such as environmental justice, access to healthy food, disease prevention, safe and healthy housing, and opportunities for physical activity. The chapter also describes how the decision-making process includes underrepresented sections of the population.

STATUTORY REQUIREMENTS

California law requires that a General Plan include elements (or chapters) that specifically address environmental justice (Section 65302 (h)). These requirements were adopted with Senate Bill 1000 (SB 1000), or the Planning for Healthy Communities Act. SB 1000 requires cities to develop an Environmental Justice element, or related environmental justice goals and policies to reduce the unique or compounded health risks in “disadvantaged communities.” The goal of SB 1000 is to help identify and reduce risks in communities disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. In doing so, SB 1000 offers an opportunity to address existing community health concerns and mitigate the impacts of future health issues, including increasing access to healthy food, preventing chronic disease, improving transportation facilities and infrastructure, promoting healthy land use design, and encouraging physical activity.

The Governor’s Office of Planning and Research (OPR) General Plan Guidelines (2017) added new sections to address healthy communities and social equity, providing guidance on identifying and reducing risks in communities disproportionately affected by environmental pollution and other hazards that can lead to negative health effects and chronic exposure.¹ This Element is consistent with Section 65303 of the State of California Government Code, which allows local jurisdictions to integrate health-related policies and prioritize existing community health concerns to mitigate the impacts of future health issues and prevent chronic diseases, while supporting improved transportation facilities, infrastructure, and healthy land use design.

SETTING THE SCENE

Place, income, living conditions and education are all significant contributing factors to the health of a community. How cities plan and prioritize growth for the future can determine how healthy residents are in the long term. The City’s physical, social, and economic environments combine to make specific individuals and groups more vulnerable to long-term changes and short-term shocks. A guiding principle of environmental justice is that all members of a community should benefit from understanding the risks of environmental harms and protections to mitigate their impacts.

As the City grows, it must protect its existing assets that make it a great place to live, work, and recreate for all its residents. At the same time, the City must consider how the built environment actively shapes health outcomes and make policy choices that encourage the creation of a healthy community.

¹ *The SB 1000 Implementation Toolkit, prepared by the California Environmental Justice Alliance and Placeworks, offers additional guidance, case studies, and approaches for meeting the requirements of SB 1000.*

COMMUNITY ENGAGEMENT

The involvement and engagement of Beaumont’s community was fundamental to shaping the General Plan. Community-centered planning and design process also elevates the values and priorities of historically-underserved populations, including lower-income residents and people of color, in guiding community development. In supporting and enhancing opportunities for meaningful engagement, the General Plan recognizes the importance of addressing the intersection of health, equity, and environmental justice in creating access and expanding opportunities for all members of the community. A broad range of outreach approaches were incorporated to ensure the public participation of diverse members of the community, including direct outreach to a youth focus group, a diverse Task Force and online community outreach.

Community input helped shape the content and strategies of the Health, Equity, and Environmental Justice Element. Summaries of all community engagement activities can be found in Chapter 2. Key themes related to environmental justice and health that emerged from the outreach included: concerns with the number of fast food restaurants; lack of places to exercise, including parks and open spaces for kids to be active; poor air quality due to traffic and industry; and rising crime and homelessness.



your voice matters

website

Visit the General Plan website to join our mailing list, learn about the General Plan, and find out more about upcoming meetings and workshops.

community workshops

Share your ideas at a community workshop. Each workshop will include a presentation and dynamic opportunities to participate. Our first workshop will take place in June.

community survey

Participate in a brief survey that will include questions related to quality of life, sustainability, growth management, and economic issues in our city.

community outreach

Introduce yourself. We will join various community events during the year to hear your feedback. Stay tuned for opportunities to participate.

why update our general plan?

Our last General Plan was adopted in 2007. Our city has experienced tremendous growth and change. The General Plan is an opportunity for our community to participate and share ideas about the City's future. The General Plan:

- Expresses community values
- Provides a guide to shape development decisions over the long-term
- Addresses local issues alongside state required topics
- Is required to be kept current by state law
- Creates a "blue print" and direction for the physical layout of a community

what does the general plan address?

The General Plan is a tool used to guide the future development of Beaumont as a safe, healthy, and vibrant community. The General Plan will address the following:

- Land Use
- Circulation
- Form + Character
- Safety + Noise
- Economic Development
- Community Development
- Open Space
- Public Facilities
- Sustainability

join us!

We are committed to transparent and meaningful community engagement as part of the process of updating the General Plan. Your input is important. We want to hear from City residents, businesses, and employees to make sure the General Plan addresses issues that are important to you, establishes a clear vision and guiding principles for the City's future. There are many ways to participate and we hope you will join us throughout the process. Visit the General Plan website to join our mailing list!

estamos escuchando

¡Gracias! ¡gracias!

¡Únete!

Queremos seguir oyendo de usted. Si usted es un residente, un dueño de negocio, o un empleado en la ciudad, su opinión es importante para nosotros. Hay muchas maneras de participar y esperamos que se unan a nosotros durante todo el proceso. Visite el sitio web del Plan General para unirse a nuestra lista de correo!

una guía para nuestro futuro

¡Gracias por todas sus aportes! En base a todas sus ideas y comentarios, hemos desarrollado un borrador de la visión, valores y prioridades que usaremos para la actualización del Plan General. Este borrador fue presentado el 11 de julio de 2017 a la Comisión de Planeación de Beaumont.

VISION

Beaumont, donde valoramos nuestra sensación de pueblo pequeño, nuestro patrimonio comunitario y entorno natural. Estamos comprometidos a fomentar un crecimiento económicamente sostenible y equilibrado que respete nuestra larga historia, al mismo tiempo que satisfaga las necesidades de infraestructura y proteja nuestro medio ambiente. El orgullo de la comunidad de Beaumont es nuestro carácter rural y montañoso, el que nos distingue como una comunidad vibrante y saludable con acceso local al comercio, servicios, empleos y recreación.

nuestros valores

- Gobierno transparente y honesto
- Crecimiento responsable y medido
- Vivir dentro de nuestros medios financieros y de recursos
- Estrechos lazos con nuestros vecinos
- Nuestra sensación de pueblo pequeño
- La calidad de vida proporcionada por una infraestructura eficiente
- Salud y seguridad
- El hermoso entorno del Área del Paso

prioridades

- Ampliar y mejorar las oportunidades de empleo
- Mejorar el desempeño fiscal de la Ciudad
- Mejorar la infraestructura y mantener el ritmo del desarrollo
- Ampliar las oportunidades de entretenimiento, compras y recreación
- Crear una red de espacio abierto diversa y extensa
- Garantizar un alto nivel de seguridad
- Mejorar las oportunidades para el turismo
- Proteja las zonas históricas de la ciudad
- Crear un centro vibrante

¿que sigue?

En base a lo que hemos escuchado, vamos a preparar mapas del uso de tierra y el transporte que reflejen las prioridades que ustedes han identificado para el futuro de Beaumont. Estén atentos para tomar nuestra próxima encuesta comunitaria y otras oportunidades para participar. Siempre puede encontrar la información más actualizada en el sitio web.

For more information, you can contact:
Rebecca Deming, Community Development Director
 City of Beaumont Planning Department
 951.769.8518 or RDeming@ci.beaumont.ca.us

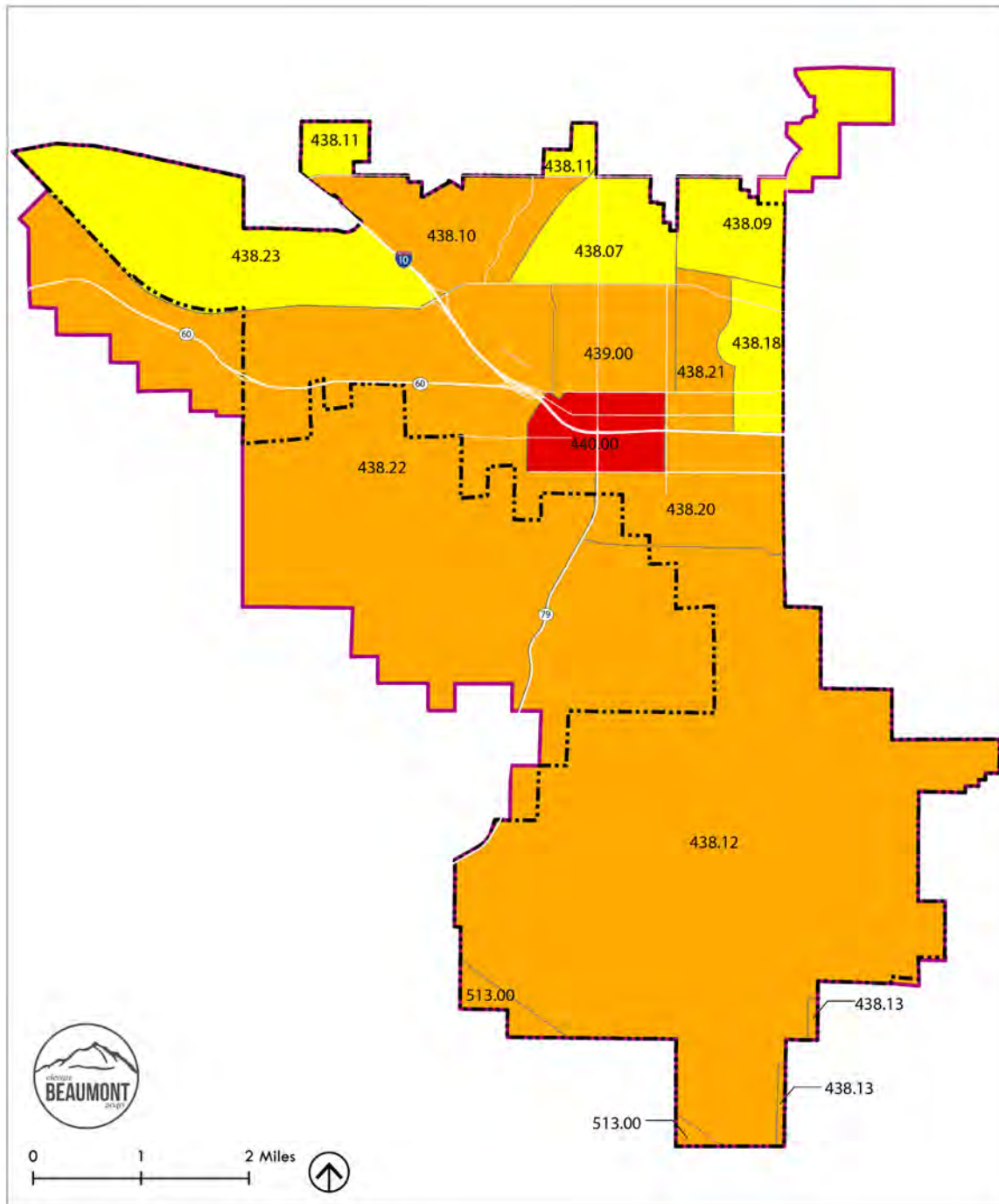
general plan website
www.elevatebeaumont.com

Para más información, comuníquese con:
Rebecca Deming, Directora de Desarrollo Comunitario
 Departamento de Planeación Ciudad de Beaumont
 951.769.8518 or RDeming@ci.beaumont.ca.us

pagina web del plan general
www.elevatebeaumont.com

The engagement program targeted Spanish speakers and other groups historically left out of the planning process.

Figure 6.1 CalEnviroScreen (CES) Findings



CALENVIROSCREEN FINDINGS

- City Boundary
- Sphere of Influence
- 0-24.9%
- 50-74.9%
- 25-49.9%
- 75-100%

KEY ISSUES + OPPORTUNITIES

This section provides a snapshot of several key issues and opportunities related to health and disadvantaged communities in the city.

DISADVANTAGED COMMUNITIES

The California Environmental Protection Agency (CalEPA) defines a disadvantaged community as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. (Section 39711 of the Health and Safety Code) The CalEnviroScreen (CES) tool is a screening methodology that can be used to identify these communities burdened by multiple sources of pollution, based on environmental exposures, environmental effects, and population characteristics, including health outcomes and socioeconomic data.

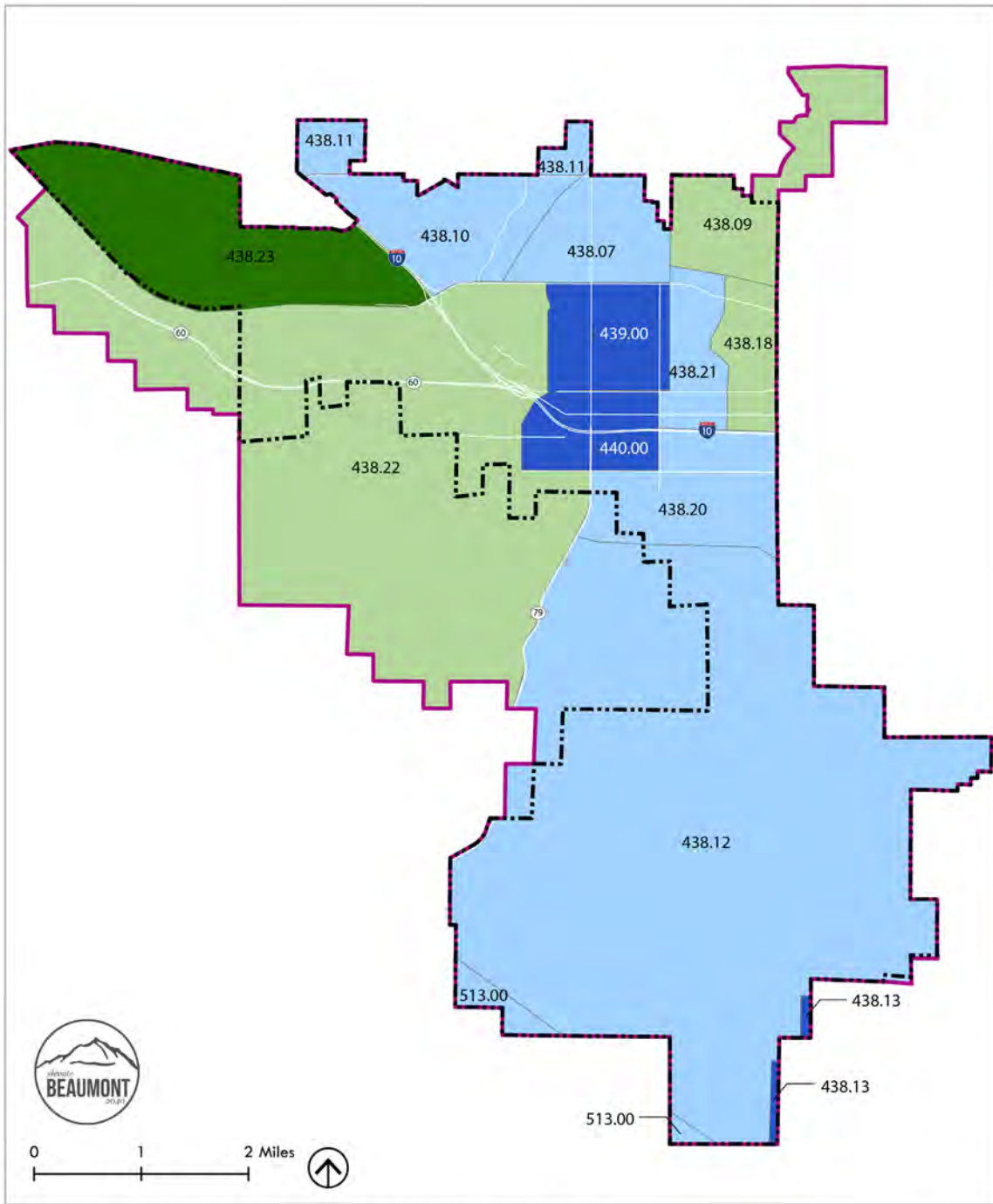
- Exposure indicators are based on measurements of different types of pollution that people may encounter (e.g., ozone, PM 2.5, diesel, pesticides, traffic, drinking water).
- Environmental effects indicators are based on the locations of toxic chemicals in or near communities (e.g., cleanups, groundwater threats, hazardous waste, impaired water, solid waste.)
- Sensitive population indicators measure the number of people in a community who may be more severely affected by pollution because of their age or health (e.g., asthma, low birth weight, cardiovascular rate).
- Socioeconomic factor indicators are conditions that may increase people's stress or make healthy living difficult and cause them to be more sensitive to pollution's effects (e.g., education, linguistic isolation, poverty, unemployment, housing burden).

As shown in Figure 6.1, Beaumont has one census tract (census tract 440) that is identified as a “disadvantaged community” with a CalEnviro 3.0 Score of 82 percent.² This census tract covers the Downtown and El Barrio neighborhoods. Residents in this census tract have disproportionately high socioeconomic challenges and environmental burdens. These are discussed later in this section.

A second tool, the California Healthy Places Index (HPI), can be used to analyze the cumulative burden of social, economic, and environment conditions that may lead to unequal, inequitable, or disparate outcomes for a community. In addition to pollution burden, the HPI tool emphasizes a broader spectrum of social factors (or determinants) that impact health, including education, housing, economic, and access to health care. As shown in Figure 6.2, areas around Beaumont's Downtown and El Barrio neighborhoods (census tract 440), as well as the Town Center (census tract 439), have a low HPI score and a higher proportion of residents considered especially vulnerable to public health risks, including children, the elderly, the disabled, recent immigrants, and those living in poverty.

² This tract is in the top 25% of scores statewide, identifying it as a “disadvantaged community.”

Figure 6.2 Healthy Places Index (HPI) Tool



HEALTHY PLACES INDEX SCORE PERCENTILE

- City Boundary
- Sphere of Influence
- 0-24.9%
- 25-49.9%
- 50-74.9%
- 75-100%

POPULATION IN POVERTY

According to the American Community Survey (2012-2016), the median household income in the City of Beaumont is \$68,369, compared to \$41,222 in the Downtown and El Barrio neighborhoods and \$43,872 in the Town Center. The median income in the City higher than in Riverside County, where the median household income is \$57,972. As shown in Table 6.1, poverty disproportionately impacts families with young children in disadvantaged communities. Poverty can lead to significant negative health outcomes in children, including impacts to physical health, social and emotional development, and educational achievement.

While high school graduation rates are similar across the City, the percent of residents with a bachelor's degrees or higher is lower in the identified disadvantaged communities. These lower educational attainment rates create barriers to economic opportunity, including access to higher-paying jobs and opportunities for workforce development, which can result in persistent levels of household poverty.

Table 6.1 Beaumont Demographic Profile

	CENSUS TRACT		BEAUMONT CITY
	439	440	
DEMOGRAPHIC			
Under age 5	6.3%	11.6%	8.1%
5-17	24%	23%	21.90%
18-44	35%	37.1%	35.5%
45-64	25.5%	21%	22%
Age 65 and over	9.2%	7.3%	12.6%
Non-White (including Hispanic or Latino)	14.7%	39.6%	30.7%
HOUSEHOLD			
Householder living alone	23.6%	19.3%	16.1%
Average household size	3.36	3.58	3.29
Lived in a different house in the US 1 year ago	12.7%	22.9%	13.7%
Speaks English less than 'very well'	12%	13.8%	9.5%
EDUCATIONAL ATTAINMENT			
Percent high school graduate or higher	28.8%	29.9%	24.3%
Percent bachelor's degree or higher	10.6%	5.3%	14.4%
PERCENTAGE OF FAMILIES WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL			
All families	11%	20.5%	8.6%
With related children under 18 years	13.3%	21.3%	10.9%
With related children under 5 years only	10.1%	34.2%	5.9%
EMPLOYMENT			
Percent Unemployed	14.4%	11.2%	6.7%
HEALTH INSURANCE			
No health insurance coverage	15.8%	19.1%	9.3%

Data source: American Community Survey 2012-2016

ENVIRONMENTAL CONCERNS

Various environmental concerns negatively impact the health of residents in Beaumont. While contaminants can be naturally occurring or man-made, both impact the environment and human health.

GROUNDWATER QUALITY

Based on a 2019 Consumer Confidence Report submitted by the Beaumont Cherry Valley District, tap water provided by this water utility was in compliance with federal health-based drinking water standards. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk.

AIR POLLUTION AND ASTHMA RATES

Beaumont is intersected by two major freeway corridors. Ozone pollution is made worse by traffic traveling through Beaumont en-route to the Coachella Valley. Air quality in Beaumont is regulated by the South Coast Air Quality Management District (SCAQMD), which has jurisdiction over the South Coast Air Basin (SCAB) and the desert portion of Riverside County in the SSAB. The District monitors air quality in the City at one permanent location: Banning/San Gorgonio Pass. The station assesses PM_{2.5}, PM₁₀, ozone, carbon monoxide, and nitrogen dioxide levels.

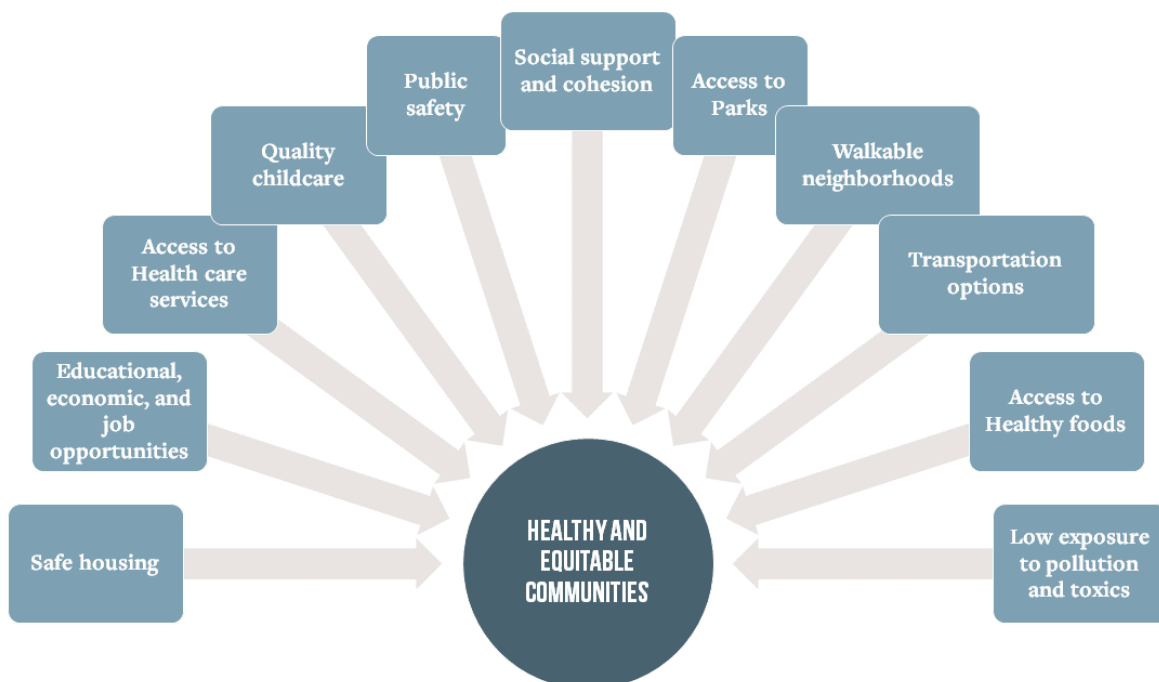
According to the South Coast Air Quality Management Plan (2016), the distribution of ozone concentrations during the May–October smog season, for the 2012–2014 period, peaks higher in the afternoon hours in areas close to Beaumont. The ozone peaks coincide with times kids and other residents are most often outside. Inhaling ozone, even in small amounts, can irritate the lungs and increase the risk for respiratory infections. Based on data from AskCHIS Neighborhood Edition, 15.1 percent of Beaumont youth, ages 1-17, reported ever having asthma. According to the California Department of Public Health, approximately 272,000 children and adults have been diagnosed with asthma in Riverside County. Respiratory disease may be under-diagnosed and under-reported due to the City's low levels of access to health insurance, educational information, and preventative care in the Downtown and El Barrio neighborhoods.

COMMUNITY HEALTH

A community's overall health depends on many factors. Eating well, staying active, and seeing a doctor all influence health. Nutrition education and behavior affect quality of life, development and learning as well as the incidence of chronic diseases, including obesity, diabetes, and cancer. Health, however, is also influenced by access to social and economic opportunities, the quality of education, neighborhood conditions, workplace safety, and the cleanliness of water and air, among other factors. These conditions help explain why some people are healthier than others, and why where people live and work matters to community health. Figure 6.3 shows key components of healthy community.

Healthy community design and programs to improve the social determinants of health can bring many benefits to a community, from better health to new jobs to economic investments. The City has been actively involved in several regional and citywide programs to improve health outcomes. In 2011, the City adopted the Healthy Eating Active Living (HEAL) Campaign Resolution with the goal of improving: first, wellness for citizens and employees, and second, healthy food access. The City is also part of the State's CalFresh Healthy Living (SNAP-Ed) to promote physical activity, healthy eating, and community health leadership. The Riverside University Health System – Public Health (RUHS-PH) has also developed a Healthy Development Checklist, which cities across the region can use to promote healthy building development practices.

Figure 6.3 Healthy Community Components



OVERALL HEALTH STATUS

Life expectancy is an important measure of health status. The average life expectancy in Beaumont is 79.3 years,³ compared to 80.3 years in Riverside County. Leading causes of death can highlight a population's risk factors and suggest policy priorities. While heart disease is the leading cause of death in the County and the State of California, its incidence in Beaumont is about 25 percent higher than at the County or State level. Several factors contribute to heart disease, including diet, exercise, tobacco use, genetic predisposition, and pollution exposure.

Compared to the County and State, Beaumont residents have lower rates of obesity and lower rates of food insecurity. However, only about 31 percent of residents walk at least 150 minutes a week and only 17.5 percent of Beaumont youth engage in regular physical activity. For residents living near busy roads and freeways, exposure to ozone can increase the threat of a heart attack compared to other places in the City. Long term exposure to ground level ozone pollution, a powerful greenhouse gas and a widespread air pollutant, has been shown to cause cardiovascular diseases, including heart attack, high blood pressure, and stroke.

Smoking is the leading cause of preventable death in the U.S., and contributes to diseases such as cancer, heart disease, stroke, lung diseases, diabetes, and chronic obstructive pulmonary disease (COPD), which includes emphysema and chronic bronchitis. Beaumont residents have an adult tobacco use rate of 13%, which is slightly higher than the County-wide rate of 12.3%. Across the nation, cities are experiencing a dramatic increase in adolescent e-cigarette use. From 2011 to 2016, the percentage of 12th-grade students nationwide who had ever used an e-cigarette increased from 4.7 to 13 percent.⁴

While the promotion of healthy communities can bring many benefits to all members of a community, the impacts of environmental burdens and other stressors, such as housing cost burden, unemployment, linguistic isolation, and poverty, have disproportionate impacts on disadvantaged communities, as shown in the selected census tracts in Table 6.2.

³ Riverside County University Health System – Public Health's SHAPE portal.

⁴ U.S. Department of Health and Human Services. 2019. Office of Population Affairs. Retrieved from: https://www.hhs.gov/ash/oah/adolescent-development/substance-use/drugs/tobacco/trends/index.html#_ftn2

Table 6.2 CalEnviroScreen Results by Census Tract

Census Tract	438.07	438.12	438.18	438.2	438.21	438.22	439	440
Population:	5,743	5,409	3,832	3,895	2,707	2,689	6,405	2,109
CalEnviroScreen 3.0 Percentile Range:	40 - 45%	60 - 65%	35 - 40%	51 - 55%	60 - 65%	60 - 65%	60 - 65%	80 - 85%
Ozone:	100	98	100	98	100	98	100	98
Drinking Water:	43	82	47	41	43	85	34	34
Groundwater Threats:	0	62	0	0	0	50	0	32
Hazardous Waste:	0	0	0	92	96	81	87	96
Solid Waste:	33	85	0	0	9	90	50	0
Asthma:	70	84	61	62	70	62	70	70
Cardiovascular Rate:	98	99	93	94	98	95	98	98
Education:	61	21	29	30	56	53	66	76
Linguistic Isolation:	35	25	46	46	53	7	57	52
Poverty:	60	24	31	34	54	45	73	74
Unemployment:	43	86	11	67	10	52	85	87
Housing Burden:	22	24	6	36	33	22	77	89

(Based on calculated percentiles for individual indicators.)

ACCESS TO HEALTHY FOOD

Healthy communities have access to affordable and healthy food at grocery stores, produce markets, community gardens, and farmers' markets. Residents of communities with access to a full-service grocery store tend to eat more fruits and vegetables, have lower body weights, and lower rates of chronic diseases. Local food production can also reduce the distance food is shipped, lowering the environmental footprint of food production and distribution. Healthy retail programs in cities bring together health departments, community-based organizations, and businesses to increase access to healthy food. These types of partnerships are also important to changing retail environments to include more businesses that support access to healthy foods.

With the exception of a Stater Bros. grocery store on Oak Valley Parkway, most of the grocery stores and neighborhood markets in Beaumont are concentrated along the I-10 corridor. Many Beaumont residents need to drive several miles to access a grocery store or neighborhood market. Additionally, the high concentration of fast food restaurants in the areas immediately north and south of I-10 further exacerbates the issue of limited access to healthy food for residents by providing cheap, convenient options and displacing other healthy food outlets. Therefore, locating grocery stores or neighborhood markets in proximity to homes promotes healthy lifestyles by encouraging walking, reducing vehicle trips, as well as increasing access to healthy foods and healthy retail.

FOOD SECURITY

Food security is also important for community health and wellbeing. “Food security” is defined as having access to enough food for an active, healthy life for all people at all times. Food insecurity can lead to undernourishment and malnutrition, which coincide with fatigue, stunted child development, and other health issues. Food insecurity among low income households is lower in Beaumont (5.3%) than at the County (7.6%) and State (8.1%) levels. Households that lack “food security” can obtain supplemental assistance from government programs, such as the Supplemental Nutrition Assistance Program (SNAP) and the Women, Infants, and Children (WIC) program. These vendors are generally located along 6th Street and Beaumont Avenue.

Other healthy food resources also exist in the City. All schools in the Beaumont Unified School District offer eligible students access to free and reduced meals. Additionally, all students in the District are offered free breakfast. As noted in Figure 6.4, there are various census tracts in the City where 50 percent or more of the children in the area qualify for free or reduced-price school lunches, including Downtown, El Barrio, and the Town Center.

As of 2019, there were also four sites in the City that provided summer meals for children 18 and under. Additionally, the Albert Chatigny Community Center in Beaumont and Reppiler Park in nearby Banning host monthly community food outreaches to Beaumont seniors. Additionally, Carol’s Kitchen, Table of Plenty, and Fellowship in the Pass offer free meals and other social assistance for all Beaumont residents. Given the size of the City’s population, Beaumont offers fairly good coverage of “free food” distribution.

SAFE + AFFORDABLE HOUSING

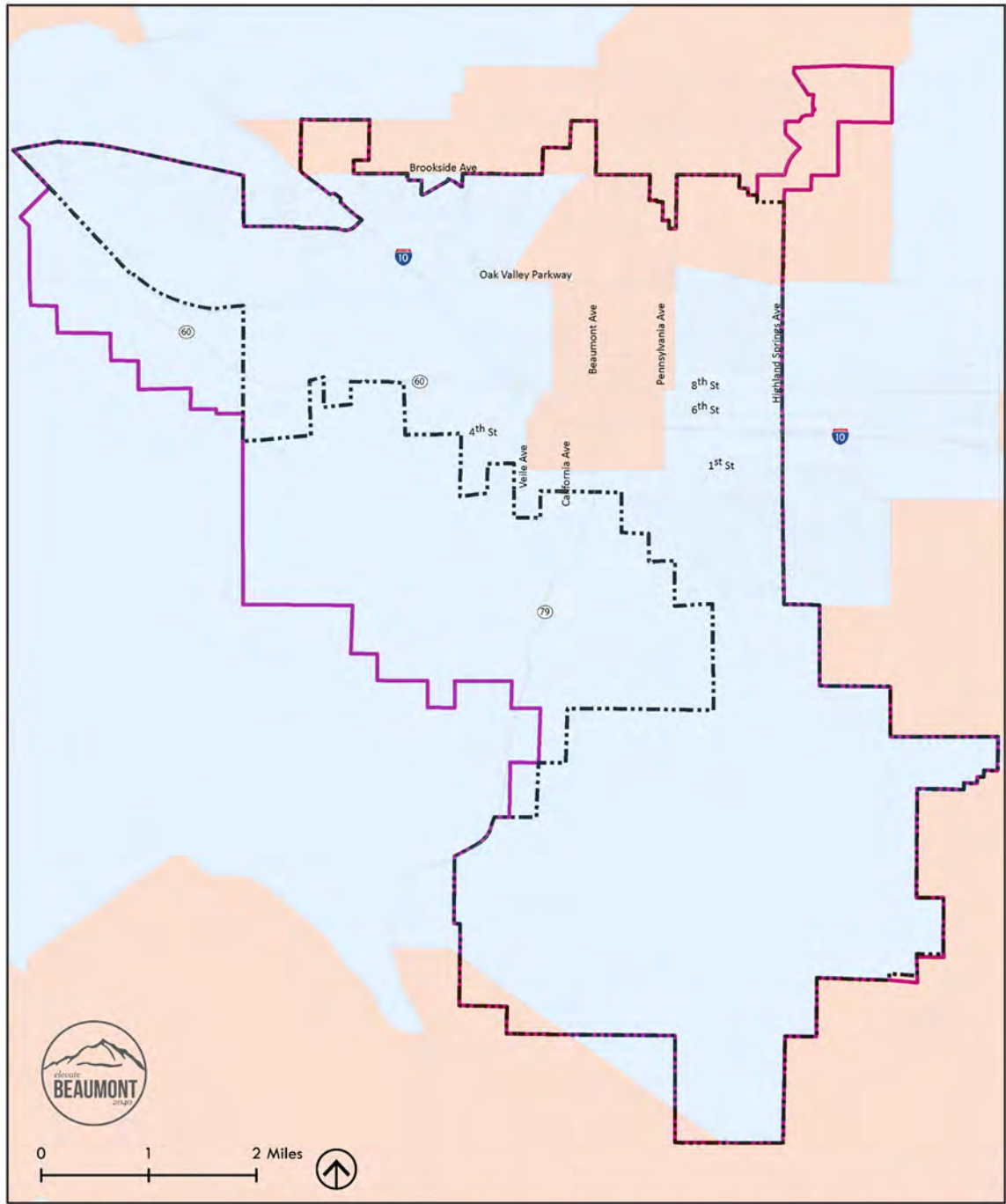
Beaumont has experienced significant growth in the last few decades and approximately 75 percent of the housing stock in the City was built after 1979. U.S. EPA estimates that more than 80 percent of homes built before 1978 contain lead-based paint. Furthermore, in homes built before 1950, the risk of lead exposure is greater due to paint that may contain higher concentrations of lead. Older residential neighborhoods are concentrated in Downtown and El Barrio, with the oldest homes concentrated in the Town Center.

As noted in the existing conditions report, there is a high concentration of households in these older residential neighborhoods that are both low income and severely housing burdened. Severe housing burden is identified as individuals who pay more than 50 percent of income on housing costs. The high cost of housing impacts overall cost of living and magnifies income disparities, forcing individuals to spend less on food, medical care, child care, and other necessities, including travel outside of the region for work.⁵

Addressing the severe housing burden can help mitigate other housing-related problems, including limited access to a variety of housing options and adverse health effects. In areas with high housing costs, low-income residents may be forced into substandard living conditions, which can result in increased exposure to mold, lead, pest infestation, and other environmental hazards.

⁵ Additional information on workforce, commutes, and unemployment can be found in the Economic Development and Mobility Elements.

Figure 6.4 Access to Free or Reduced-price Lunch



CALIFORNIA ELIGIBILITY FOR REDUCED/FREE STUDENT LUNCH (2018-19)

- City Boundary
- Sphere of Influence
- Yes
- No

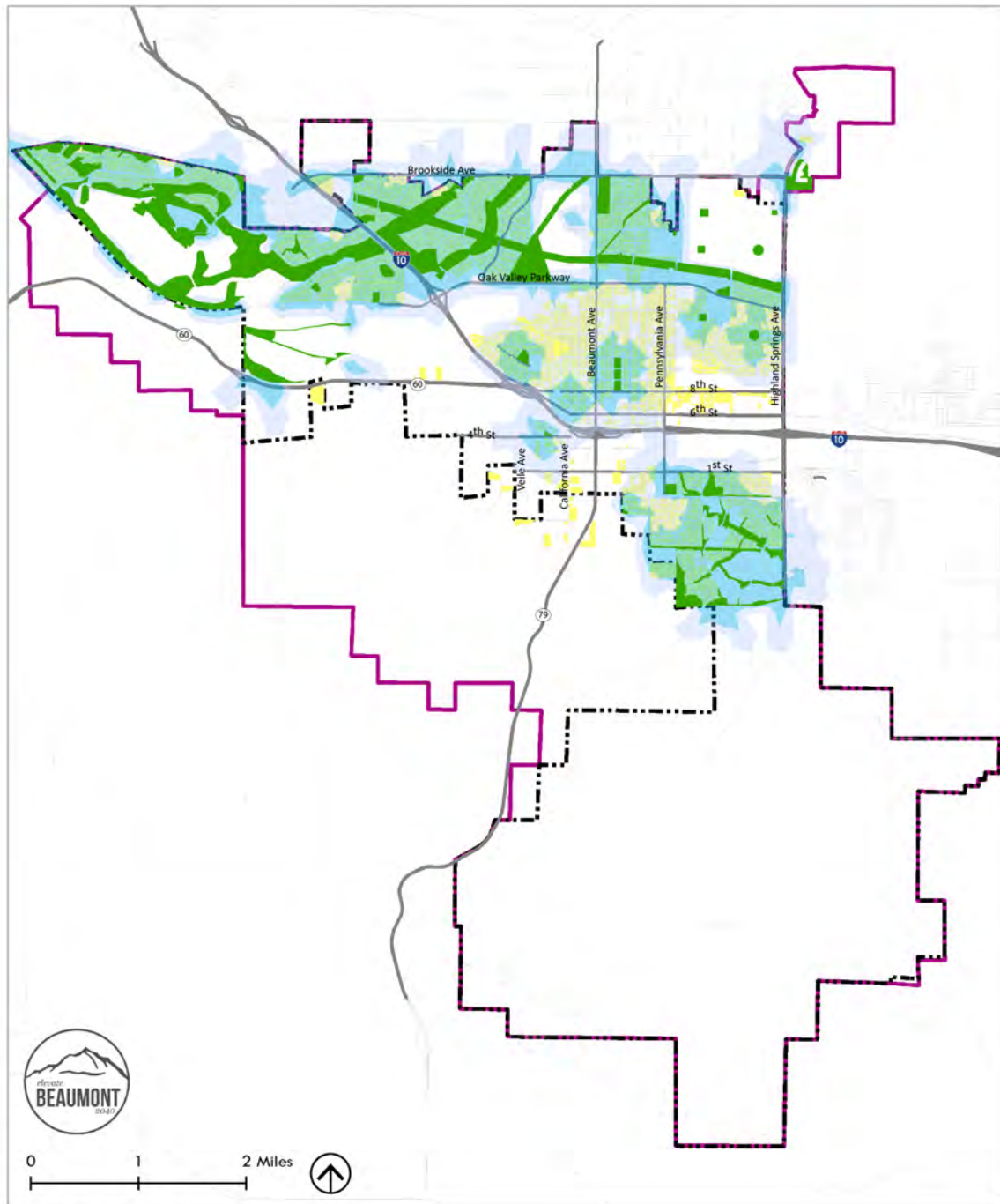
LAND USE + DESIGN

The built environment actively shapes health outcomes in communities. Although conventional planning practices (such as separating residential and commercial uses, building low density areas, constructing streets primarily for automobiles, and not providing adequate transportation choices) are not the single cause of chronic health problems in the United States, there is increasing documentation that they are often a contributing factor. Research indicates that auto-oriented, low density, single use places – as well as places underserved by parks and active recreation facilities – discourage physical activity and therefore contribute to an increased risk of heart disease, cancer, stroke, and diabetes. Promoting healthy communities means supporting safe, clean and attractive neighborhoods, including access to good jobs, well maintained parks, and streets supported by good environmental design.

Beaumont’s rapid growth in the last two decades has led to a development pattern that begets a largely car-dependent lifestyle for its residents. Physical barriers, including the major freeways, also impact Beaumont residents’ ability to improve quality of life. The lack of an inviting pedestrian environment, nearby commercial and recreational destinations, and limited transportation choices all limit the ability of residents to develop a healthy lifestyle. While older neighborhoods tend to feature better connectivity between blocks with a grid pattern layout, the largely suburban character of more recently built neighborhoods within the City constrains walkability and connectivity to community services. Opportunities exist to encourage daily physical activity by providing Beaumont residents with better pedestrian and bicycle access to destinations.

Access to recreational opportunities and parks is also an important factor that affects community health. Parks are not evenly distributed across the City. While access to parks in Beaumont is generally high, 55 percent of all residents have access to a park within a quarter mile and 82 percent have access to a park within a half mile, many park facilities are located within gated or HOA communities (Figure 6.5). While newer residential developments include parks and/or recreation centers, the older parts of Beaumont, El Barrio and Downtown, have limited access to local parks.

Figure 6.5 Park Access



PARK ACCESS

- City Boundary
- Sphere of Influence
- Parks
- Residential Parcels
- Less than 1/4 mile to parks
- Between 1/4 and 1/2 mile to parks

COMMUNITY SAFETY

Crime can have public health, social, and behavioral implications for victims and their families, resulting in negative impacts on the greater neighborhood and community. A variety of factors can impact community safety, including underemployment, the presence of gangs, and lack of youth and family activities. The perception of crime can also negatively impact individual health, businesses, and social cohesion.

Community safety has been a serious concern for Beaumont residents. While violent crime rates have steadily decreased in the County, the number of violent crimes in Beaumont has generally increased over the last ten years, as shown in Figure 6.6.⁶ Property crimes, on the other hand, have been on a downward trend in the City, as shown in Figure 6.7.

Beaumont residents also expressed their safety concern related to homeless populations and traffic, which are being handled by the Beaumont Police Department. Between 2017-2018, the number of unsheltered persons decreased in the City from 18 to 13⁷. Traffic concerns include pedestrian and bicycle safety. Traffic issues are addressed in the Mobility Element. The Safety Element addresses the community policing strategies used by the Beaumont Police Department.

6 “Cleared offenses” refer to when an arrest and charge are made.

7 Riverside County Homeless Count & Survey Report (2018)



Figure 6.6 Violent Crime Offenses (2017)



Source: Federal Bureau of Investigation Crime Data Explorer

Figure 6.7 Property Crime Offenses (2017)



Source: Federal Bureau of Investigation Crime Data Explorer

GOALS + POLICIES

This Health, Equity, and Environmental Justice Element supports equitable development goals and policies that are responsive to the needs of disadvantaged communities and protect all members of a community from environmental harm and risk. These include goals and policies that support health equity, increased access to healthy food, healthy retail environments, job opportunities, public transit, parks, and physical and mental health.

Health, equity, and environmental justice are woven throughout the General Plan included as health-supportive-measures in the Land Use + Community Design and Mobility Elements, water safety in the Utilities and Infrastructure Element, policies related to the Police Department in the Safety Element, etc.

HEALTH, EQUITY + ACCESS

Goal 6.1: A City that improves the overall health and welfare of its residents.

Policies:

- 6.1.1** Promote and address the health and wellness of the public through the City's actions, policies, programs and publications.
- 6.1.2** Integrate a Health in All Policies approach across City departments to address health and equity in the City, including close collaboration with RUHS-PH initiatives and programs that support the improvement of health.
- 6.1.3** Prioritize resources and investments in disadvantaged communities, in compliance with SB 1000.
- 6.1.4** Develop indicators and metrics, and continually track the health status of residents over time.
- 6.1.5** Encourage local employers to adopt healthy living/healthy employee programs, practices, and events (such as walk-a-thons, walking meetings, and local incentives for promoting healthy lifestyles, including smoking cessation, gym subsidies, etc.).
- 6.1.6** Promote healthy lifestyles and activities at City offices and city-sponsored events.
- 6.1.7** Promote the health and wellbeing of city employees through health challenges, healthy food choices at staff events, and onsite wellness programs.
- 6.1.8** Continue to support community volunteer programs, including police cadets, VIBE Program, and Citizen Volunteers.
- 6.1.9** Encourage smoke-free/vape-free workplaces, multi-family housing, parks, and other outdoor gathering places to reduce exposure to second-hand smoke.

Goal 6.2: A City that coordinates with regional and local partners to promote all residents' access to affordable, quality health care, behavioral health, mental health and social services.

Policies:

- 6.2.1** Encourage partnerships with City and County health providers and private health partners to promote health, wellness, and prevention.
- 6.2.2** Foster health data sharing between the City and County. Work with the County to track health data, and coordinate with the County to ensure the City has necessary health-related data.
- 6.2.3** Actively work with the RUHS-PH to secure support for health initiatives and other healthy community work, such as community implementation grants.
- 6.2.4** Support partnerships with local health service providers to encourage preventative health programs, such as screenings, preventative care, smoking cessation, school-based health centers, health education and senior care.
- 6.2.5** Partner with public and private partners such as the Beaumont Unified School District to promote the flexible use of community spaces (e.g., community centers, libraries, schools) to provide important health services, particularly related to obesity, diabetes and mental health.
- 6.2.6** Coordinate with Continuum of Care for Riverside County to help the homeless and those at-risk of becoming homeless access education, facilities, and health services.
- 6.2.7** Support programs for at-risk youth and parents of at-risk youth, such as parent training programs to prevent and intervene in destructive adolescent behavior. Work with appropriate agencies and providers to conduct youth community outreach events.

Goal 6.3: A City that coordinates with regional and local partners to improve all residents' access to community resources.

Policies:

- 6.3.1** Partner with the Beaumont-Cherry Valley Recreation and Park District to provide maintenance and ensure existing park and recreation facilities are in good condition to facilitate their use and protect the public's investment.
- 6.3.2** Collaborate with the Beaumont-Cherry Valley Recreation and Park District to ensure new and existing parks consider age of users, cultural needs, facilities, and pet access (e.g., dogs, horses) in the design or upgrades to park space.
- 6.3.3** Work with the Beaumont Unified School District on policies or programs related to healthy food in cafeterias and in vending machines.
- 6.3.4** Work with local and regional agencies, including the RUHS – PH and Beaumont Unified School District, to assess childcare needs. Work with local organizations and institutions, where feasible, to implement programs to address childcare shortfalls.
- 6.3.5** Work in partnership with the Beaumont Unified School District to develop a youth leadership group to provide input and guide youth-oriented planning and programmatic efforts in the City.
- 6.3.6** Partner with local institutions, including the Beaumont Unified School District, Beaumont Library District, and other public and private organizations to maintain and

enhance existing extended learning opportunities through after-school enrichment programs, summer boost programs, school breaks, literacy programs, and weekends for all children.

- 6.3.7** Collaborate with the Beaumont Unified School District, RUHS, and community partners to support free food access programs for food insecure households.

Goal 6.4: A City that promotes healthy retail environments for all residents.

Policies:

- 6.4.1** Ensure convenient access to affordable, fresh produce and healthy foods in all neighborhoods, including grocery stores, farmers' markets, and community gardens, particularly in communities with low incomes and low access.
- 6.4.2** Promote innovative local food microenterprises and incentivize economic development opportunities for entrepreneurs.
- 6.4.3** Limit fast food and liquor stores in neighborhoods with a significant concentration of stores (e.g., multiple stores on the same block or intersection) and child-sensitive areas, such as schools, parks, and childcare facilities.
- 6.4.4** Work with the Beaumont Unified School District and other educational facilities in Beaumont to create or implement educational programs for kids about healthy eating, such as edible school yards and healthy cooking classes.
- 6.4.5** Require that City-funded events offer healthy food choices to participants.

LAND USE + COMMUNITY DESIGN

Goal 6.5: A City that builds neighborhoods that enhance the safety and welfare of all people of all ages, income levels, and cultural backgrounds.

Policies:

- 6.5.1** Design neighborhoods that promote pedestrian and bicycle activity as alternatives to driving. This policy is implemented through the Land Use and Community Design Element.
- 6.5.2** Adopt a city-wide ordinance that prohibits smoking in multi-unit housing.
- 6.5.3** Integrate land use and transportation infrastructure to support higher-density development, a balanced mix of residential and commercial uses, and connected system of sidewalks, bikeways, greenways, and transit.
- 6.5.4** Prioritize transportation system improvements that encourage walking, biking and transit use in the areas with the highest need. This policy is implemented through the Mobility Element.
- 6.5.5** Promote development of a variety of housing types that meet the needs of residents of all income levels. This policy is implemented through the Land Use and Community Design Element.
- 6.5.6** Discourage development of sensitive land uses – defined as schools, hospitals, residences, and elder and childcare facilities – near air pollution sources that pose health risks – including freeways and polluting industrial sites.

- 6.5.7** Limit vape shops, tobacco-retail, and alcohol-retail uses within 1,000 feet of schools, day care centers, and youth centers.
- 6.5.8** Encourage health-promoting uses in new development, including neighborhood markets, grocery stores, pharmacies, parks, gyms, and community gardens.
- 6.5.9** Promote access to affordable and safe opportunities for physical activity, particularly in park-poor neighborhoods. This policy is implemented through the Parks and Recreation Element.

COMMUNITY SAFETY

Goal 6.6: A safe City with improved pedestrian, bicycle and vehicular safety and reduced community crime.

Policies:

- 6.6.1** Strive for a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. This policy is implemented through the Mobility Element.
- 6.6.2** Pursue and support local Safe Routes to Schools programs.
- 6.6.3** Promote safe routes for aging adults, particularly routes to transit and shopping centers.
- 6.6.4** Promote Business and Neighborhood Watch programs, in addition to collaborations between residents and law enforcement, to help maintain a clean and safe environment.
- 6.6.5** Create a graffiti prevention team to remove graffiti from public property (e.g., parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.

ENVIRONMENTAL SAFETY

Goal 6.7: A City that safely and systemically addresses toxics, legacy pollutants, and hazardous materials.

Policies:

- 6.7.1** Prohibit new non-residential uses that are known to release or emit toxic waste at levels that are harmful to human health while continuing to allow R&D uses, medical uses, and other necessary services such as dry cleaners.
- 6.7.2** Continue to work with state, federal, regional, and local agencies to eliminate and reduce concentrations of regulated legacy pollutants.
- 6.7.3** Prioritize the prevention of illegal dumping and hazardous waste dumping, and the removal of dumping by the Department of Public Works when it does occur, to protect health, safety, environmental quality, and community aesthetics.
- 6.7.4** Reduce exposure to legacy pesticides, particularly in areas previously utilized by agricultural, and whenever possible work with landowners and developers to eliminate concentrations of pesticides from soil and groundwater.

- 6.7.5** Reduce particulate emissions from paved and unpaved roads, construction activities, and agricultural operations.
- 6.7.6** Designate truck routes to avoid sensitive land uses, where feasible.
- 6.7.7** Coordinate with appropriate agencies to develop an informational program on BMP's to protect groundwater quality on a regional basis.
- 6.7.8** Establish a local ordinance that exceeds the state vehicle idling restrictions where appropriate, including restrictions for bus layovers, delivery vehicles, trucks at warehouses and distribution facilities and taxis, particularly when these activities take place close to sensitive land uses (schools, senior centers, medical facilities and residences).
- 6.7.9** Promote education and outreach on lead exposure prevention and lead health effects.
- 6.7.10** Reduce the potential for lead exposure and poisoning through health checks, home inspections and code enforcement.

IMPLEMENTATION

Table 6.3 Health, Equity + Environmental Justice Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
HEALTH, EQUITY + ACCESS				
HEJ1	Health Resources Inventory. Develop an inventory of health resources in the City in cooperation with the RUHS-PH.	High	Short	Community Services, RUHS-PH
HEJ2	Citywide “health check-up.” Every five years, conduct a community health assessment regarding the overall health and quality of life of those who live and work in Beaumont.	High	Ongoing	RUHS-PH
HEALTHY FOOD ACCESS				
HEJ3	Healthy Food Survey. Conduct a periodic survey to identify key food assets, opportunities for healthy retail, and areas of concern in the food environment.	Medium	Ongoing	RUHS-PH
HEJ4	Healthy Food Program. Develop and implement a micro-enterprise pilot program to help ensure healthy food is available to low-income residents in the City.	Medium	Medium	Planning
HEJ5	Healthy Food Education. Partner with Beaumont Unified School District to create a health curriculum based on learning about healthy food and making healthier food choices.	Low	Long	BUSD
HEJ6	Healthy Food Choices. Incentivize location and expansion of new and existing businesses that provide healthy food choices throughout the city.	Medium	Medium	Economic Development
REGIONAL AND LOCAL PARTNERSHIPS				
HEJ7	Affordable Healthcare Options. Partner with the RUHS-PH and other regional partners to provide information on affordable and accessible health care services, including mobile health clinics, health fairs, and county services.	Medium	Medium	Community Services
HEJ8	Joint Use of Community Facilities. Create a formal shared use agreement with the Beaumont Unified School District where the public and organizations (such as youth and adult intramural leagues) can access school fields/property after normal school hours.	High	Short	Community Services
HEJ9	Information Campaign. Promote the significant benefits of quality early childhood education to community members, employers, businesses and developers through social marketing campaigns.	Medium	Medium	Community Services

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
HEJ10	At-risk Programs. Work in partnership with the RUHS-PH to develop a training for parents of at-risk youth.	Medium	Medium	Community Services
LAND USE + COMMUNITY DESIGN				
HEJ11	Housing Choices. Update land use and zoning designations to allow for a variety of housing types in the City.	High	Short	Planning
HEJ12	Housing Cost Burden. Assess the strength of affordable housing policies in each Housing Element update.	High	Short	Planning
HEJ13	Flexible Use of Community Spaces. Update zoning code to allow for flexible uses in community spaces, including parks, streets, and civic plazas.	High	Short	Planning
COMMUNITY SAFETY				
HEJ14	Vision Zero Policies. Adopt and implement a Vision Zero program that reduces vehicle related fatalities to zero.	High	Short	Public Works
HEJ15	Safe Routes to School. Support Safe Routes to School partnerships that increase the number of school children who walk, bicycle, use public transit, and carpool to and from school.	High	Short	Public Works
HEJ16	Graffiti Prevention. Encourage the creation of a graffiti prevention team to remove graffiti from public property (e.g., parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.	Medium	Medium	Public Works
ENVIRONMENTAL SAFETY				
HEJ17	Lead Abatement Programs. Work with RUHS-PH to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes.	Medium	Medium	Public Works
HEJ18	Residential smoking ordinance. Adopt an ordinance to prohibit smoking in multi-family buildings.	Low	Long	Building and Safety
HEJ19	Idling Ordinance. Update zoning code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.	Low	Long	Public Works
HEJ20	Particulate Mitigation. Adopt mitigation measures that limit vehicular and construction-related particulate emissions.	Medium	Long	Planning
HEJ21	Herbicide Mitigation. Develop an information campaign targeted at parents to help protect children from the risks of pesticides.	Medium	Long	Planning, Community Services
HEJ22	Anti-dumping Programs. Allocate appropriate resources for enforcement to prevent, and remove, illegal dumping.	Medium	Long	Planning, Community Services, Code Enforcement

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Chapter 7:

COMMUNITY FACILITIES + INFRASTRUCTURE

Attractive and accessible community facilities, dependable electricity and water supply, and efficient waste removal are important to maintaining and enhancing quality of life in Beaumont – these are critical lifelines that support the wellbeing of residents, provision of basic services, and investments in the City. Community facilities and infrastructure systems must also be adaptable to changes in the City, accounting not only for existing capacity, but also future demand, sustainable design, and creative funding options. Element addresses the following systems:

- Potable Water
- Sewer or Solid Waste/Recycling
- Storm Drain and Flood Control Facilities
- Recycled Water and Groundwater Recharge
- Wastewater Collection and Treatment
- Electricity and Natural Gas Utilities
- Public Parks
- Community Facilities
- Library District
- Schools

STATUTORY REQUIREMENTS

The State of California does not require that a city's General Plan include a separate Community Facilities and Infrastructure Element but does require the topic of facilities and infrastructure to be addressed (*Section 65302 (b)*). State law also requires capital facilities be consistent with the General Plan (*Friends of B Street v. City of Hayward (1980) 106 Cal.App.3d 988*).

RELEVANT PLANS + STUDIES

URBAN WATER MANAGEMENT PLAN

The Beaumont-Cherry Valley Water District Urban Water Management Plan (UWMP) was updated in January 2017. The California Water Code requires all urban water suppliers within the state to prepare urban water management plans and update them every five years. Topics addressed in the plan include:

- Management of urban water demands and efficient use of water
- Protection of the people of the state and their water resources.
- Public decision-making that considers the management of urban water demands and efficient use of urban water supplies
- Urban water suppliers shall be required to develop water management plans to actively pursue the efficient use of available supplies.

POTABLE WATER SYSTEM MASTER PLAN

The Potable Water System Master Plan is not updated on a regular cycle. It was last updated in 2016. The purpose of the Master Plan is to update the facility requirements for potable water supply, transmission, booster pumping, and storage between now and build-out for each pressure zone. The Master Plan identifies projects needed to replace existing infrastructure and provide potable water service to accommodate growth in conformance with the City of Beaumont General Plan and the Riverside County General Plan, Pass Area Land Use Plan. The program and facilities identified in the Master Plan are intended to serve as guidelines for the District to plan for future developments.

BEAUMONT BASIN WATERMASTER

Each year, the Beaumont Basin Watermaster Committee (Watermaster) consolidates information from previous Annual Reports with the information presented in the bi-annual Engineer's Report to develop the Beaumont Basin Watermaster Report. The report was last completed for calendar year 2017. The report provides a brief background of the Beaumont Basin, summary of Watermaster activities, status of the basin, including climate, hydrology, hydrogeology, production, groundwater recharge, and changes in groundwater levels. Additionally, the report includes a series of recommendations and summary of water quality conditions and land subsidence issues.

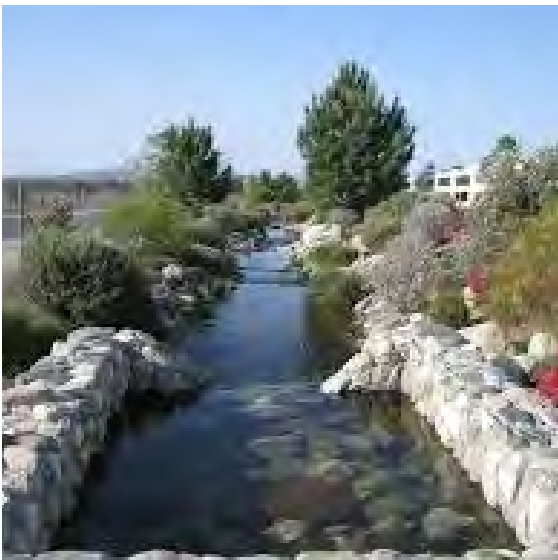
SETTING THE SCENE

Beaumont’s infrastructure systems, including utilities, public facilities, and emergency services, play an important role in economic development, housing, and quality of life. Services and opportunities should be available and accessible to everyone in the community. The City is committed to minimizing potential impacts and promoting sustainability by ensuring that infrastructure can accommodate development and provide sufficient capacity for basic services, including educational facilities, wastewater management, and power usage. In order to support future development, the City must prioritize the coordination of land use and infrastructure planning to meet future demands, ensure quality standards, and increase service capacity, as needed. In addition to planning for potential growth, the City will also need to articulate a model for meeting consumer needs, while providing a revenue stream to cover the costs of maintenance and replacement of aging infrastructure.

The Community Facilities and Infrastructure Element establishes a framework for managing and enhancing existing utility networks, services, and facilities. This Element provides a set of goals, policies, and implementation actions to address the adequacy of public utilities, including water system, wastewater collection lines, electric power, natural gas, and telecommunications facilities. In addition to utility infrastructure, the City operates several community facilities throughout the City, provides emergency services, and houses numerous schools and education facilities. Emergency services, including police and fire, are addressed in the Safety Element.

UTILITIES

Utility systems within the City include non-potable water, sanitary sewer, storm drainage, recycled water, natural gas and electric distribution, and a variety of telecommunications systems. This section provides an overview of the City’s utility infrastructure and services.



Beaumont utilities



POTABLE WATER

The Beaumont-Cherry Valley Water District (BCVWD) provides potable water service to the City of Beaumont and currently serves over 50,000 residents. Water supplies available to support development within the City consist primarily of groundwater extracted from the Beaumont Basin (also referred to as the Beaumont Storage Unit (BSU) or Beaumont Management Zone (BMZ) and Edgar Canyon (aka Little San Gorgonio Creek). Additional sources of potable water are also available to the City through the San Gorgonio Pass Water Agency (SGPWA or “Pass Agency”), a State Water Contractor that imports water from Northern California through the State Water Project (SWP).

To reduce dependency on imported water supplies, BCVWD is exploring other alternatives, such as conservation, a stormwater capture project, implementation of a groundwater extraction system in San Timoteo Creek, and implementation of a high nitrate groundwater extraction system at the mouth of Little San Gorgonio Creek in Edgar Canyon for non-potable purposes. City will coordinate with the appropriate entities to maximize use of recycled water.

The City plays an important role in the long-term protection of this essential, finite and valuable resource. The City will continue to strongly encourage conservation of water in the form of water-efficient landscaping, stormwater capture and recharge, irrigation design, as well as water-conserving home appliances and fixtures.

SEWER — WASTEWATER + SOLID WASTE, RECYCLING

The City of Beaumont controls and manages its sewer collection, conveyance, and treatment system. All sewage generated within the City, as well as some unincorporated areas in Cherry Valley, are treated at the Beaumont Wastewater Treatment Plant No. 1 (WWTP). Treated effluent from the WWTP is discharged to Cooper’s Creek, a tributary of San Timoteo Creek. The WWTP is projected to hit maximum capacity for the City in 2023.

The City is currently in the process of upgrading and expanding the WWTP capacity in accordance with requirements from the Santa Ana Regional Water Quality Control Board. The City aims to increase permitted capacity and upgrade various system components (e.g., add reverse osmosis and membrane bioreactor) so that the effluent is of such quality to be distributed as “recycled water,” used for recharging the groundwater basins, and providing for the necessary capacity to serve the City past the 2023 horizon. The WWTP expansion is currently underway and expected to be completed by 2020, prior to the plant reaching capacity.

STORM DRAINAGE + FLOOD CONTROL FACILITIES

The City of Beaumont is part of the Riverside County Flood Control and Water Conservation District (RCFCWCD). RCFCWCD is divided into seven geographical zone, each of which is taxed separately.¹ The City of Beaumont is entirely with Zone 5. In addition, areas of the Sphere of Influence are within the area of Zone 4. The District provides and maintains flood control and storm drainage facilities in the City.

¹ For additional information on the RCFCWD zones, please see: <http://www.floodcontrol.co.riverside.ca.us/Zones.aspx>

Unlike sewage, which goes to treatment plants to remove toxins, urban runoff flows untreated through the storm drain system and directly into our local streams and rivers. Anything thrown, swept, washed, or poured into the street, gutter or a catch basin, such as trash, pet waste, motor oil, anti-freeze, pesticides and fertilizers, among others, can flow into our rivers and eventually to the ocean. These pollutants can affect drinking water quality and pose a serious risk to people swimming or fishing in local bodies of water. All runoff empties into the Santa Ana River which, if polluted, can contaminate regional coastal waters. This contamination can endanger countless marine plants and animals living in Beaumont and the surrounding areas.

To effectively address this issue, the City has adopted EPA's National Pollution Discharge Elimination System (NPDES) regulations to reduce pollutants in urban runoff and in storm water. The City of Beaumont falls under the Santa Ana Watershed and is a co-permittee in the Santa Ana Watershed's National Pollutant Discharge Elimination System (NPDES) permit. The permit lead is the Riverside County Flood Control and Water Conservation District. As part of the NPDES regulations, the City of Beaumont was issued a Municipal Separate Storm Sewer System (MS4) Permit. This State Permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities.

RECYCLED WATER + GROUNDWATER RECHARGE

BCVWD has a system designed to convey various sources of non-potable water. In addition, BCVWD currently owns and operates a groundwater recharge facility. At present, recycled water is not being utilized to offset potable water demands within the City of Beaumont.

Groundwater recharge is the augmentation of groundwater, by natural or artificial means, with surface water or recycled water. The City of Beaumont is not permitted to use recycled water from its wastewater treatment plant for purposes of groundwater recharge. However, the City is currently pursuing permitting as an option with the appropriate regulatory agencies. BCVWD has recharge basins nearby that may be a potential location for recycled water recharge. The San Geronio Pass Water Agency also owns and operates a groundwater recharge basin facility. Recycled water has been deemed a "drought-proof" source of water and according to the Governor's 2016 Update to the California Water Action Plan, the use of recycled water will be encouraged for indirect and direct potable reuse for the foreseeable future.

The infrastructure necessary to allow for use of recycled water has been master planned, and components of the recycled water distribution system have been constructed by BCVWD. Additional recycled water infrastructure will be constructed as new development occurs. The City's recycled water discharge is used to meet environmental obligations² at Cooper's Creek, and secondly, for irrigation purposes at three sites: 1) R-001 Tukwet Canyon Golf Course; 2) R-002 Oak Valley Golf Course; and 3) R-003 BCVWD.

BCVWD also has an active non-potable water conveyance and storage system used for irrigation purposes, part of which forms a loop around the City of Beaumont.

² The City has an environmental obligation to discharge a minimum of 1.8 million gallons per day (mgd) to Cooper's Creek to sustain the habitat created therein. After that obligation is met, the remainder is available for distribution as recycled water for irrigation



Oak Valley Golf Course uses on-site well water for irrigation.

NATURAL GAS + ELECTRICITY

Beaumont's homes and businesses use energy (electricity and natural gas) in building heating and cooling, lighting, and appliance operation. Energy used in Beaumont comes from various sources, including wind, solar, hydroelectric, nuclear, and natural gas, among others. This energy is then transmitted through energy transmission networks to Beaumont's homes and businesses. Southern California Edison (SCE) is the main electricity and natural gas provider within Beaumont.

Underground power is available to most service areas, with lines situated along several of the major streets. Since 2008, the City has participated in Southern California Edison (SCE) and Southern California Gas Company (SCG)'s Energy Leadership Partnership (ELP) to reduce its municipal and community-wide energy footprint. In working toward the broader goal of reducing greenhouse gas emissions, the City has implemented a variety of energy, lighting, and streetlight retrofits, in addition to upgrading air conditioning in the Civic Center. As part of the initiative, the City also used social media and educational materials to share ideas and encourage adoption of energy efficiency and renewable energy programs offered by SCE and SCG.

TELECOMMUNICATIONS

Verizon provides home and business phone service, as well as offering fiber optics capabilities. Video and data lines are also available for each residence via an existing network. There are currently no under-served areas. Charter Spectrum and Frontier Communications provide wired broadband internet and cable service in Beaumont.

PUBLIC PARKS

Park and recreation services for the City of Beaumont are provided by the City of Beaumont and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). Thirteen other private parks are provided for and maintained by various Home Owners Associations (HOA). All park and recreation facilities within the City are provided in Table 7.1 below. The distribution of parks throughout the City is shown in Figure 7.1.

CITY-OWNED PARKS

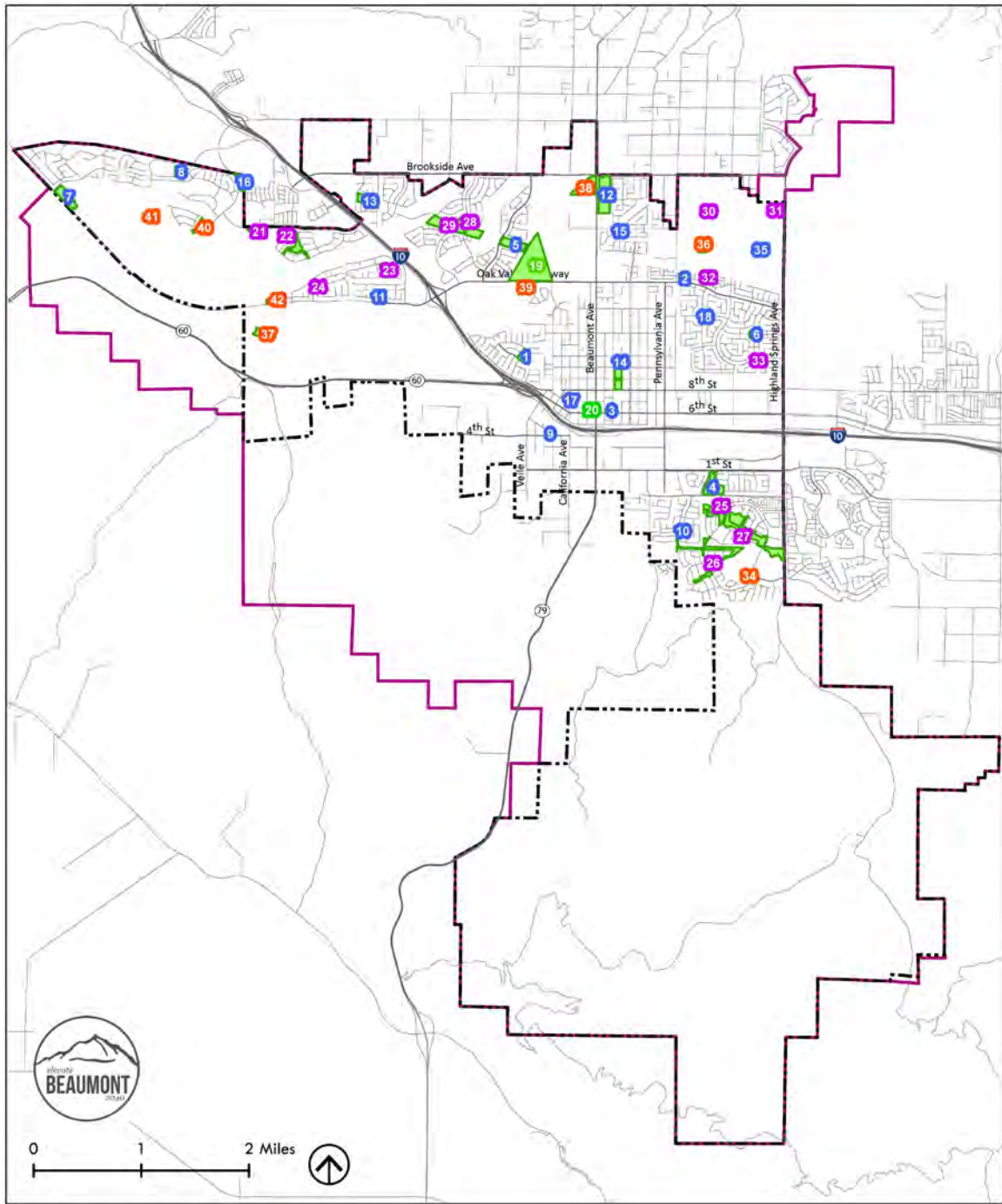
The City owns and operates nine parks, including several baseball/softball fields and two soccer fields. There is a demand for multi-use recreational fields to accommodate the soccer, football, and baseball leagues throughout the City.

BEAUMONT CHERRY VALLEY RECREATION + PARK DISTRICT

The Beaumont-Cherry Valley Recreation and Park District (BCVRPD) is a Special District within the City of Beaumont. BCVRPD operates facilities estimated at 60.5 acres within City boundaries. Noble Creek Park, a 20-acre sports park maintained by BCVRPD, includes a dog park, a one-mile walking trail, and is highly utilized by all sports leagues within the City. BCVRPD also operates the Beaumont Women's Club facility, which supports community activities.

The City's current park ratio requirement is 5 acres of parkland (and full improvements) per 1,000 residents. Based on the City's current estimated population of 45,188 residents, the City requires 225.59 acres of parkland to meet park ratio requirements. Based on the total acres of all parks and facilities maintained by the City, HOA, and BCVRPD within the City limits, a total of 343.4 acres of parkland is being provided for a current park ratio of 7.61 acres of parkland per 1,000 residents. The City currently exceeds required park ratios. In addition, access to parks in Beaumont is generally high. However, while 55 percent of all residents have access to a park within a quarter mile and 82 percent have access to a park within a half mile, many park facilities are located within gated or HOA communities. Additionally, while newer residential developments include parks and/or recreation centers, the older parts of Beaumont such as El Barrio and Downtown have limited access to local parks.

Figure 7.1 Park and Recreational Facilities



PARKS AND RECREATION FACILITIES

- City Boundary
- Sphere of Influence
- Parks
- City Parks
- Future Parks
- Beaumont-Cherry Valley RPD Parks
- HOA Parks/Rec Centers

Table 7.1 Park and Recreational Facility Inventory

NO	FACILITY	LOCATION	ACRES	OWNERSHIP
1	Three Rings Ranch Park*	Claiborne Avenue & Brookside Lane	7	City
2	Albert A Chatigny Sr. Community Recreation Center (CRC)	1310 Oak Valley Parkway	2.6	City
3	Beaumont Civic Center	550 E 6th Street	5.78	City
4	De Forge Park*	Seneca Springs Parkway	12	City
5	Fallen Heroes Park	Oak View Drive & Iris Street	15	City
6	Mountain View Park	Sundance Circle	5	City
7	Nicklaus Park	11270 Palmer Avenue	22	City
8	Palmer Park*	Palmer Avenue & Trevino Trail	5	City
9	Rangal Park*	4th & B Street	5	City
10	Seneca Springs Park	Malaga Avenue	5	City
11	Shadow Hills Park	Park Way Drive	3.9	City
12	Beaumont Sports Park**	39200 Brookside Avenue	20	City
13	Stetson Park	Monte Verde Drive	7	City
14	Stewart Park*	985 Maple Avenue	15	City
15	Sunny Hills Park	Cougar Way	0.32	City
16	Trevino Park*	Cherry Valley Blvd & Trevino Trail	7	City
17	Veteran's Park	California & 7th Street	0.09	City
18	Wild Flower Park*	Tulip Circle	3	City
CITY SUBTOTAL			140.69	
19	Noble Creek Community Park***	390 Oak Valley Parkway	60	BCVPRD
20	Beaumont Women's Club	306 E 6th Street	0.5	BCVPRD
BCVPRD SUBTOTAL			60.5	
21	The Canyon Club (Fairway Canyon)	36189 Champions Drive	3.92	HOA
22	Tournament Hills 1 Park 1	Champions Drive	7.16	HOA
23	Tournament Hills 1 Park 2	Amateur Way	7.35	HOA
24	Tournament Hills 2 Park	Links man Dr.	3.12	HOA
25	The Lodge (Four Seasons Rec Center 1)	1518 Four Seasons Circle	10.4	HOA
26	The Summit (Four Seasons Rec Center 2)	370 Four Seasons Circle	2.4	HOA
27	Four Seasons Trails/ Open Space Corridors	Four Seasons Community	81.1	HOA
28	Solera Club House	1615 Fairway Drive	4.32	HOA
29	Solera Park and Trails	1615 Fairway Drive	16.68	HOA
30	Sundance PA 45	1380 Mary Lane	3.72	HOA
31	Sundance PA 51	1650 Croton Street	1.4	HOA
32	Sundance PA 25	Sunset Place	0.557	HOA
33	Sunshine Park	Starlight and Sunburst	0.085	HOA
HOA SUBTOTAL			142.2	
TOTAL PARK ACREAGE			343.4	
* Contains baseball/softball field				
** Contains three baseball/softball field and five soccer fields				
*** Contains seven baseball/softball fields and one soccer field				

FACILITIES + SERVICES

In addition to utility infrastructure, the City operates several of community facilities throughout the City and houses numerous educational facilities.

COMMUNITY FACILITIES

The City of Beaumont operates several community facilities throughout the City, including the Civic Center, Albert A. Chatigny Sr. Community Recreation Center (CRC), Police Station, and Fire Station. The Beaumont Civic Center is located at 550 E. 6th Street and houses the City Council Chambers and various City offices.

The Beaumont Civic Center provides a wide range of meeting rooms and an auditorium, offering space for organizations and individuals to host events. The CRC serves as the primary community center for youth and senior activities programs in the City. The City Day Camp provides school aged children (K-5) after school programming, including games, arts, recreational facilities, and access to a computer lab. The Senior Center offers classes and volunteer activities, in addition to information and resources for older adults, their families, and persons with disabilities. Other community services are accessible at the CRC, including an Access/Independent Living Center for persons of all ages with disabilities, a Low-Vision Program, Health Insurance Counseling and Advocacy (HICAP), paralegal services, the Harvest Food Bank, services to frail, homebound or at-risk residents, daily telephone reassurance calls, information and referrals, and friendly visiting.



Beaumont baseball fields

BEAUMONT LIBRARY DISTRICT

The Beaumont Library District (BLD) was established in August 1911, founded a year earlier than the City. It is one of only a dozen special district libraries in the State of California. Special District Public Libraries are governed by a Board of Trustees. The BLD is independent of both City and County governments and receives support from two non-profits: the Laura May Stewart Foundation and the Friends of the Library. Beaumont’s “Carnegie Library” was funded by Andrew Carnegie and opened in 1914. An addition to the 1914 building was built in 1966 and a community room added in 1981. The Beaumont Library currently serves over 80,000 residents of the City of Beaumont, unincorporated Cherry Valley, part of the City of Banning, and unincorporated areas of Riverside County, all of which lie within the District boundaries.

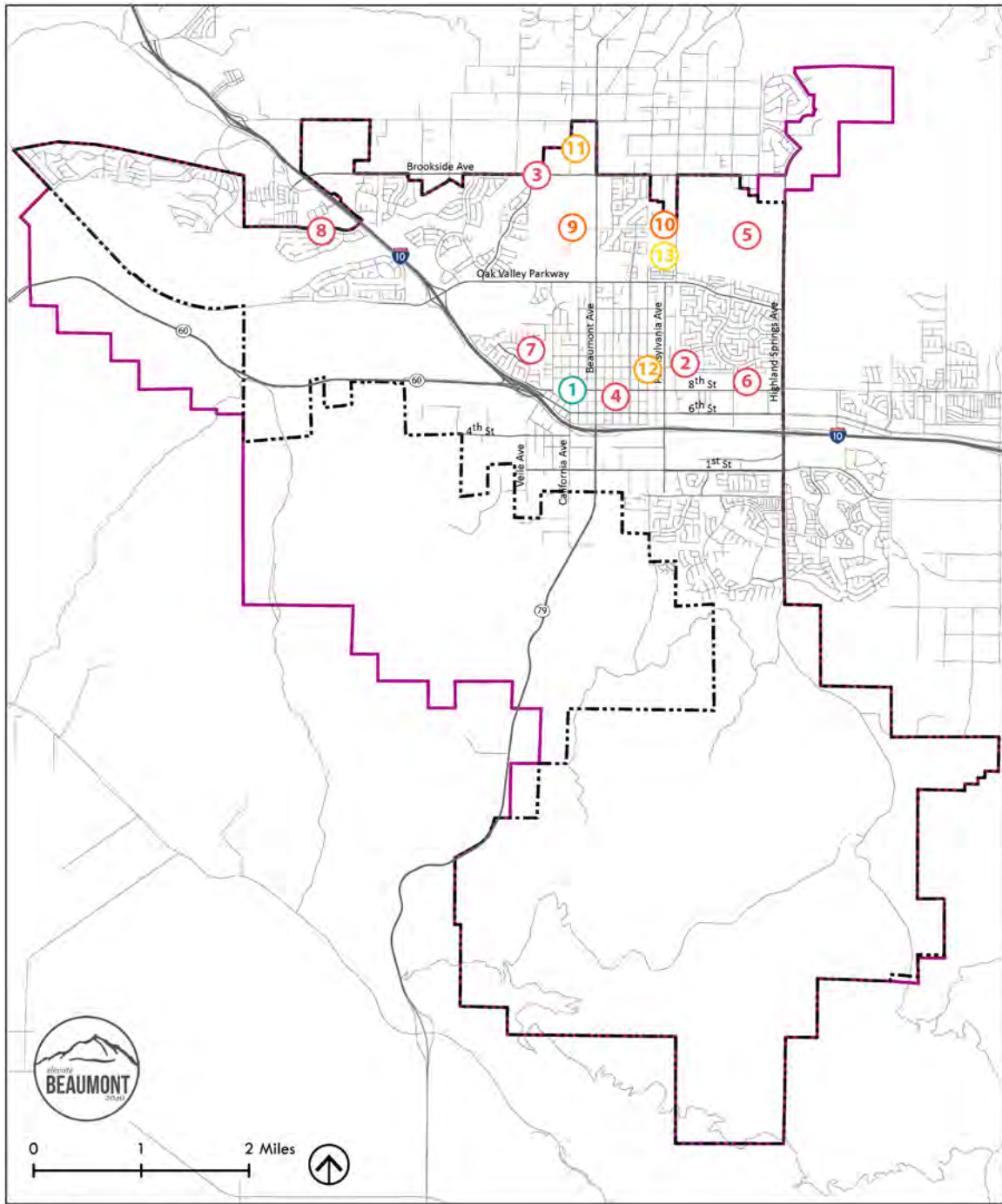
SCHOOLS

The City is served by Beaumont Unified School District (BUSD) educational facilities and services. BUSD also serves residents of Cherry Valley and portions of Banning. Currently, BUSD operates seven elementary schools, two middle schools, one high school, two alternative high schools and an extensive preschool and adult education program. In addition to traditional educational facilities, BUSD provides continuing education facilities for Grades 9 through 12 at Glenview Continuation High School.

Table 7.2 School and Library Facilities Inventory

NO.	FACILITY	LOCATION	GRADES
1	Beaumont Library District	125 East 8th Street	N/A
2	Ana M. Hause Elementary School	1015 Carnation Lane	Transition K-5
3	Brookside Elementary	38755 Brookside Avenue	K-5
4	Palm Innovation Academy	751 Palm Avenue	K-5
5	Starlight Elementary	1510 Cougar Way	K-5
6	Sundance Elementary	1520 East 8th Street	K-5
7	Three Rings Ranch Elementary	1040 Claiborne	K-5
8	Tournament Hills Elementary	36611 Champions Drive	K-5
9	Mountain View Middle School	200 Cougar Way	6-8
10	San Gorgonio Middle School	650 Magnolia Avenue	6-8
11	Beaumont High School	39139 Cherry Valley Boulevard	9-12
12	Glen View High School	939 East 10th Street	9-12
13	Beaumont Adult School	1575 Cherry Avenue	Continuing Education

Figure 7.2 School and Library Facilities



SCHOOL & LIBRARY FACILITIES

-  City Boundary
-  Library
-  Middle School
-  Adult School
-  Sphere of Influence
-  Elementary School
-  High School

GOALS + POLICIES

The following section includes goals and policies for the Community Facilities + Infrastructure Element. Goals and policies are followed by implementation actions. Community facilities and infrastructure are woven throughout the General Plan, including in the Land Use + Community Design, Mobility, and Health, Equity + Environmental Justice Elements, etc.

GROWTH + DEVELOPMENT

Goal 7.1: City-wide infrastructure to support existing development and future growth.

Policies:

- 7.1.1** Manage and upgrade the City's aging infrastructure, as funds allow, and leverage funds whenever possible.
- 7.1.2** Explore options available to attain sustainable funding levels for maintaining existing infrastructure in the City.
- 7.1.3** Require that new and existing development pay its fair share of infrastructure and public service costs.
- 7.1.4** Require developers to present a plan to provide adequate infrastructure and utility service levels before approving new development.
- 7.1.5** To the maximum extent feasible, install facility and utility infrastructure below grade.
- 7.1.6** Maintain a location database of all underground utilities.
- 7.1.7** Promote the design of infrastructure projects that use sustainable materials and minimize use of natural resources during construction.
- 7.1.8** As feasible, identify the long-term risks from climate change, including changes in flooding, storm intensity, water availability, and wildfire, during infrastructure planning and design to adapt to those changes. This policy is implemented through the Safety Element.
- 7.1.9** Encourage designs that treat infrastructure elements as amenities, not hazards, when considering development applications and infrastructure improvements.

WATER AND GROUNDWATER

Goal 7.2: A clean and sustainable water supply that supports existing community needs and long-term growth.

Policies:

- 7.2.1** Work with Beaumont-Cherry Valley Water District (BCVWD) and San Geronio Pass Water Agency to ensure an adequate supply of potable water facilities to sustain existing and projected water needs.
- 7.2.2** Coordinate with the Beaumont-Cherry Valley Water District to ensure that adequate water supplies and pressures are available during a fire, earthquake, or both.
- 7.2.3** Ensure adequate funding is available to maintain existing and future water facilities.

- 7.2.4** Provide the Beaumont 2040 land use plan to the San Timoteo Subbasin Groundwater Sustainability Agency (GSA) for use in preparation of a Groundwater Sustainability Plan (GSP) for management of the San Timoteo Subbasin that is outside of the adjudicated boundary of the Beaumont Basin.
- 7.2.5** Provide the Beaumont 2040 land use plan to the Beaumont Cherry Valley Water District (BCVWD) incorporation into their next UWMP and PWMP.
- 7.2.6** Require developers to present a plan to provide adequate water infrastructure and supply levels before approving new development.
- 7.2.7** Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements.
- 7.2.8** Seek opportunities to incorporate groundwater recharge elements into City drainage projects and work with other agencies to implement regional groundwater recharge projects.
- 7.2.9** Coordinate with the BCVWD to periodically assess, monitor, and manage the quality of groundwater.
- 7.2.10** Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.
- 7.2.11** Coordinate with Watermaster to periodically assess, monitor, and manage the quality of ground and surface water.

Goal 7.3: Buildings and landscapes promote water conservation, efficiency, and the increased use of recycled water.

Policies:

- 7.3.1** Partner with BCVWD to promote and implement water conservation measures and reuse practices, including water efficient fixtures, leak detection, water recycling, grey water re-use and rainwater harvesting.
- 7.3.2** When feasible, augment regional conservation programs with City resources to encourage reduced water use in homes and businesses.
- 7.3.3** Support and engage in educational and outreach programs that promote water conservation and wide-spread use of water-efficient technologies to the public, homebuilders, business owners, and landscape installers.
- 7.3.4** Support and implement third-party programs and financing sources, such as the PACE program, to improve water efficiency of existing buildings.
- 7.3.5** Expand the supply of recycled water and distribution facilities in the City for irrigation at city facilities/parks/sports fields. When such supply is available, require new developments to utilize for their common irrigation needs.
- 7.3.6** Encourage innovative water recycling techniques, such as rainwater capture, use of cisterns, and installation of greywater systems.
- 7.3.7** Update and improve water conservation and landscaping requirements for new development.
- 7.3.8** Require irrigation of new parks and golf courses with recycled water when practicable in Beaumont.

STORMWATER

Goal 7.4: Incorporate sustainable and improved stormwater management practices.

Policies

- 7.4.1** Incorporate low-impact development (LID) techniques to improve stormwater quality and reduce run-off quantity.
- 7.4.2** Explore opportunities for “green streets” that use natural processes to manage stormwater runoff, when feasible.
- 7.4.3** Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical and provide adequate stormwater infrastructure for flood control.
- 7.4.4** Use agency websites, public service announcements, and other means to inform the public about water quality issues, methods to prevent contaminants from entering the storm drain system, public stormwater pollution, and a system for reporting non-stormwater discharges to waterways. Some of these materials can be sourced from the Riverside County Flood Control and Water Conservation District.

Goal 7.5: Manage and effectively treat storm water to minimize risk to downstream resources.

Policies:

- 7.5.1** Ensure compliance with the National Pollution Discharge Elimination System (NPDES) MS4 permit requirements.
- 7.5.2** Continue to work with co-permittees of the NPDES permit to promote public awareness of water quality issues.
- 7.5.3** Minimize pollutant discharges into storm drainage systems, natural drainages, and groundwater. Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water quality by capturing and/or treating water before it enters a watercourse.
- 7.5.4** Require new development to fund fair-share costs associated with the provision of stormwater drainage systems, including master drainage facilities.
- 7.5.5** Require hydrologic/hydraulic studies and WQMPs to ensure that new developments and redevelopment projects will not cause adverse hydrologic or biologic impacts to downstream receiving waters, including groundwater.
- 7.5.6** Participate, when appropriate, in regional task force efforts in partnership with the Santa Ana Regional Water Quality Control Board, including but not limited to, the development and ongoing implementation of Total Maximum Daily Loads (TMDLs) and water quality sampling programs.
- 7.5.7** Work with partnering agencies to identify funding sources and implement projects & programs that protect the Santa Ana Watershed.
- 7.5.8** Continue to routinely monitor and evaluate the effectiveness of the storm drain collection and conveyance system and adjust as needed. This may include retrofitting for enhanced infiltration.

- 7.5.9** Continue to monitor influent rates at the wastewater treatment plant as new development projects are proposed, and coordinate treatment capacity expansion as needed.
- 7.5.10** Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.

WASTE

Goal 7.6: A zero-waste program that increases recycling and reduces waste sent to the landfill.

Policies:

- 7.6.1** Encourage new construction and additions to avoid “Red List” materials and chemicals.³
- 7.6.2** Expand programs to collect food waste and green waste from commercial and residential uses.
- 7.6.3** Promote green purchasing options across all City departments. Consider the lifecycle effects from purchases.
- 7.6.4** Ensure waste facilities and infrastructure are designed to be safe and compatible with adjacent uses.
- 7.6.5** Ensure construction demolition achieves the State’s 65 percent target for material salvage and recycling of non-hazardous construction materials.
- 7.6.6** Promote waste reduction, recycling, and composting by making separate containers available in gathering areas of City-owned facilities.
- 7.6.7** Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid disposal into the sewer system, waste stream, or open space areas.

Goal 7.7: Provide for a clean and healthy community through an effective solid waste collection and disposal system.

Policies:

- 7.7.1** Implement source reduction, recycling, composting, and other appropriate measures to reduce the volume of waste materials entering regional landfills. Establish a goal to achieve 100% recycling citywide for both residential and nonresidential development.
- 7.7.2** Implement a commercial solid waste recycling program that consists of education, outreach, and monitoring of businesses in order to divert commercial solid waste and report progress in the annual report to CalRecycle.
- 7.7.3** Require businesses (including public entities) that generate four cubic yards or more of commercial solid waste per week, or a multifamily residential dwelling of five units or more, to arrange for recycling services.

³ The Red List includes the worst types of materials and chemical used in the building industry that are harmful to humans and the environment. For a list of materials included on the Red List, see: <https://living-future.org/declare/declare-about/red-list/>

- 7.7.4 Offer economic incentives to businesses within the City which are “zero waste.”
- 7.7.5 Develop City programs and/or advertise County-wide programs that encourage residents to donate or dispose of surplus furniture, old electronics, clothing, oils/grease, household hazardous materials and other household items rather than disposing of such materials in landfills.

ENERGY + TELECOMMUNICATIONS

Goal 7.8: City-wide access to high-quality energy utility and telecommunication services.

Policies:

- 7.8.1 Ensure that adequate utility and telecommunication infrastructure support future development.
- 7.8.2 Actively seek a public-private partnership to provide ultra-high-speed fiber optic communications to businesses in Beaumont.
- 7.8.3 When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes and reduce wildfire risk.
- 7.8.4 Consider aesthetic design, including well maintained grounds and fencing around substations.
- 7.8.5 Ensure that siting of telecommunication facilities provides efficiency and quality services to emergency response providers in the City.
- 7.8.6 Work with Southern California Edison to encourage joint use of the power line corridors.

COMMUNITY FACILITIES + SERVICES

Goal 7.9: High-quality community facilities and services that meet the needs and preferences of all residents in the City.

Policies:

- 7.9.1 Continue to implement its park dedication and improvement requirement of 5 acres of parkland for every 1,000 persons in conjunction with residential development.
- 7.9.2 Provide community facilities and services throughout the City close to or on accessible transit corridors and priority bikeways. Ensure connecting sidewalks are well maintained for accessibility.
- 7.9.3 Support the use of public facilities by local artists, students, and cultural groups, including shared space and financial and program support for local organizations.
- 7.9.4 Deliver public access to library services and community programming at the neighborhood scale.
- 7.9.5 Partner with local schools, libraries, and community centers to offer safe and accessible after-school programming opportunities that promote community health, wellness, and learning.
- 7.9.6 Coordinate with local agencies to encourage a range of child-care facilities, including in-home childcare, family care, public and private childcare centers, and community centers, where feasible.

- 7.9.7** Collaborate with a range of community partners (e.g., libraries, community centers, non-profits) to develop high-quality health, environmental, education, and recreation programs and services. Ensure provision of bilingual services to better serve needs of Beaumont’s diverse community.

Goal 7.10: Access to high-quality education and community services for all residents.

Policies:

- 7.10.1** Work with the Beaumont Unified School District to anticipate potential adjustments in new student enrollment and potential impacts on existing schools.
- 7.10.2** Work with the Beaumont Unified School District to site schools within new residential neighborhoods in close proximity to parks, bike paths, and other open space amenities.
- 7.10.3** Encourage public and public-private partnerships to cluster development of schools, parks, childcare facilities, and community activity centers with a coordinated share of costs and operational responsibilities.
- 7.10.4** Encourage the use of public art and public art partnerships among City departments, private developers, arts and cultural organizations, schools and community members.
- 7.10.5** Promote collaborative and inclusive partnerships with local cultural organizations, music groups, and community members to continue building a strong arts and cultural identity in Beaumont.

IMPLEMENTATION

Table 7.3 Community Facilities + Infrastructure Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
GROWTH + DEVELOPMENT				
CFI1	Underground Infrastructure Mapping. Work collaboratively with regional utility agencies to adopt smart city technology to map underground infrastructure.	Medium	Medium	Public Works, Southern California Edison, BCVWD
CFI2	Zoning and Implementation Ordinances. Update zoning and building codes to enable innovative sustainability measures such as: <ul style="list-style-type: none"> • Greywater capture and reuse systems • On-site bioretention-based stormwater facilities • Coordinated below grade installation/repair between various providers and agencies • Wind generation on residential and commercial buildings • Electric vehicle infrastructure requirements • Green building performance standards 	High	Medium	Planning, Public Works, Building and Safety
WATER				
CFI3	Adequate Water Supply for New Development: Require a Water Supply Assessment for new developments to ensure adequate water supply.	High	Short	Planning, BVCWD, Public Works
CFI4	Water System Plans and Rate Study. Participate in the revision of the Urban Water Management Plan and Potable Water System Master Plan based on current requirements and policy.	High	Long	Public Works, BVCWD
CFI5	Funding. Work with the Riverside County Flood Control and Water Conservation District (RCFC) to identify and pursue funding to support efforts that protect the Santa Ana watershed.	High	Medium	Public Works, BVCWD, RCFCWCD, Santa Ana Watershed Project Authority, SGPWA
CFI6	Water Education. Develop a water conservation and stewardship strategy with local partners and water providers to reduce water consumption, raise awareness of stormwater pollution, and encourage conservation behaviors.	Medium	Medium	Public Works, BVCWD

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
CFI7	Educational materials. Produce a City resource guide for commercial and residential water recycling techniques, including conservation strategies, landscaping, rainwater capture, greywater systems, and use of cisterns.	Medium	Medium	Public Works, BCVWD
STORMWATER				
CFI8	Low Impact Development. Develop standards to: <ul style="list-style-type: none"> • Determine where Low Impact Development (LID) techniques are appropriate and can incorporate best management practices. • Identify and eliminate barriers to incorporate watershed protection principles. 	Medium	Medium	Public Works
CFI9	Area Drainage Plan. Develop an Area Drainage Plan (ADP) with the Riverside County Flood Control and Water Conservation District to accompany the Beaumont Master Drainage Plan.	Medium	Long	Public Works, RCFCWCD
CFI20	Green Streets. Implement best practices for Green Streets on transportation corridors associated with new and existing redevelopment projects.	Medium	Long	Planning, Public Works, RCFCWCD
CFI21	Local implementation Plan. Prepare a Local Implementation Plan (LIP) that documents the internal procedures for implementation of the various program elements described in the Drainage Area Management Plan and Regional Water Quality Control Board - Santa Ana Region Order No. R8-2010-0033 (“MS4 Permit”).	Medium	Medium	Public Works
CFI22	Site Inspections. Conduct periodic inspections of commercial and industrial facilities for non-stormwater and/or pollutants discharges to the storm drain system.	High	Medium	Public Works, Building and Safety
CFI23	Construction Site Inspections. Conduct construction site inspections in order to check for inadequate erosion and sediment control measures and/or non-stormwater discharges.	High	Medium	Building and Safety, Public Works
CFI24	Sewer and Stormwater User Fees. Work with local and regional agencies to update existing user fees for sewer and stormwater, fund needed system upgrades, and to the extent feasible, allow for wastewater recycling and stormwater capture.	Medium	Medium	Public Works, RCFCWCD

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
WASTE				
CFI25	Food Recovery Program. Work with local organizations and restaurants to develop a food rescue program that distributes edible food to low-income residents and promotes food waste prevention.	High	Medium	Community Services, RUHS
CFI26	Zero Waste. Work with regional partners, such as the Riverside County Department of Waste Resources, and community partners to foster a zero-waste culture, including outreach, marketing, and local grant program to support efforts.	Medium	Long	RCDWR, Waste Management
CFI27	Public Stewards of Zero Waste. Commit all City departments to zero waste, including provision of technical support and diversion at City facilities.	Medium	Medium	Community Services
CFI28	Technical Assistance. Partner closely with commercial and owners of multi-family properties to start or expand recycling and waste reduction practices.	Medium	Medium	CalRecycle
CFI29	Debris Recycling Ordinance. Create a construction and demolition debris recycling ordinance to support the diversion of recyclable and recoverable materials. Work with local partners to conduct outreach targeting waste generators.	High	Short	Building and Safety, Waste Management
CFI30	Composting Program. Expand existing recycling programs to include composting yard and garden waste.	Medium	Long	Waste Management
ENERGY + TELECOMMUNICATIONS				
CFI31	Telecommunication Siting. Establish siting parameters to minimize community impacts, including demonstration of compliance with federal safety standards, low-profile designs, co-location (where feasible), and minimum setbacks from residences.	High	Short	Planning
CFI32	Fiber Optic Communications. Work with regional and state partners to support fiber optic market development and Beaumont's participation in the statewide diffusion of fiber optic technology.	Medium	Long	Planning, Public Works
COMMUNITY FACILITIES + SERVICES				
CFI33	School District Planning. Work in partnership with Beaumont Unified School District to promote collaborative planning efforts, including analysis of future student impacts, joint use opportunities, and arts and culture programming.	High	Medium	Planning, BUSD, Community Services
CFI34	Parks Master Plan. Develop a Parks Master Plan in collaboration with the Beaumont Cherry Valley Parks District to address deficiencies in park maintenance, existing facilities, and available open space.	Medium	Long	Planning, BCVPD, Community Services



Item 4.

Chapter 8: **CONSERVATION + OPEN SPACE**

The Conservation + Open Space Element establishes goals and policies to protect, maintain, and enhance natural resources in the City. Responsible stewardship of land, water, and natural resources not only protects public resources, but also the City's ability to promote resiliency and adaptability. Beaumont's natural resources and open spaces include creeks, wildlife reserves, greenways, and other undeveloped lands. The mountain landscape is a prominent character-defining resource, contributing beautiful views, environmental sanctuaries, and a range of passive and active recreation opportunities for all. Ensuring the preservation and sustainability of important natural resources will remain a guiding principle for long term decision making, positively impacting the health of residents and the natural infrastructure network.

STATUTORY REQUIREMENTS

Beaumont’s Conservation and Open Space Element meets the State of California requirements for the Conservation and Open Space Elements as defined in Sections 65302(d) and 65302(e) of the Government Code. State law requires all general plans to contain conservation and open space elements, which address conservation, development and utilization of natural resources. A Conservation and Open Space Element must contain goals and policies to protect and maintain state natural resources such as water, forests, soils, wildlife and minerals, and prevent wasteful resource exploitation, degradation and destruction. It must also contain goals and policies for managing open space areas, including undeveloped lands and outdoor recreation areas.

RELEVANT PLANS

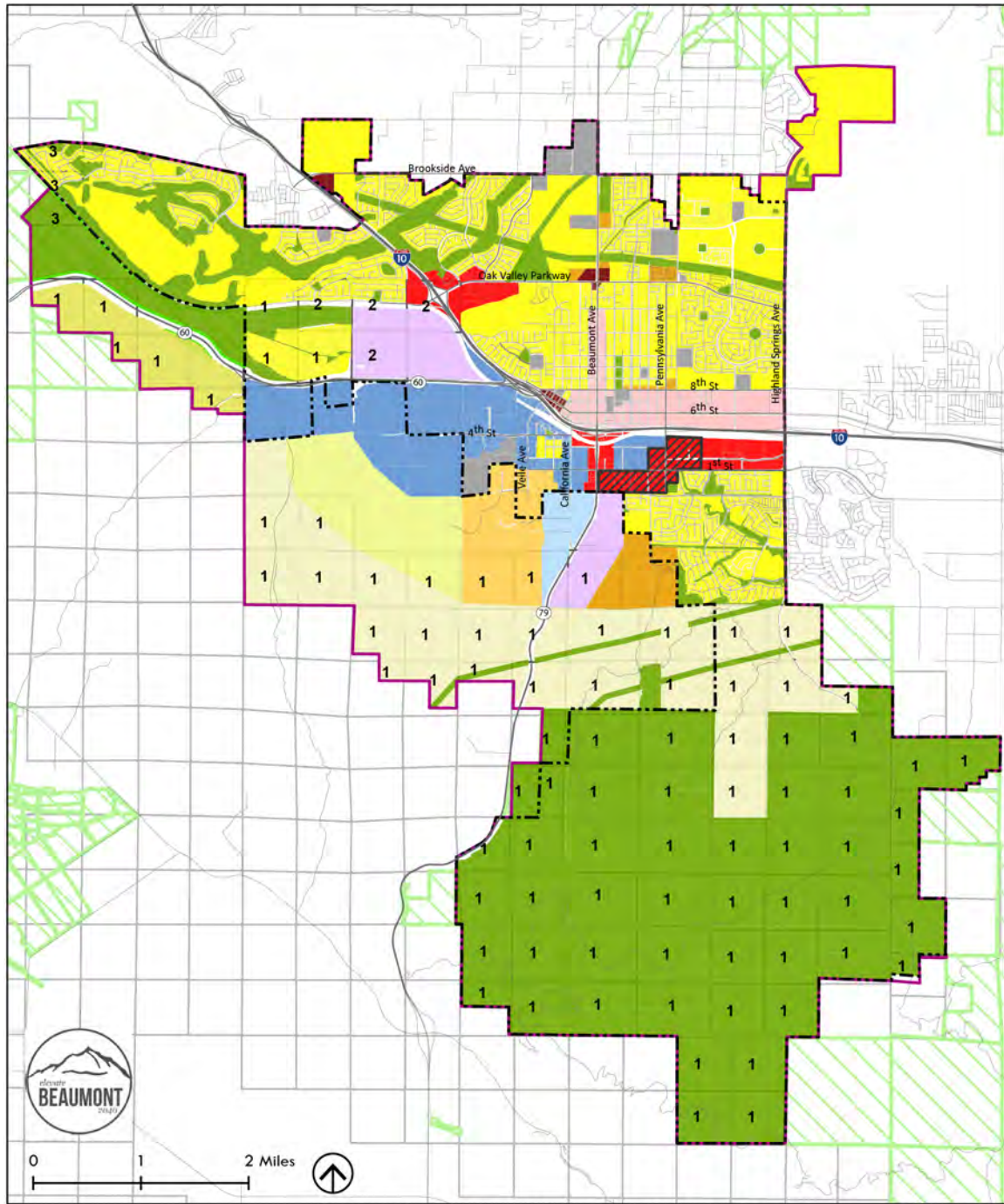
WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The City of Beaumont and its Sphere of Influence is located within an area subject to the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a long-term regional conservation plan established to protect sensitive species and habitats in western Riverside County. The MSHCP identifies areas of habitat preservation, species protection, and local conservation targets. One of the primary objectives in development and adoption of the MSHCP is to provide a cohesive and comprehensive view of inter-related habitat and species within urbanizing areas in order to accurately and appropriately identify potential impacts to biological resources and provide a plan and means for mitigation of those impacts. The portions of the City of Beaumont and its Sphere of Influence that are subject to the MSHCP are shown in Figure 8.1. Compliance with the MSHCP provides landowners, developers, and those who build public infrastructure, a clear roadmap of existing regulations, and where possible, guidelines to mitigate project impacts.

SUSTAINABLE BEAUMONT PLAN

In 2015, the City of Beaumont developed and approved Sustainable Beaumont, a plan for reducing greenhouse gas emissions. The City committed to providing a more livable, equitable, and economically vibrant community through the incorporation of energy efficient features and the reduction of greenhouse gas (GHG) emissions. By promoting the use of energy more efficiently, the City also aimed to stimulate local economic development, job creation, and an improved quality of life. The Beaumont General Plan incorporates the principles of sustainability and environmental responsibility, ensuring compliance with the goals and policies of Sustainable Beaumont.

Figure 8.1 MSHCP Relation to Land Uses



City of Beaumont General Plan Update, 2018 & Riverside County, 2017 & Western Riverside County Regional Conservation Authority MSHCP, 2003.

MSHCP RELATION TO LAND USE

- City Boundary
- Sphere of Influence
- Public/Quasi Public Conserved Lands
- TOD Overlay

- #** Criteria Area Cells by Area Plan Subunit (SU)
- 1=Potrero/Badlands SU
- 2=Badlands/San Bernardino National Forest SU
- 3=San Timoteo Creek SU

LAND USE DESIGNATIONS

- | | |
|---------------------------------------|-------------------------|
| High Density Residential | Downtown Mixed-Use |
| Traditional Neighborhood | General Commercial |
| Single Family Residential | Neighborhood Commercial |
| Rural Residential (1 DU per acre) | Public Facilities |
| Rural Residential (1 DU per 10 acres) | Open Space |
| Rural Residential (1 DU per 40 acres) | Employment District |
| Urban Village | Industrial |

SETTING THE SCENE

The City of Beaumont is at the peak of the San Gorgonio Pass between San Bernardino and Palm Springs, with an elevation range of approximately 2,500-3,000 feet above sea level. Beaumont has a warm-summer Mediterranean climate, with temperatures reaching an average of up to 95 degrees Fahrenheit during the summer and 52 degrees Fahrenheit during the winter. Due to its higher elevation, it is usually 5-10 degrees cooler than its neighboring lower-elevation areas, such as Riverside, Hemet/Perris/San Jacinto, and the Coachella Valley. Snow is rare, and annual precipitation is approximately 17 inches, with most rain occurring between the months of November and April.

Protecting and enhancing natural resources is vital to maintaining quality of life for residents and the visual appeal of the City's rural mountain setting. Ensuring access to open space provides residents and visitors with unique opportunities for active and passive recreation. Effective open space planning integrates biological resources and habitat conservation as part of land use decisions. Conservation of natural resources also provides other important benefits, from improvements in the health of residents to increased residential and commercial property values. The General Plan process recognizes the importance of conserving natural resources and open space in ensuring a high quality of life for existing and future residents.

Responsible stewardship practices will prioritize the protection of people in the community and the natural environment. The City faces the challenge of balancing growth and sustainability, while reducing the risks of potential hazards and adapting to the impacts of climate change. Conserving and maintaining the City's natural resources will be prioritized in considering future development and safeguarding the wellbeing of generations to come.



View of Beaumont

ENERGY

Climate change, driven by human-generated greenhouse gas emissions is one of the most urgent environmental issues of our time. Cities have the authority to use cleaner energy, conserve water, and reduce greenhouse gas emissions, among other actions. Increasing community awareness and resiliency to climate change can also mitigate the potential impacts of climate change on people, ecosystems, buildings, infrastructure, and the economy. The effects of climate change will increase the risk of hazards, such as extreme heat, wildfires, and pollution, but also the severity and number of facilities susceptible to damage. The resiliency of the city's population, infrastructure, and economy are important considerations in planning for future development in the City. Long-term, incremental planning, including adapting land use patterns, infrastructure and the built environment, may provide the most options and efficient course of action. Moreover, reducing GHG-generating activities has valuable co-benefits, such as cost-savings from reduced energy consumption and health benefits from improved air quality and active transportation.

GREENHOUSE GAS EMISSIONS

Transportation is typically the main source of greenhouse gas emissions (GHG) emissions for cities, followed by building energy consumption. For Western Riverside County, emissions from the transportation sector accounted for 3,317,387 MTCO_{2e}, or 57 percent of the total emissions in the sub region, or 1.5 metric tons of carbon per person per year. In 2015, Beaumont conducted a greenhouse gas emissions inventory as part of its Climate Action Plan (CAP). The Beaumont CAP focused exclusively on the building energy sector and did not include transportation, waste or other GHG sources. Approximately two-thirds (67%) of Beaumont's measured emissions originated from electricity consumption, and the rest (33%) originated from natural gas consumption.

Overall, residential sources accounted for 64 percent of total GHGs, outpacing GHG commercial sources (36%). In Beaumont, non-residential natural gas consumption is four times greater than for Riverside County. It appears that industrial and commercial use in Beaumont have a greater reliance on natural gas energy than electricity. The Beaumont CAP GHG inventory serves as a baseline for projecting future emissions. It is estimated that GHG emissions from Beaumont's building energy sector will increase by approximately 46 percent by 2020, driven largely by population growth and a subsequent increase in the City's housing stock.

Cities regulate many activities that contribute to greenhouse gas emissions, including planning for land use and transportation, adoption of building codes, and control of municipal operations. The Beaumont CAP recommends a target reduction of 28 percent of its 2012 baseline level by 2020. This target is not officially adopted by the City of Beaumont. Opportunities for further reducing Beaumont's carbon emissions could be achieved through additional reduction strategies targeting emissions, including:

- Lowering vehicle miles traveled;
- Increasing the amount of renewable energy used;
- Reducing energy and water uses in buildings, streetlights, and parks;
- Waste prevention and recycling; and
- Capturing carbon dioxide in urban forests.

While responding to the impacts resulting from climate change may be the primary reason to reduce greenhouse gas emissions, Beaumont businesses and residents can realize co-benefits from mitigation strategies, such as better health outcomes, lower energy costs, improved access to transportation options, and better resource efficiency.

AIR QUALITY

Beaumont is located in the northeastern portion of the South Coast Air Basin (SCAB). SCAB is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountain ranges, and includes an area that extends from Calimesa on the northwest to Indio on the southeast. The principal source of air pollution affecting Beaumont and the Banning Pass area are pollutants transported by wind from the greater Los Angeles metropolitan area.

Air quality is an increasing concern for Beaumont residents, as the major transportation routes through the City introduce air emissions from trucks, cars, and trains. In recent years, the City has also seen proposals for large-scale logistics facilities, which attract more cars and diesel trucks. The resultant air quality emissions from these land uses are challenging communities across the Inland Empire and Southern California. Beaumont is considered to have poor air quality for ozone, nitrogen dioxide and coarse (PM₁₀), exceeding the ambient air standards set by the State and Federal governments.

Individuals residing and working within the City of Beaumont are exposed to significant inhalation cancer risks. The largest contributors to inhalation cancer risk are diesel engines. As such, sites with the highest cancer risks within the City are generally adjacent to Interstate 10, where truck traffic and diesel particulate matter (DPM) concentrations are likely to be highest. There are also several industrial developments within the City that may be significant sources of Toxic Air Contaminants (TACs), including several concrete operations, a steel fabrication plant, plastic manufacturer, and plating, stamping, and tooling manufacturing facility. Locations of TAC emitter facilities include:

- Anderson Charnesky Structural Steel, Inc.
- Dura Plastic Production, Inc.
- Precision Stampings, Inc.
- Rancho Ready Mix Products, LP
- Robertson's Ready Mix – Beaumont #7

Additionally, the Lamb Canyon Landfill is a registered Title V facility within the City and must certify compliance annually. Annual emissions from this facility for the year 2016 include 5 criteria pollutants and 18 toxic pollutants.

CARB recommends avoidance of siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Other recommendations regarding siting include:

- Avoiding sensitive uses within 300 feet of any dry-cleaning operation using perchloroethylene;
- 500 feet if two or more machines exist; and
- Consultation with the local air quality district if three or more machines exist.

No sensitive uses should be placed within the same building of such operations. Similarly, new sensitive land uses should not be placed within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) and a 50-foot setback is recommended for all other typical gas station facilities.

ENVIRONMENTALLY SENSITIVE HABITAT

The land in many of the City's neighborhoods is almost entirely developed or entitled, comprised of mostly of industrial, residential, commercial, and agricultural activities. The undisturbed natural areas that remain in the City of Beaumont and its Sphere of Influence are dominated by chamise chaparral, Riversidean sage scrub, and annual non-native grassland. Other areas of native plant communities within the City of Beaumont and its Sphere of Influence include southern cottonwood-willow riparian forest, alluvial fan scrub, riparian scrub, and oak woodland. Federal or State listed species are most likely to occur in undeveloped habitats in Beaumont.

As shown in Figure 8.2, a total of 22 special-status plant species and 34 special-status wildlife species have been recorded within a 5-mile radius of the City of Beaumont and its Sphere of Influence, including thirteen special-status species with a State and/or Federal listing status: Coachella Valley Milk-Vetch, San Jacinto Valley Crownscale, Mojave Tarplant, Slender-Horned Spineflower, Santa Ana River Woollystar, Swainson's Hawk, Western Yellow-Billed Cuckoo, Southwestern Willow Flycatcher, Coastal California Gnatcatcher, Least Bell's Vireo, San Bernardino Kangaroo Rat, Stephens' Kangaroo Rat, and the Lesser Long-Nosed Bat.

The major water courses associated with the City of Beaumont and its Sphere of Influence are Noble Creek, Little San Gorgonio Creek, and Potrero Creek. Noble Creek and Little San Gorgonio Creek are tributaries of San Timoteo Creek, which drains to the Santa Ana River and eventually to the Pacific Ocean. Potrero Creek is a tributary to the San Jacinto River, which drains into Lake Elsinore. Lake Elsinore has very little outflow, but in years of heavy rainfall, it has overflowed into Temescal Creek, a tributary of the Santa Ana River. As such, areas within the City of Beaumont and its Sphere of Influence have the potential or are known to support regional protected sensitive biological resources, including, but not limited to, State and Federally listed wildlife and plant species; protected wetlands and waters; and wildlife movement corridors and preserves.



Coachella Valley Milk-Vetch



San Jacinto Valley Crownscale

NARROW ENDEMIC PLANT + CRITERIA SPECIES SURVEY AREAS

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) provides an overview of significant habitat and species within the City of Beaumont and its Sphere of Influence and identifies a range of total target conservation acreages as well as key or unique biological resources and habitat features. There is suitable habitat within the City of Beaumont and its Sphere of Influence for the following MSHCP species:

- Coulter’s goldfields
- Davidson’s saltscare
- Mud nama
- San Jacinto Valley crownscale
- Smooth tarplant
- Burrowing owl
- San Bernardino kangaroo rat
- Los Angeles pocket mouse

Habitat assessments are required for proposed projects located within the Narrow Endemic Plant, Criteria Area Species, and Burrowing Owl Survey areas. MSHCP Narrow Endemic Plant Species Survey Areas are identified based on the presence of select soils and existing occurrence data for Narrow Endemic Plant Species (Figure 8.3). Criteria Area Species are identified within 160-acre “cells” in the City of Beaumont and its Sphere of Influence and can include: plant species, amphibian species, and mammal species (Figure 8.4).

Burrowing Owl Species are found within the City of Beaumont and its Sphere of Influence and are protected by federal laws due to their decline over the last 20 years (Figure 8.5). If potential habitat for any of these species is determined to be located within the proposed project site, focused surveys are required during the appropriate season. The City has approved the MSHCP, and will employ MSHCP methodologies, plans and programs in the identification of biological resources, as well as potential impacts and mitigation required based on implementation of this General Plan.

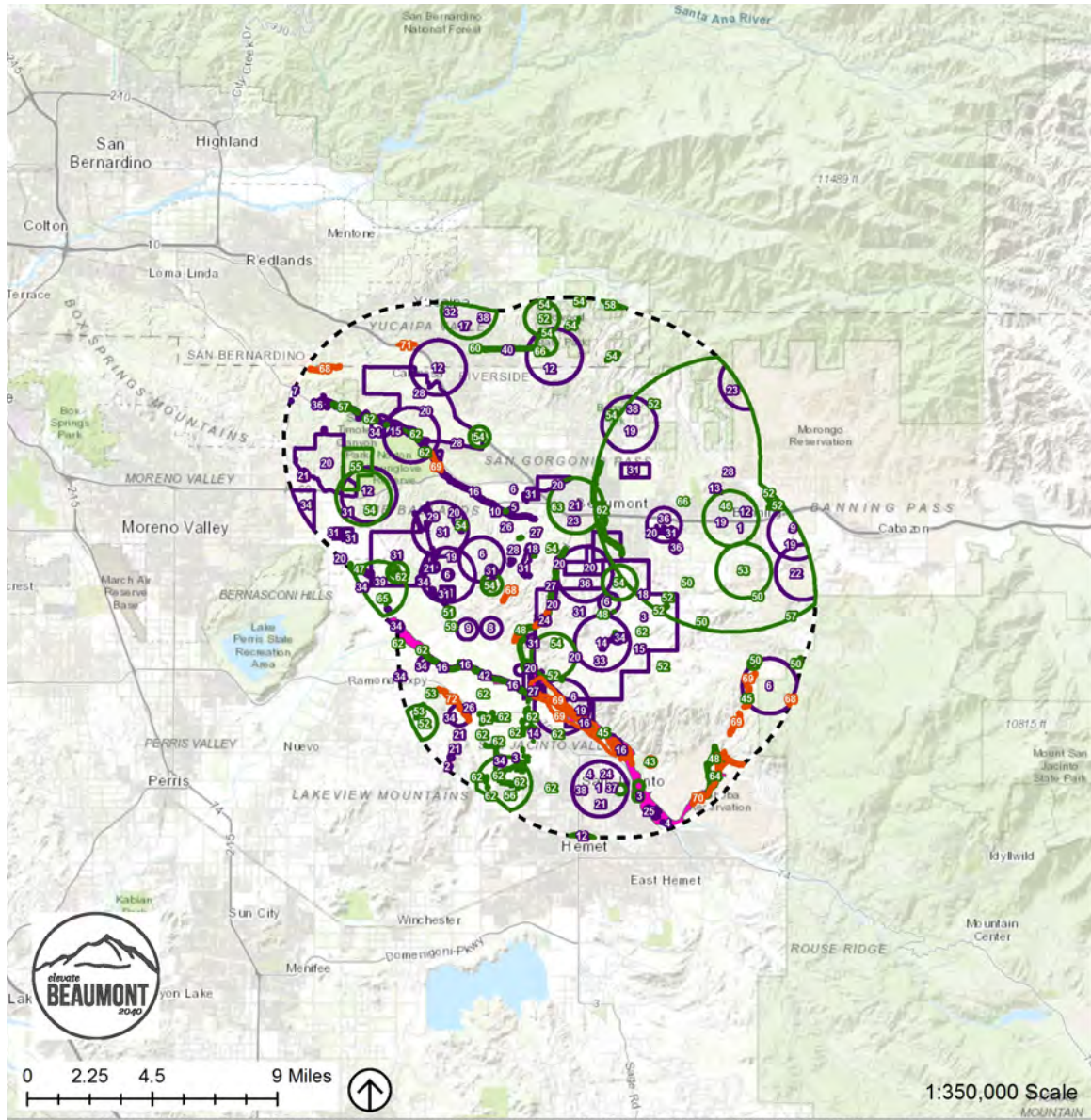


Coulter’s goldfields



Smooth tarplant

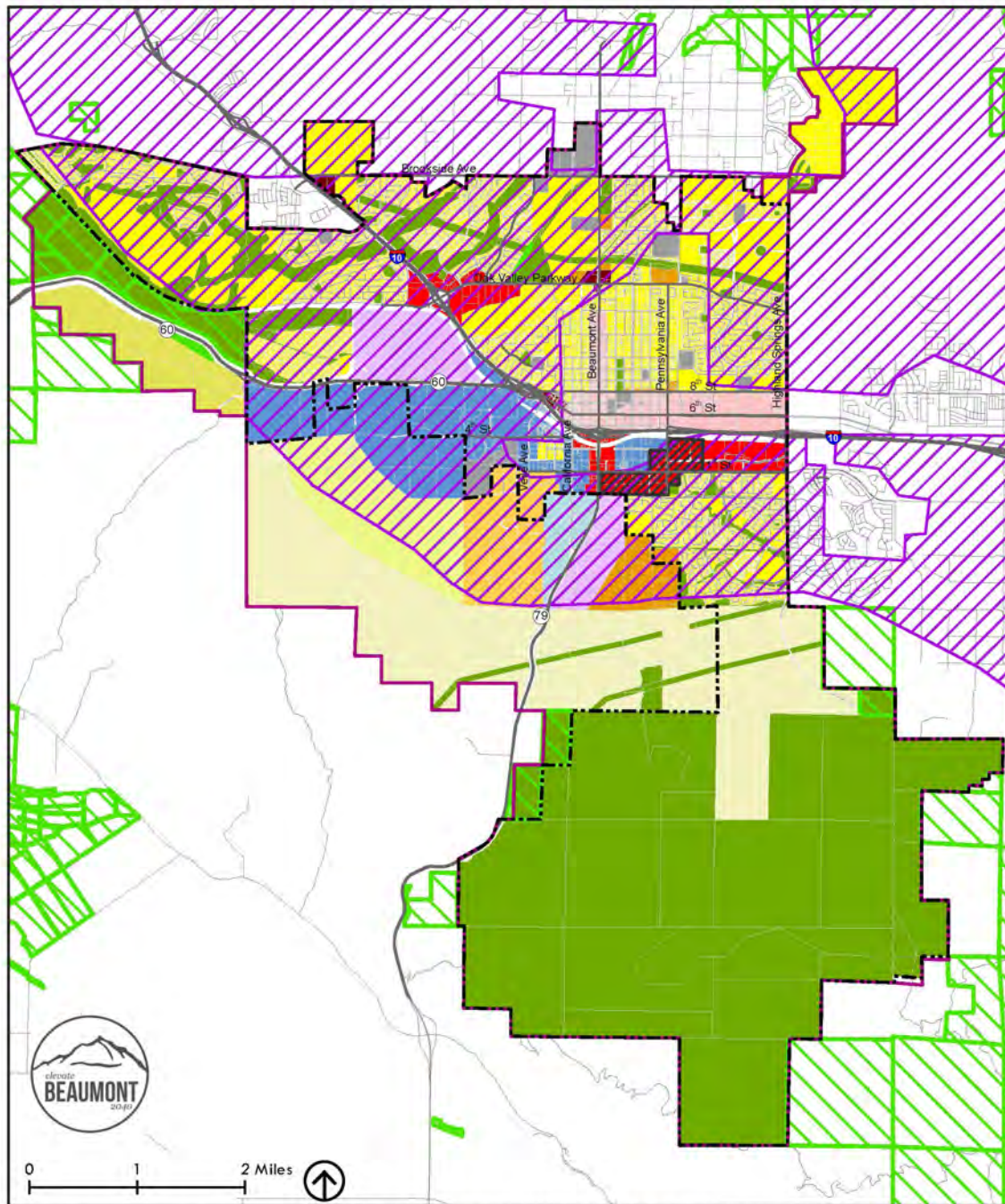
Figure 8.2 Special Status Species



Imagery provided by ESRI and its licensors © 2017. Special status species data source: California Natural Diversity Database, March, 2017. Additional suppressed records reported by the CNDDDB known to occur or potentially occur within this search radius include: burrowing owl. For more information please contact the Department of Fish and Game. Critical habitat data source: U.S. Fish and Wildlife Service, December, 2016. Final critical habitat acquired via the USFWS Critical Habitat Portal. It is only a general representation of the data and

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> City Limits 5-Mile Buffer CNDDDB Animals Plants Natural Communities Final Critical Habitat San Bernardino Merriam's kangaroo rat | <ul style="list-style-type: none"> 1 - American badger 2 - Bell's sage sparrow 3 - burrowing owl 4 - California glossy snake 5 - California horned lark 6 - coast horned lizard 7 - coast patch-nosed snake 8 - coastal cactus wren 9 - coastal California gnatcatcher 10 - coastal whiptail 11 - Cooper's hawk 12 - Crotch bumble bee 13 - Dulzura pocket mouse 14 - ferruginous hawk 15 - golden eagle 16 - least Bell's viro 17 - lesser long-nosed bat 18 - loggerhead shrike 19 - Los Angeles pocket mouse 20 - northwestern San Diego pocket mouse 21 - orange-throated whiptail 22 - pallid San Diego pocket mouse 23 - purple martin 24 - red-diamond rattlesnake 25 - San Bernardino kangaroo rat | <ul style="list-style-type: none"> 26 - San Diego black-tailed jackrabbit 27 - San Diego desert woodrat 28 - southern California rufous-crowned sparrow 29 - southern grasshopper mouse 30 - southwestern willow flycatcher 31 - Stephens' kangaroo rat 32 - Swainson's hawk 33 - Townsend's big-eared bat 34 - tricolored blackbird 35 - western pond turtle 36 - western spadefoot 37 - western yellow-billed cuckoo 38 - western yellow bat 39 - white-faced ibis 40 - white-tailed kite 41 - yellow-headed blackbird 42 - yellow warbler 43 - California satintail 44 - California screw moss 45 - chaparral sand-verbena 46 - Coachella Valley milk-vetch 47 - Coulter's goldfields 48 - Jaeger's milk-vetch 49 - mesa horkelia 50 - Mojave tarplant | <ul style="list-style-type: none"> 51 - mud nama 52 - Parry's spineflower 53 - Payson's jewelflower 54 - Plummer's mariposa-lily 54 - Plummer's mariposa-lily 56 - Salt Spring checkerbloom 57 - San Bernardino aster 58 - San Bernardino glilia 59 - San Jacinto Valley crownscale 60 - Santa Ana River woollystar 61 - slender-horned spineflower 62 - smooth tarplant 63 - spiny-hair blazing star 64 - white rabbit-tobacco 65 - Wright's trichocoronis 66 - Yucaipa onion 67 - Desert Fan Palm Oasis Woodland 68 - Southern Coast Live Oak Riparian Forest 69 - Southern Cottonwood Willow Riparian Forest 70 - Southern Mixed Riparian Forest 71 - Southern Riparian Forest 72 - Southern Riparian Scrub |
|---|---|--|--|

Figure 8.3 Narrow Endemic Plant Species Survey



City of Beaumont General Plan Update, 2018 & Riverside County, 2017 & Western Riverside County Regional Conservation Authority MSHCP, 2003.

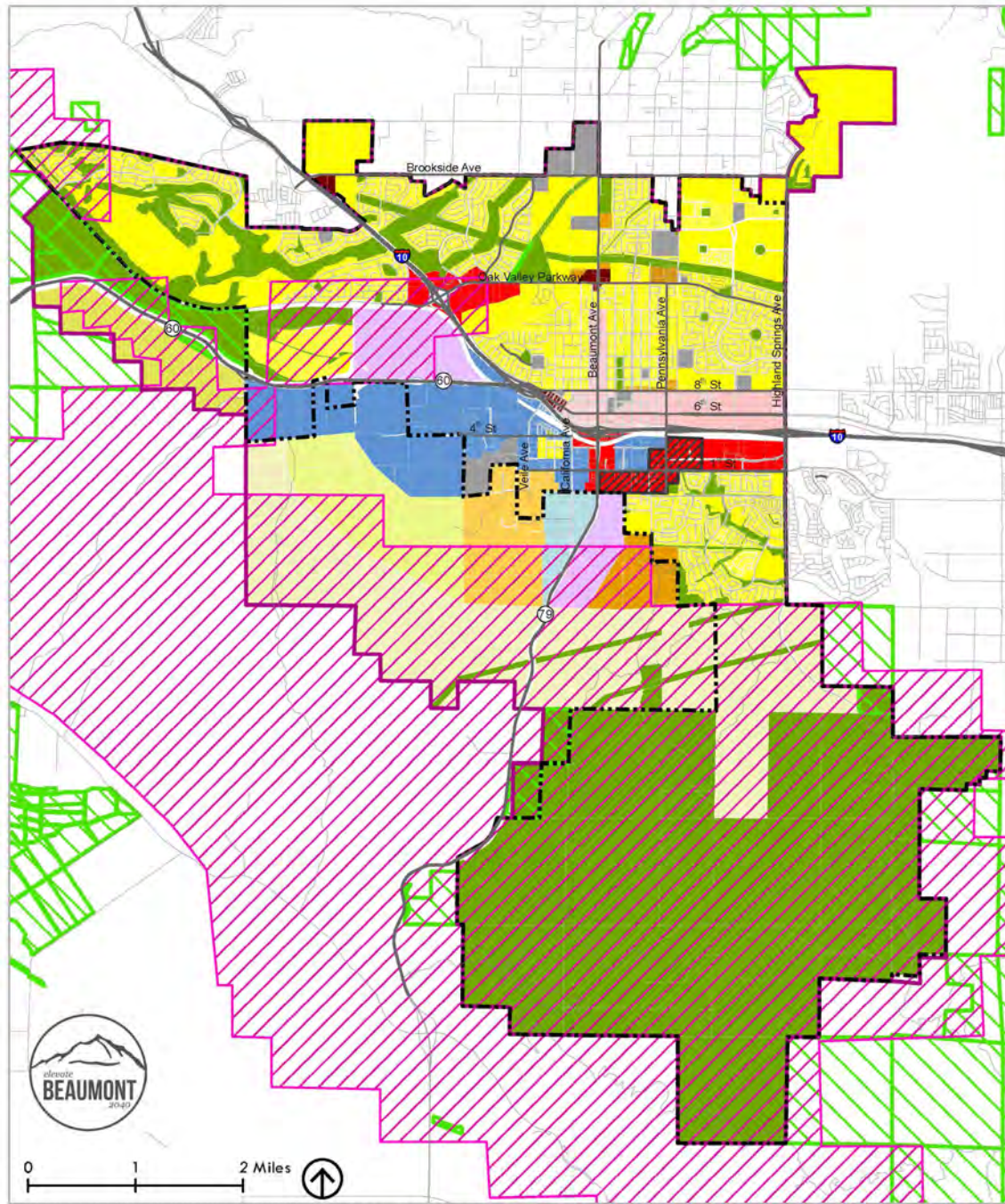
NARROW ENDEMIC PLANT SURVEY AREA

- City Boundary
- Sphere of Influence
- Public/Quasi Public Conserved Lands
- Narrow Endemic Plant Survey Area
- TOD Overlay

LAND USE DESIGNATIONS

- Open Space
- Employment District
- Industrial
- Urban Village
- Downtown Mixed-Use
- General Commercial
- Public Facilities
- High Density Residential
- Traditional Neighborhood
- Single Family Residential
- Rural Residential (1 DU per acre)
- Rural Residential (1 DU per 10 acres)
- Rural Residential (1 DU per 40 acres)
- Neighborhood Commercial

Figure 8.4 Criteria Area Species Survey



City of Beaumont General Plan Update, 2018 & Riverside County, 2017 & Western Riverside County Regional Conservation Authority MSHCP, 2003.

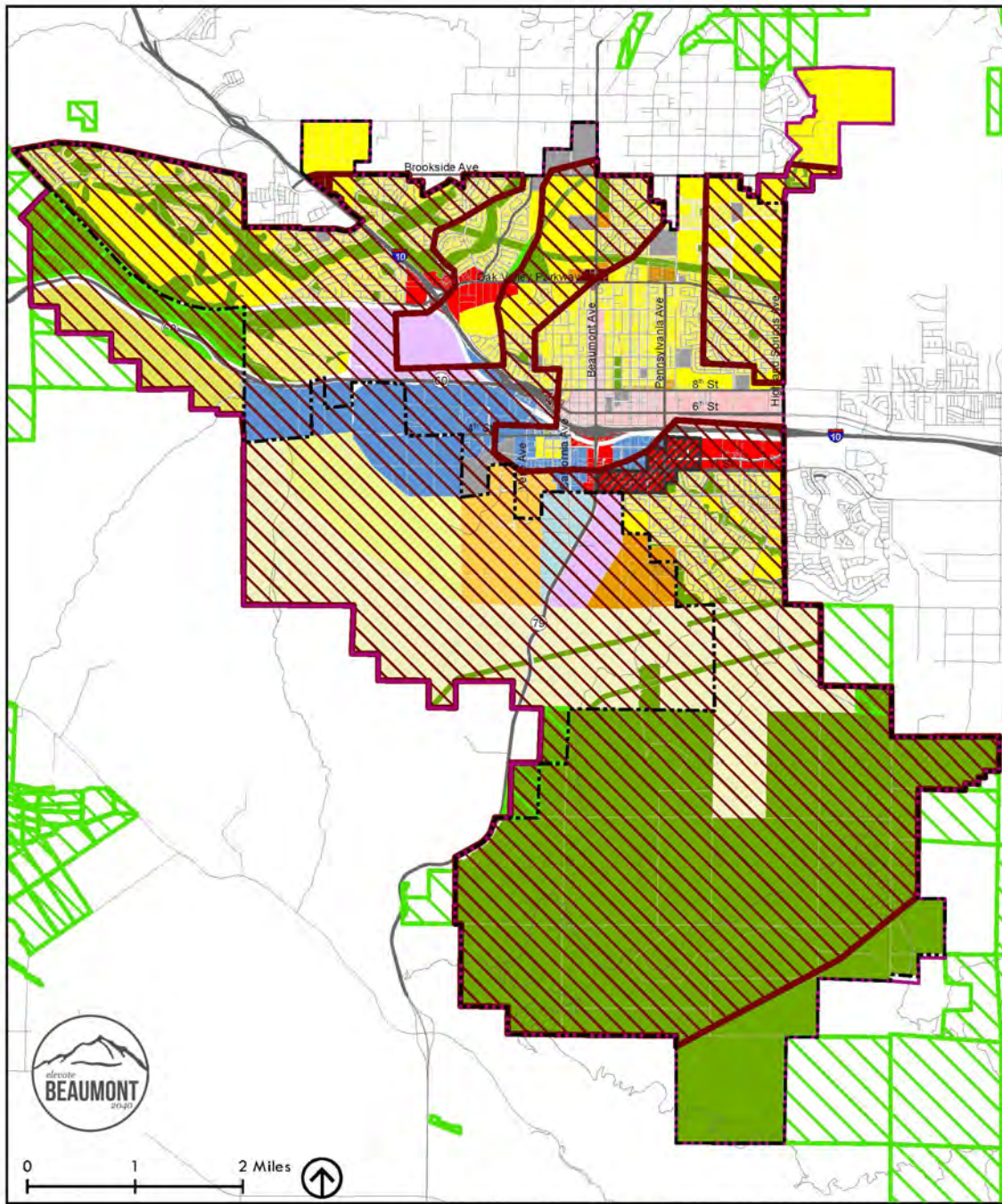
MSHCP CRITERIA AREA

- City Boundary
- Sphere of Influence
- TOD Overlay
- Public/Quasi Public Conserved Lands
- Criteria Area

LAND USE DESIGNATIONS

- | | |
|---------------------|---------------------------------------|
| Open Space | High Density Residential |
| Employment District | Traditional Neighborhood |
| Industrial | Single Family Residential |
| Urban Village | Rural Residential (1 DU per acre) |
| Downtown Mixed-Use | Rural Residential (1 DU per 10 acres) |
| General Commercial | Rural Residential (1 DU per 40 acres) |
| Public Facilities | Neighborhood Commercial |

Figure 8.5 Burrowing Owl Survey



City of Beaumont General Plan Update, 2018 & Riverside County, 2017 & Western Riverside County Regional Conservation Authority MSHCP, 2003.

BURROWING OWL SURVEY

- City Boundary
- Sphere of Influence
- Public/Quasi Public Conserved Lands
- Burrowing Owl Survey Area
- TOD Overlay

LAND USE DESIGNATIONS

- | | |
|---------------------|---------------------------------------|
| Open Space | High Density Residential |
| Employment District | Traditional Neighborhood |
| Industrial | Single Family Residential |
| Urban Village | Rural Residential (1 DU per acre) |
| Downtown Mixed-Use | Rural Residential (1 DU per 10 acres) |
| General Commercial | Rural Residential (1 DU per 40 acres) |
| Public Facilities | Neighborhood Commercial |

MINERAL RESOURCES

There have been no significant amounts of mineral deposits found in the City of Beaumont. However, since much of the area is flat and characterized by alluvial materials, which eroded and washed down from the mountains, extracting aggregate resources from open spaces adjacent to the flood channel in the western portion of the City and its Sphere of Influence may be possible. There are no delineated sites or locations of mineral resources within the City or Sphere boundaries. Also, there are likely accretions of aggregate along watercourses and drainage ways within the City or Sphere boundaries.

SCENIC RESOURCES + NIGHT SKIES

The City's visual character and scenic resources are important assets to the community. Protecting and enhancing the City's rural mountain setting will ensure that the environment is protected as new development is planned. Special attention should be given to development proposals within the Badlands area, and projects that could affect views of, or otherwise alter ridgelines.

Beaumont is also near the Potrero Preserve, an open space and wildlife area. Excessive artificial light, also known as light pollution, can adversely affect the beauty of nighttime skies and stargazing, directly impact migration and reproduction of wildlife, disrupt sleep patterns in humans, and consume excessive energy. Sources of light pollution in Beaumont include exterior and interior building lighting, commercial properties, warehouses, streetlights, and vehicular lighting.

CULTURAL + TRIBAL RESOURCES

Beaumont is part of a region with rich cultural, tribal, and historical resources. Cultural resources are identified as districts, sites, structures, or objects that are older than 50 years. These may include archaeological, historical, and other cultural resources.

Tribal cultural resources are defined in Public Resources Code §21074 as either of the following:

- 1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - b) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

The City lies within the traditional territory of the Pass (or Wanakik) Cahuilla and a small portion of Serrano ancestral territory. Additionally, recorded and unrecorded tribal cultural resources exist within the City of Beaumont and its Sphere of Influence, including along Highways 60 and 79.

GOALS + POLICIES

The following section includes goals and policies for the Conservation + Open Space Element. Goals and policies are followed by implementation actions. Additional conservation and open space-supported measures can also be found in other Elements.

ENERGY

Goal 8.1: A City with green buildings and developments that promote energy efficiency.

Policies:

- 8.1.1** Promote, and incentivize when possible, energy efficiency upgrades, such as weatherization and lighting retrofits for qualified households.
- 8.1.2** Increase educational and outreach efforts to residential, commercial, and institutional building owners to increase awareness of Southern California Edison programs and incentives to improve energy efficiency in existing buildings.
- 8.1.3** Support and implement third party programs and financing sources, such as PACE or HERO programs, to install energy efficiency upgrades in existing buildings. Provide incentives for households to improve resource efficiency, such as rebate programs, and giveaways of items such as low-flow shower heads and electrical outlet insulation.
- 8.1.4** Partner with local residential and business associations to create a policy requiring energy disclosure, audits, and/or upgrades at time of sale of residential and commercial properties.
- 8.1.5** Encourage new development to reduce building energy use by adopting passive solar techniques and heat island reduction strategies:
 - Maximizing interior daylighting.
 - Using cool exterior siding, cool roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain.
 - Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads.
 - Installing water efficient vegetative cover and planting, substantial tree canopy coverage.
- 8.1.6** When reviewing development proposals, encourage applicants and designers to consider warming temperatures in the design of cooling systems.
- 8.1.7** Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.
- 8.1.8** Require design of new development and renovations to not impair adjacent buildings' solar access, unless it can be demonstrated that the shading benefits substantially offset the impacts of solar energy generation potential.
- 8.1.9** Require that any new building constructed in whole or in part with City funds incorporate passive solar design features, where feasible.
- 8.1.10** Strive for high levels of energy efficiency in municipal facilities.

- 8.1.11** Whenever possible, use energy-efficient models and technology when replacing or providing new city facilities and infrastructure, such as streetlights, traffic signals, water conveyance pumps, or other public infrastructure.

Goal 8.2: A City which encourages energy from renewable sources.

Policies:

- 8.2.1** Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.
- 8.2.2** Establish clear guidance for new solar residential mandate established by the California Energy Commission as part of the 2019 California Building Code update.
- 8.2.3** Establish an expedited and streamlined permit process for small photovoltaic systems (10-15 kW maximum power output).

Goal 8.3: A City that reduces citywide greenhouse gas emissions.

Policies:

- 8.3.1** Establish greenhouse gas emission reduction targets in line with State requirements that call for reducing greenhouse gas emissions as follows:
- 1990 levels by 2020
 - 40 percent below 1990 levels by 2030
 - 60 percent below 1990 levels by 2040
- 8.3.2** Implement greenhouse gas reduction measures to achieve greenhouse gas reduction targets by updating the Climate Action Plan or similar.
- 8.3.3** Monitor and report greenhouse gas emissions so that reductions can be tracked in a transparent, consistent, and accurate manner.
- 8.3.4** Use the emissions inventory and monitoring tools to identify, prioritize, and update programs that effectively contribute to greenhouse gas reductions.
- 8.3.5** Prioritize municipal policies and programs that reduce the City's carbon footprint, such as purchasing alternative fuel vehicles, pursuing solar installations, implementing green purchasing policies, and retrofitting existing buildings.
- 8.3.6** Promote greenhouse gas reduction measures that support local job training and placement in green industries focused on environmental sustainability, renewable energy, renewable-related technologies, and bioremediation.
- 8.3.7** Collaborate with regional and State partners to implement the Sustainable Communities Strategy to reduce greenhouse gas emissions, balance jobs and housing, and develop transportation systems that support all modes of circulation.

AIR QUALITY

Goal 8.4: A City that improves awareness and mitigation of negative air quality impacts.

Policies:

- 8.4.1** Provide educational information about air quality issues and their health effects, including best practices for reducing and/or eliminating sources of indoor air pollution.
- 8.4.2** Participate in air quality planning efforts with local, regional, and State agencies that improve local air quality to protect human health, minimize the disproportionate impacts on sensitive population groups, and ensure that City concerns are resolved early in the process.
- 8.4.3** Avoid the siting of new projects and land uses that would produce localized air pollution (e.g., Interstate 10, SR-60, high traffic roads, certain industrial facilities) in a way that would adversely impact existing air quality-sensitive receptors including schools, childcare centers, senior housing, and subsidized affordable housing. The recommended minimum distance separating these uses should be 500 feet.
- 8.4.4** For sensitive land uses that cannot be avoided within 500 feet of sources of localized air pollution, potential design mitigation options include:
- Providing residential units with individual HVAC systems in order to allow adequate ventilation with windows closed;
 - Locating air intake systems for heating, ventilation, and air conditioning (HVAC) systems as far away from existing air pollution sources as possible;
 - Using HEPA air filters in the HVAC system and developing a maintenance plan to ensure the filtering system is properly maintained;
 - Utilizing only fixed windows next to any existing sources of pollution;
 - Using sound walls, berms, and vegetation as physical barriers; and
 - Notifying new potential home buyers of risks from air pollution.

SENSITIVE HABITAT + RESOURCES

Goal 8.5: A City that preserves and enhances its natural resources.

Policies:

- 8.5.1** Minimize the loss of sensitive species and critical habitat areas in areas planned for future development.
- 8.5.2** Require new developments adjacent to identified plant and wildlife habitat areas to maintain a protective buffer, minimize new impervious surface, minimize light pollution, and emphasize native landscaping.
- 8.5.3** Encourage new development to support a diversity of native species and manage invasive species.
- 8.5.4** Support the protection of existing wildlife in the conservation areas located in the southerly portion of the General Plan's City of Beaumont and its Sphere of Influence.
- 8.5.5** Protect and enhance creeks, lakes, and adjacent wetlands by eradicating non-native vegetation and restoring native vegetation.

- 8.5.6** Continue to support the creation of local and regional conservation and preservation easements that protect habitat areas, serve as wildlife corridors and help protect sensitive biological resources.
- 8.5.7** Discourage the use of plant species on the California Invasive Plant Inventory.

Goal 8.6: A City that protects and enhances its scenic vistas and views.

Policies:

- 8.6.1** Protect and preserve existing, signature views of the hills and mountains from the City.
- 8.6.2** Continue to minimize the impact on views by restricting new billboards along the City's roads and highways. Electronic and animated billboards should be prohibited except in rare and special circumstances.
- 8.6.3** Require the preparation of a grading analysis on hillside development to pre-determine where development should occur to minimize the impact of new development on views of the city's hillsides.
- 8.6.4** When grading is necessary, encourage grading for new development that complements the surrounding natural features.
- 8.6.5** Plan public facilities, roads, and private development to take advantage of the city's mountain and hillside views, especially as the Downtown develops.
- 8.6.6** Limit light pollution from outdoor sources, especially in rural, hillside and mountain areas, and open spaces, to maintain darkness for night sky viewing.
- 8.6.7** Partner with Southern California Edison to retrofit streetlights with LEDs that comply with Dark Sky standards.
- 8.6.8** Promote dark sky education in the community to promote responsible lighting and dark sky stewardship.

OPEN SPACE

Goal 8.7: A City where open space is preserved and used for resource conservation and/or recreation.

Policies:

- 8.7.1** Evaluate the feasibility of expanded joint-use of the open space lands used for flood control and utility easements.
- 8.7.2** Negotiate agreements with the utility companies and the Flood Control District for the establishment of recreation trails, linkages, uses, and appropriate landscaping within their respective rights-of-way.
- 8.7.3** Establish a comprehensive bikeway and pedestrian trail system. This policy is implemented through the Mobility Element.
- 8.7.4** Expand opportunities to develop parks that are of a community or regional park scale, to facilitate expanded demand for organized sports activities and community functions. This policy is implemented through the Health and Environmental Justice Element.
- 8.7.5** Preserve watercourses and washes necessary for regional flood control, ground water recharge areas, and drainage for open space and recreational purposes.

- 8.7.6** Preserve permanent open space edges or greenbelts that provide a buffer for separation between adjoining developments.

Goal 8.8: A City where the natural and visual character of the community is preserved.

Policies:

- 8.8.1** Promote the maintenance of open space through the implementation of the General Plan.
- 8.8.2** Protect and preserve open space and natural habitat wherever possible.
- 8.8.3** Work with Riverside County and adjacent cities, landowners, and conservation organizations to preserve, protect, and enhance open space and natural resources consistent with the MSHCP.
- 8.8.4** Require the provision of open space linkages and conservation between development projects, consistent with the conservation efforts targeted in the MSHCP.
- 8.8.5** Encourage residential clustering as a means of preserving open space. This policy is implemented through the Land Use and Community Design Element.
- 8.8.6** Establish buffers between open space areas and urban development by encouraging less intensive rural development within proximity to the open space areas.

Goal 8.9: A City where the extent of urban development in the hillsides is minimized and mitigated.

Policies:

- 8.9.1** Continue to require hillside development to be consistent with the provisions of the Hillside Ordinance Policies.
- 8.9.2** Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, and other critical environmental areas.
- 8.9.3** Control land grading to minimize the potential for erosion, landsliding, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.
- 8.9.4** Recognize the value of ridgelines and hillsides as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhood.
- 8.9.5** Reduce light pollution by establishing a “night-time sky” ordinance.

BIOLOGICAL RESOURCES

Goal 8.10: A City that promotes the protection of biological resources through MSHCP implementation.

Policies:

- 8.10.1** Work with landowners and government agencies in promoting development concepts that are sensitive to the environment and consider the preservation of natural habitats and further the conservation goals of the MSHCP.
- 8.10.2** Work with landowners and government agencies in identifying areas within the City

of Beaumont and its Sphere of Influence that should be preserved as open space for passive recreation, resource management, or public safety and which meet the City's preservation obligations per the MSHCP.

- 8.10.3** Encourage the protection of existing wildlife in the conservation areas located in the southerly portion of the City of Beaumont and its Sphere of Influence.
- 8.10.4** Preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, and viewsheds through the application of the Hillside Ordinance Policies.
- 8.10.5** Require project proponents to hire a CDFW-qualified biologist to monitor for special status species or other wildlife of low or limited mobility. If present, prior to and during all ground- and habitat-disturbing activities, move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed.
- 8.10.6** Consider transfer of development rights from sensitive lands to land suitable for development in order to meet habitat preservation goals.

ARTS + CULTURAL RESOURCES

Goal 8.11: A City where archaeological, cultural resources, tribal cultural resources, and historical places are identified, recognized, and preserved.

Policies:

- 8.11.1** Avoid or when avoidance is not feasible, minimize impacts to sites with significant archaeological, paleontological, cultural and tribal cultural resources, to the extent feasible.
- 8.11.2** Comply with notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources, per the requirements of AB52 and SB18.
- 8.11.3** Encourage the preservation of historic (i.e. non-archaeological) resources, when practical. When it is not practical to preserve a historic resource in its entirety, require the architectural details and design elements of historic structures to be preserved during renovations and remodels as much as feasible.
- 8.11.4** Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves Protection and Repatriation Act, California Public Resources Code Amended Statutes 1982 Chapter 1492, California Public Resources Code Statutes 2006, Chapter 863, Section 1, CA Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98, Public Resources Code Section 5097.94, SB 447 (Chapter 404, Statutes of 1987) and other appropriate laws.
- 8.11.5** Consider incentives for the inclusion of live/work creative studio space in new developments in Downtown.
- 8.11.6** Consider the establishment of an arts and culture district that encourages venues for the arts and entertainment, protects historical buildings and cultural resources, and enhances the City image.
- 8.11.7** Prepare and regularly update an inventory of private community and environmental organizations that may contribute effort or resources to improving the City's cultural awareness.

IMPLEMENTATION

Table 8.1 Open Space + Conservation Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
ENERGY				
C1	Energy Efficiency Programs. Develop and advertise energy efficiency programs that improve energy efficiency in existing buildings. Coordinate with WRCOG on regional initiatives.	High	Medium	Planning, Building and Safety, WRCOG
C2	Energy Disclosure Policy. Develop a policy requiring energy disclosure, audits, and/or upgrades at time of sale for all residential and commercial buildings.	Medium	Medium	Planning, Building and Safety
C3	Passive Solar Techniques. Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.	Medium	Long	Planning, Building and Safety
C4	Green Affordable Housing. Develop incentives for affordable housing projects that integrate sustainable and long-term green building design.	High	Medium	Planning, Building and Safety
C5	Green Building Design. Update the Municipal Code to identify and prioritize green building design features that mitigate the impacts of climate change.	High	Medium	Planning, Building and Safety
C6	Shade Assessment. Partner with local and regional agencies to identify and prioritize areas for shade in public places.	High	Short	Planning, Pass Transit, TLMA
C8	Greenhouse gas inventory. Prepare a revised greenhouse gas inventory on regular 3-year cycles.	Medium	Medium	Planning, WRCOG
C9	Climate Adaptation Plan. Develop a Climate Adaptation Plan to identify Beaumont's most significant potential climate change risks and vulnerabilities in order to create a framework for decision makers to build a more resilient and sustainable community. The Climate Adaptation Plan shall include a vulnerability assessment, adaptation strategy, and plan maintenance. Special focus should be provided related to drought, extreme heat, and wildfire risk.	High	Medium	Planning, WRCOG

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
C10	Advanced and Green Industry Workforce Training. Coordinate with local, regional, and state entities to identify or create training and placement programs in advances and green industries, including advanced manufacturing, green building, and sustainable industries (e.g. renewable energy industries, water treatment, and wastewater management).	High	Medium	Planning, Economic Development, Building and Safety, Wastewater
C11	Sustainable Communities Strategy. Coordinate with state and regional agencies to implement the Sustainable Communities Strategy.	High	Medium	Planning, SCAG
C12	Energy Education. Promote awareness and incorporation of energy efficiency best practices for new development, including incorporation of alternative energy generation and energy efficient retrofits.	Medium	Short	Planning, Building and Safety
C13	Solar Access. Update municipal code to require design of new development and renovations to not impair adjacent buildings' solar access, unless shading benefits substantially offset the impacts of solar energy generation potential.	Medium	Medium	Planning, Building and Safety
AIR QUALITY				
C14	Air Quality Efforts. Partner with local and regional agencies to educate and support efforts that improve local air quality.	High	Medium	Planning, SCAQMD
C15	Sensitive Uses. Update the municipal code to prohibit and/or mitigate the impacts of localized air pollution, addressing specific strategies for sensitive receptors.	High	Short	Planning
SENSITIVE HABITAT + RESOURCES				
C16	Buffer Zones. Update zoning code to identify and protect sensitive habitat areas and corridors, including preservation and conservation easements, open space buffers, and reduced intensity of development.	High	Short	County TLMA, Riverside Conservation Authority, Planning
C17	Dark Sky Lighting Ordinance. Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards, such as shielding light in the downward direction and limiting bright white lighting and glare.	Medium	Short	Planning, Public Works, Community Services

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
C18	On-site Wildlife Habitat. Encourage the protection of undisturbed native plants and habitat areas, instead of individual native plants sprinkled around a development.	Medium	Short	Planning
C19	Hillside Ordinance. Support and implement the existing hillside ordinance.	High	Short	Planning, Public Works
C20	Cultural Resource Sensitivity Map. Develop a Cultural Resource Sensitivity Map based upon field and literature surveys identifying the locations of known cultural resources and areas of archaeological sensitivity within the City and its Sphere of Influence.	Medium	Medium	Planning
OPEN SPACE				
C21	Joint use. Establish a formal joint use agreement with local or regional agencies to allow for the use of open space lands for flood control, utility easements, and recreational trails.	Medium	Medium	Planning, BUSD, BCVRPD, Community Services
C22	Open Space Partnerships. Partner with adjacent cities, Riverside County, and local and state park agencies to create linkages and enhance access to publicly-accessible parks and open spaces.	Medium	Long	Planning, Community Services, County TLMA, Parks & Recreation, BCVRPD, City of Banning, City of Calimesa
BIOLOGICAL RESOURCES				
C23	Future Development. Partner with landowners and government agencies in the sphere of influence to promote future development concepts, coordinate on open space uses, and protect existing wildlife.	Medium	Long	Planning, Community Services, County, Parks & Recreation, City of Banning, City of Calimesa
C24	Habitat Management Plan. Work collaboratively with the County to develop a Habitat Management Plan for sensitive areas in the sphere of influence, in conformance with habitat management requirements.	Medium	Long	Planning, County TLMA, RCA
ARTS + CULTURAL RESOURCES				
C25	Arts and Culture District. Update municipal code to create an arts and culture overlay to help spur catalytic projects and development.	Medium	Medium	Planning
C26	Public Art Master Plan. Develop a public art master plan to identify potential sites, partnerships, and sustainable funding mechanisms for art in the City.	Medium	Medium	Planning
C27	Wayfinding. Develop wayfinding and signage to key sites, including historic (non-archaeological) places (as allowed by law), gateways, and points of interest.	Medium	Short	Planning, Public Information, Economic Development

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STEP 1: FIND A DREAM
STEP 2: KICK OFF
REMEMBER THE DREAMS
ARE CHILLAXING
STEP 3: DREAM
FAVORITE

Chapter 9: **SAFETY**

The purpose of the Safety Element is to establish a policy framework for maintaining and improving the safety of Beaumont's residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. Public safety challenges include crime prevention and natural hazards and disasters from earthquake, fires, storms, and floods. The Safety Element also promotes education about disasters and hazards, to ensure all members of a community understand how to prepare and recover from potential disasters.

Topics covered in this chapter include seismic, flooding, and geological hazards, and hazardous waste. Crime prevention, police and fire protection, and emergency preparedness and response are also addressed within this Element.

STATUTORY REQUIREMENTS

As required by State law (Government Code Section 65302(g)), the Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. Other locally relevant safety issues, such as police services, crime prevention, emergency response, and hazardous materials spills, are also included in this Element.

RELEVANT PLANS + DOCUMENTS

LOCAL HAZARD MITIGATION PLAN

The City's Local Hazard Mitigation Plan (LHMP) was last updated in 2017. The LHMP's purpose is to identify potential City hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term damage to people and property from natural and man-made hazards. The plan identifies vulnerabilities, prioritizes mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintenance guidelines for the existing plan. Mitigation strategies included in the LHMP will serve as the implementation plan for the Safety Element. Under Assembly Bill 2140, cities may adopt their LHMP into their Safety Elements in order to ensure eligibility for potential reimbursement of post-disaster public assistance.

EMERGENCY OPERATIONS PLAN

The City of Beaumont has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS) / National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. Further, it is an extension of the State Emergency Plan. The EOP addresses the planned response to extraordinary situations associated with natural disasters and/or human caused incidents. The plan is intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between the City of Beaumont and Riverside County, special districts, and state agencies. The EOP references and is consistent with the Safety Element goals and policies.

CLIMATE ACTION PLAN

The City updated its Climate Action Plan called Sustainable Beaumont in October 2015. The Plan outlines a summary of greenhouse gas (GHG) emissions and establishes a roadmap to reduce GHG emissions and conserve energy. By using energy more efficiently and reducing emissions, Beaumont will keep dollars in the local economy, create jobs, and improve the community's quality of life and public health. Through the Sustainable Beaumont Plan, the City has established goals and policies that incorporate environmental responsibility into its daily community and municipal operations. These are coordinated with and implemented through the Safety Element General Plan goals, policies and actions.

CAL FIRE/RIVERSIDE COUNTY UNIT STRATEGIC FIRE PLAN

The California Department of Forestry and Fire Protection (CAL FIRE)/Riverside County Unit Strategic Fire Plan (Fire Plan) was updated in May 2016. The Fire Plan is a cooperative effort between the State Board of Forestry and California Department of Forestry and Fire Protection. The plan provides a road map for prevention and reduction of firefighting costs and losses to property, life, and the environment in San Jacinto Mountain communities including Beaumont. The Safety Element incorporates relevant policies from the Fire Plan.

DRAINAGE MASTER PLAN

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District's Master Drainage Plan for the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for drainage issues within the plan area. The Plan also describes the location, size, and capacity of flood control facilities that are needed for current development and anticipated growth.

SETTING THE SCENE

Public safety challenges include crime prevention and natural hazards and disasters from earthquakes, fires, storms, winds, and floods. Emergencies and natural disasters can create a variety of hazards for community members and response teams. Both natural conditions and social behaviors generate risks to individuals and properties in the community. Preparing for the disaster risk can help reduce community exposure to hazards. This section presents existing conditions relative to public safety in Beaumont.

POLICE

The City of Beaumont Police Department (BPD) currently operates with a total of 38 sworn staff members. In addition to traditional law enforcement services, the Department administers animal services, code enforcement, and a K-9 program. The Department has a long-standing and successful tradition of maintaining positive relationships with community members through effective community partnerships, such as Police Explorers and Cadets, Police Chaplains, Citizen Volunteers, and a Community-Oriented Policing and Problem Solving (COPPS) team. Community outreach events include Trunk or Treat, a Drug and Gang Awareness Workshop, and National Night Out.

The City has a three-minute response time objective. As of 2017, the BPD met this goal with average response times of three minutes for in-progress calls.

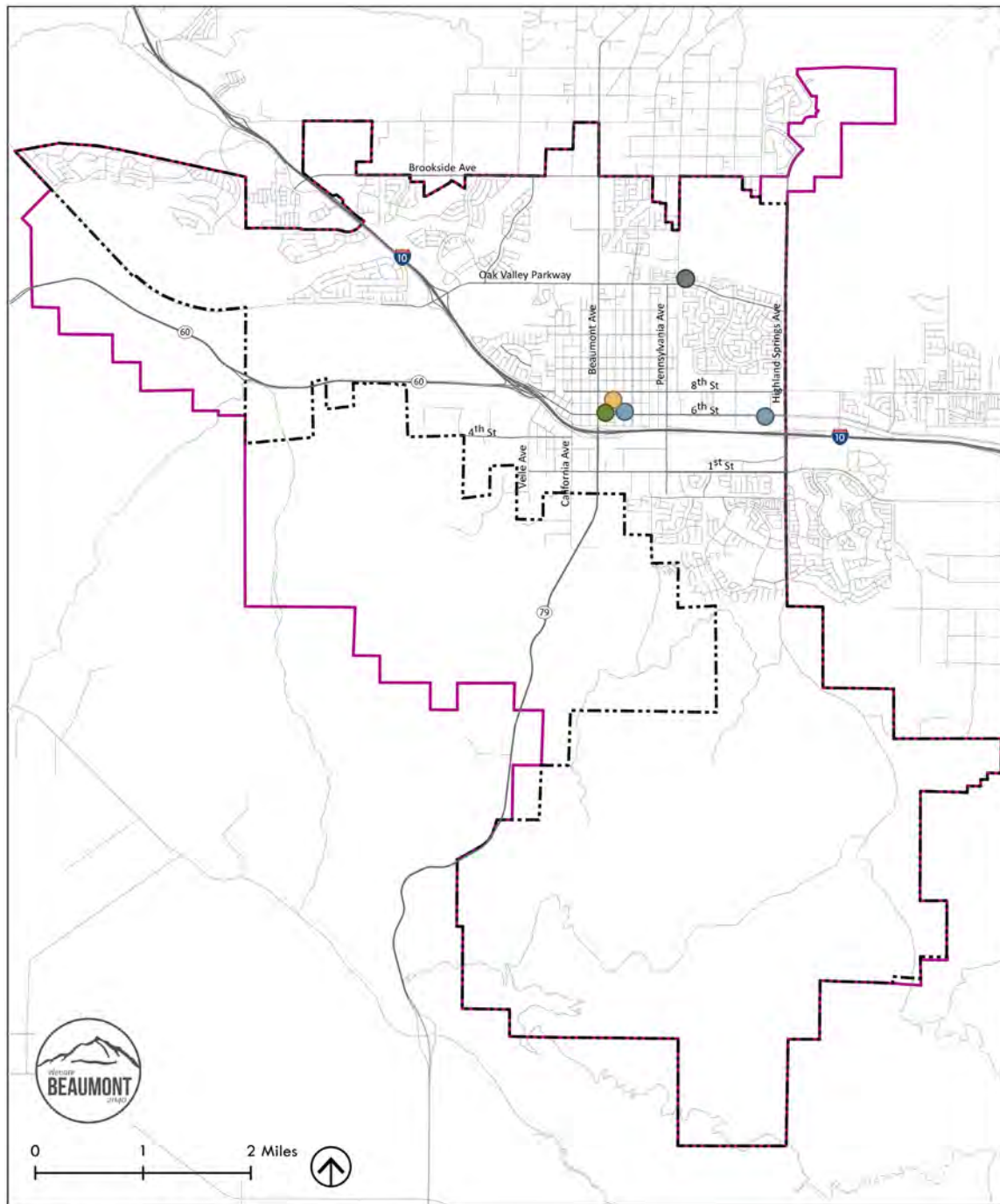
FIRE

The City of Beaumont contracts with the Riverside County Fire Department in conjunction with CAL FIRE for City-wide fire protection, emergency medical services, and fire safety education. Additionally, the U.S. Forest Service, a Federal agency, manages nearby public land in national forests and grasslands.

There are two fire stations located within the City limits. Station 66 (628 Maple Avenue) is the City's primary fire station and has access to two fire engines and 1 squad truck. Station 20 (1550 E. 6th Street) is a CAL FIRE station and operational costs are shared by the cities of Beaumont and Banning, and the County of Riverside; it has access to one fire engine. Additionally, CAL FIRE has access to seven shared engines in San Jacinto, five shared engines in Desert Hot Springs and nine shared engines in Moreno Valley. Current fire service response times in the City of Beaumont are approximately 8 to 12 minutes. The City's goal is a five-minute response time.

In addition to fire services provided by CAL FIRE / Riverside County Fire Department, the City employs a Fire Safety Specialist who oversees plan review, installation, and inspections of fire suppressant systems.

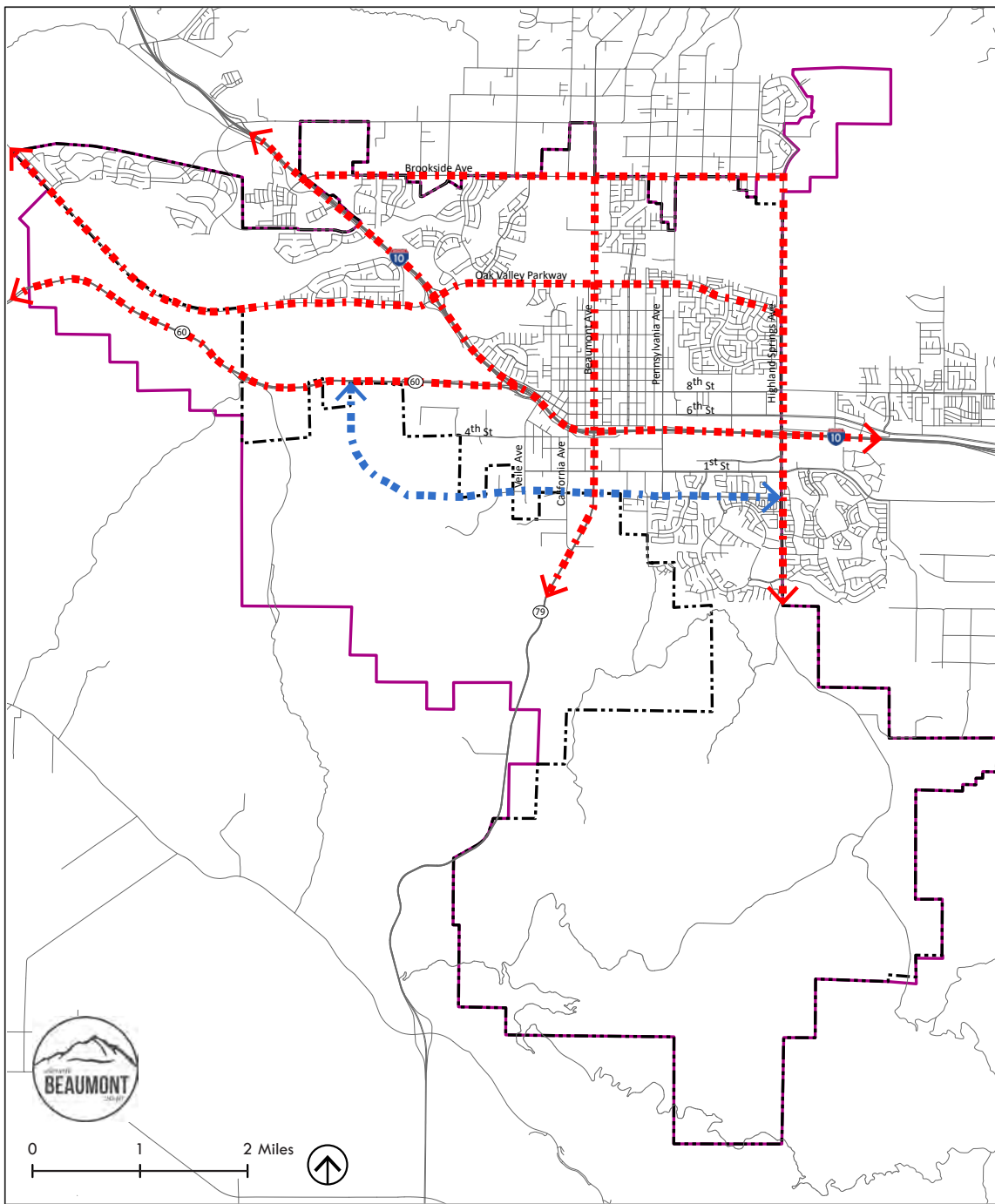
Figure 9.1 Emergency Facilities Map



EMERGENCY FACILITIES

-  City Boundary
-  Sphere of Influence
-  Beaumont Police Department
-  Beaumont City Fire Station
-  Primary Emergency Operations Center
-  Alternate Emergency Operations Center

Figure 9.2 Evacuation Routes



EVACUATION ROUTES

- City Boundary
- Sphere of Influence
- Evacuation Route
- Future Evacuation Route

EMERGENCY PREPAREDNESS¹

The City of Beaumont’s public safety personnel plan trains for responses to all types of emergency and disaster situations that could affect the health and safety of the City’s residents, visitors, and business owners. The City of Beaumont seeks to reduce loss of life and protect the environment and property from natural hazards and man-made disasters by promoting citizen awareness of and preparedness for emergency situations.

During an emergency in the City of Beaumont, operations are coordinated from the City’s Emergency Operations Center (EOC). The EOC centralizes the collection and dissemination of information about the emergency and makes policy-level decisions about response and the allocation of resources. The Primary EOC location is at the Chatigny Recreation Center (CRC) located on the northeast corner of Oak Valley Parkway and Cherry Avenue. The alternate EOC location is the Beaumont City Hall Facility located at 550 E 6th Street. The City Emergency Services Coordinator (ESC) is responsible for maintaining operations of each emergency facility; ensuring it is always ready to operate.

The City’s Emergency Services Department manages a highly effective community engagement program including facilitating a Community Emergency Response Team (CERT) training program, conducting emergency preparedness presentations for local private community organizations and service groups, and participates in the Beaumont Unified School District response program. The City also contracts with the Riverside County Fire Department for hazardous materials response and has a working relationship with the County of Riverside’s Environmental Health Agency.

EVACUATION ROUTES

Pursuant to State law, Safety Elements must indicate evacuation routes that would be used in the event of an emergency. Major evacuation routes are noted in Exhibit 9-2 and include the two freeways in the City, as well as several major roadways. The major roadways that are identified as evacuation routes include Brookside Avenue, Oak Valley Parkway, Highland Springs Avenue, and Beaumont Avenue. In addition, an interchange at Potrero Boulevard and SR-60 is under construction and an extension of Potrero eastward to connect to Highland Springs Avenue is planned. After the completion of the extension, Potrero Boulevard shall be designated as an evacuation route as well. During any future development activities, measures will be taken to maintain these roadways’ use at all times.

¹ City of Beaumont EOP, 2018

KEY ISSUES + OPPORTUNITIES

This section provides a snapshot of several key issues and opportunities related to safety, including natural and human-caused hazards. It is organized around six priority safety issues required by State law:

- Fire and wildfire hazards
- Seismic and geologic hazards
- Flooding
- Extreme weather
- Emergency preparedness
- Human-caused and other hazards

The Safety Element establishes and supports the implementation of mitigation strategies to reduce potential safety risks in the community.

FIRE HAZARDS

The City relies on the California Fire Code and Riverside County Ordinance 787, including guidance on fire prevention, safety, and evacuation. As noted in Figure 9.1, both fire stations in the City are located in Downtown Beaumont. Recent increases in residential development on the west end of town have raised concerns regarding the Fire Department’s ability to meet acceptable response times and community needs.

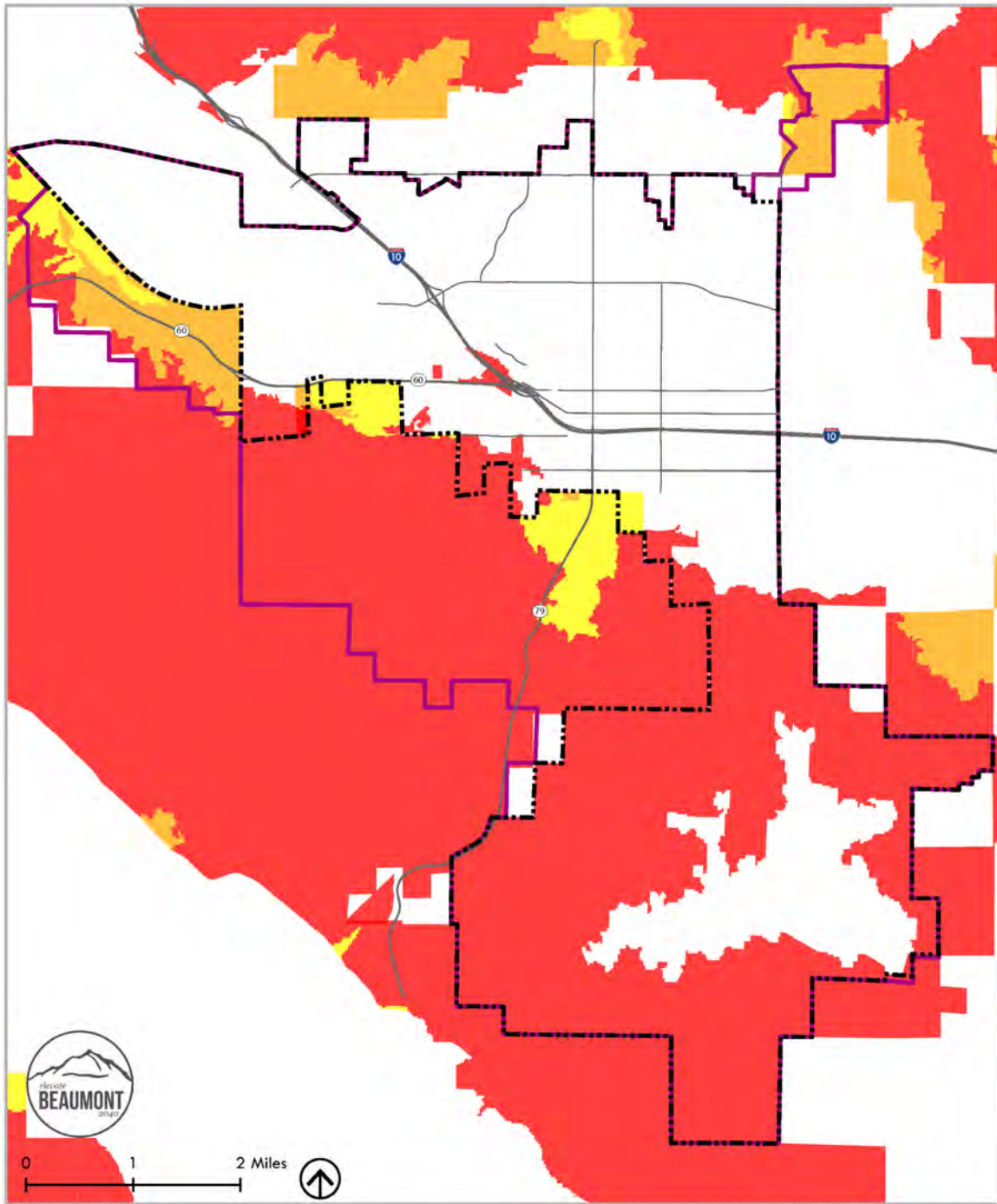
WILDFIRE HAZARDS

Fire Hazard Severity Zone Maps chart the areas across the State that are at risk for wildfires. These risk maps, drawn by CAL FIRE in 2007, are created by a computerized model that considers terrain, vegetation and the location of past fires. In Beaumont, Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) are in and near undeveloped land, both within the existing City limits and in the Sphere of Influence. High and Very High FHSZ are in the northeast portion of the City and Sphere near the San Bernardino Mountains as well as in undeveloped areas in the Potrero Reserve along State Route-79 in the southern portion of the City (See Figure 9.3). The undeveloped area within the Potrero Reserve is largely composed of shrub and grassland communities, which may provide fuel for wildfires.

Beaumont has also been identified by CAL FIRE as being located within a “wildland-urban interface”. The “wildland-urban interface” includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk. Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions.

As shown in Figure 9.4, parts of the area within the City and the Sphere of Influence that fall under the VHFHSZ are designated (developed or planned for development) for industrial, institutional, office and retail, and lower density residential uses west of SR-79. East of SR-79, planned land uses

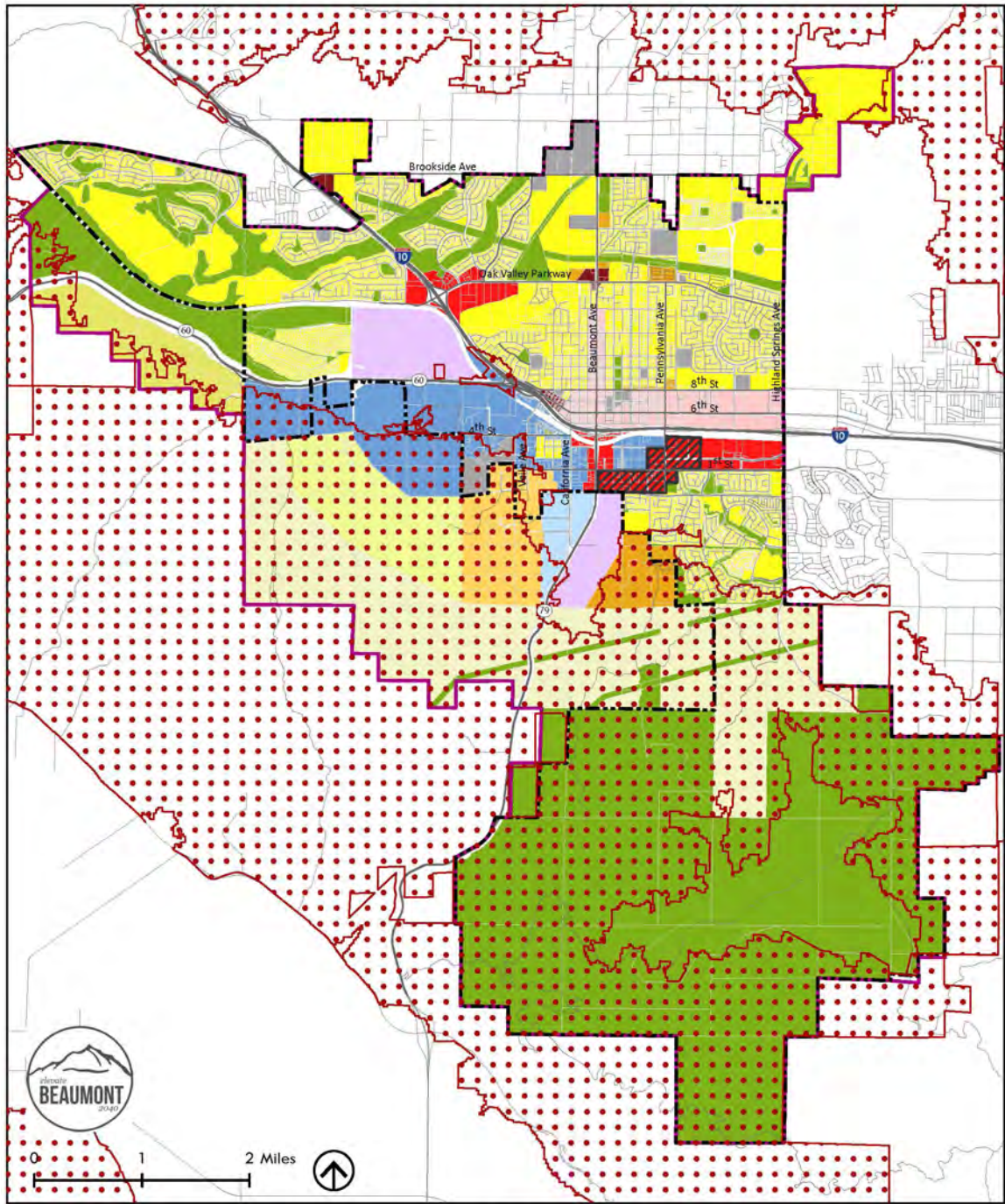
Figure 9.3 Fire Hazard Severity Zone Map



FIRE HAZARD SEVERITY ZONE

-  City Boundary
-  Sphere of Influence
-  Moderate
-  High
-  Very High

Figure 9.4 Fire Hazard Severity Zone + Planned Land Uses Map



PLANNED LAND USES IN VERY HIGH FIRE SEVERITY ZONES

- | | | | |
|------------------------------|---------------------------------------|-------------------------|---------------------|
| City Boundary | High Density Residential | Urban Village | Open Space |
| Sphere of Influence | Traditional Neighborhood | Downtown Mixed-Use | Employment District |
| TOD Overlay | Single Family Residential | General Commercial | Industrial |
| Very High Fire Severity Zone | Rural Residential (1 DU per acre) | Neighborhood Commercial | |
| | Rural Residential (1 DU per 10 acres) | Public Facilities | |
| | Rural Residential (1 DU per 40 acres) | | |

include mixed use residential and high density, multi-family residential. Any future development in these areas must mitigate wildfire risk with appropriate protections.

Climate change is expected to exacerbate drought conditions, potentially increasing the frequency and intensity of wildfires and altering the distribution and character of natural vegetation. California's Fourth Climate Change Assessment reported a projected increase in wildfire frequency Statewide by 50 percent under a high emission scenario. Across the Inland Desert region, which includes San Bernardino and Riverside Counties, weather is expected to get hotter and drier over the 21st century. An increase in wildfires will place more buildings and infrastructure at risk and can also be a significant source of air quality pollution.

SEISMIC HAZARDS

The City of Beaumont is located within a seismically active region located at the junction of the Transverse Ranges and the Peninsular Ranges. These two physiographic provinces experience continual seismic activity associated with the lateral movement of the North American and Pacific tectonic plates. The San Andreas Fault system, located northeasterly of the City, is believed to form the boundary between these two plates, although some of the seismic motion is distributed to nearby, related faults. Important faults that could affect the City in the future include the San Jacinto Fault, San Andreas Fault Zone, Banning Fault, and Beaumont Plains Fault Zone. The City of Beaumont seismic zones are identified in Figure 9.5.

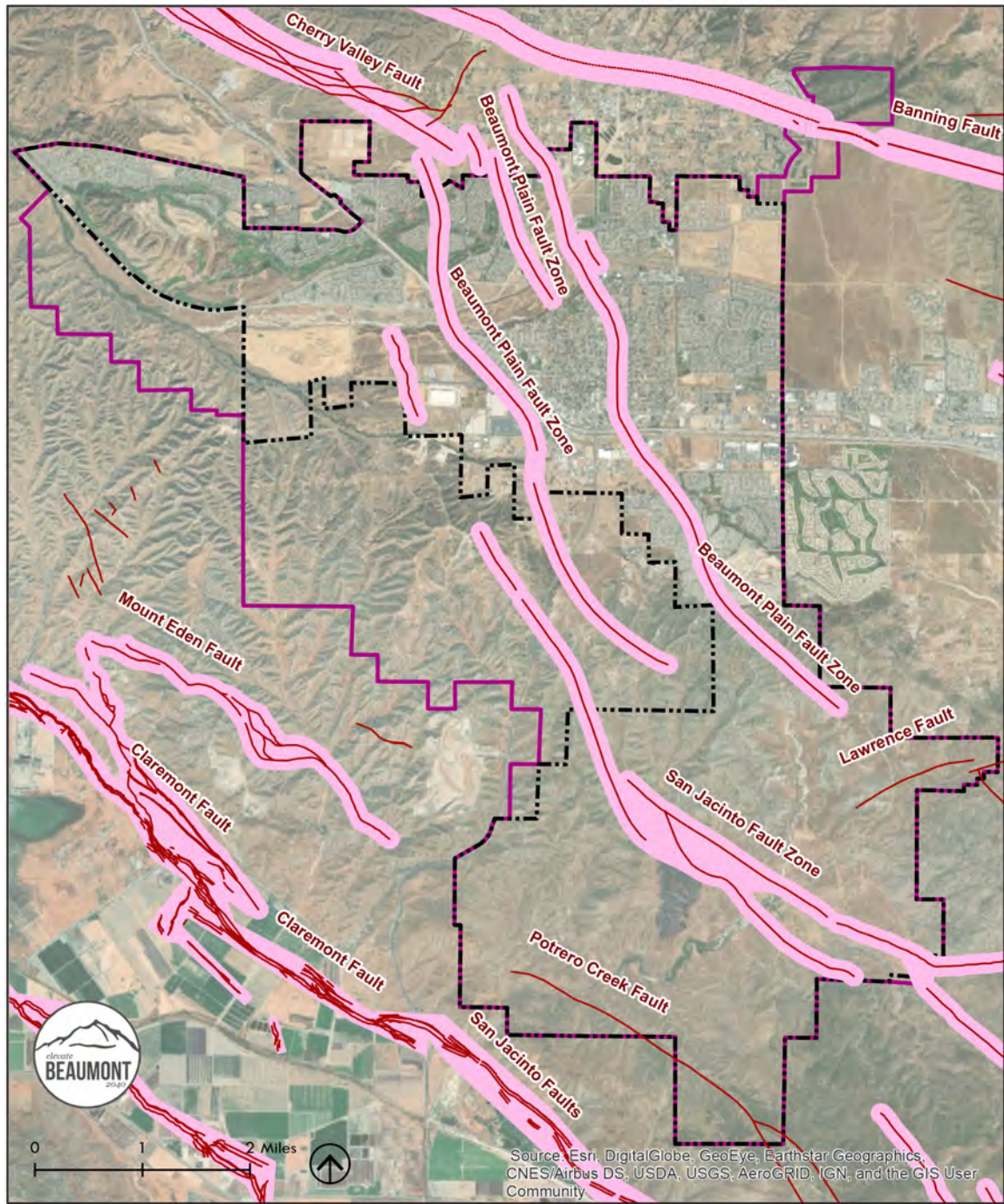
SOILS

Liquefaction is a phenomenon in which loose, water saturated, granular soils temporarily behave similarly to a fluid when subjected to high intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater, 2) low-density silty or fine sandy soils, and 3) high intensity ground motion. Areas within Riverside County susceptible to liquefaction hazards are depicted within the County of Riverside's General Plan. The City of Beaumont has areas of low and moderate liquefaction susceptibility as reflected on Figure 9.6.

Ground subsidence refers to the sudden shrinking or gradual downward settling and compaction of the soil and other surface material with little or no horizontal movement. It may be caused by a variety of human and natural activities including groundwater withdrawal and ground shaking due to earthquakes. Land subsidence and associated fissuring have been documented in some areas of Riverside County. The City of Beaumont has known areas susceptible to ground subsidence as identified on Figure 9.7. The majority of the existing City is in the low susceptibility areas, but some of the areas in the western portion of the City, where newer development is proposed, are in a moderate susceptibility area. Geotechnical analyses will be required for new development projects to ensure that buildings are designed adequately to address impacts from ground subsidence.

Expansive soils have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can occur in hillside areas, as well as low-lying alluvial basins. Although expansive soils are now routinely alleviated by following

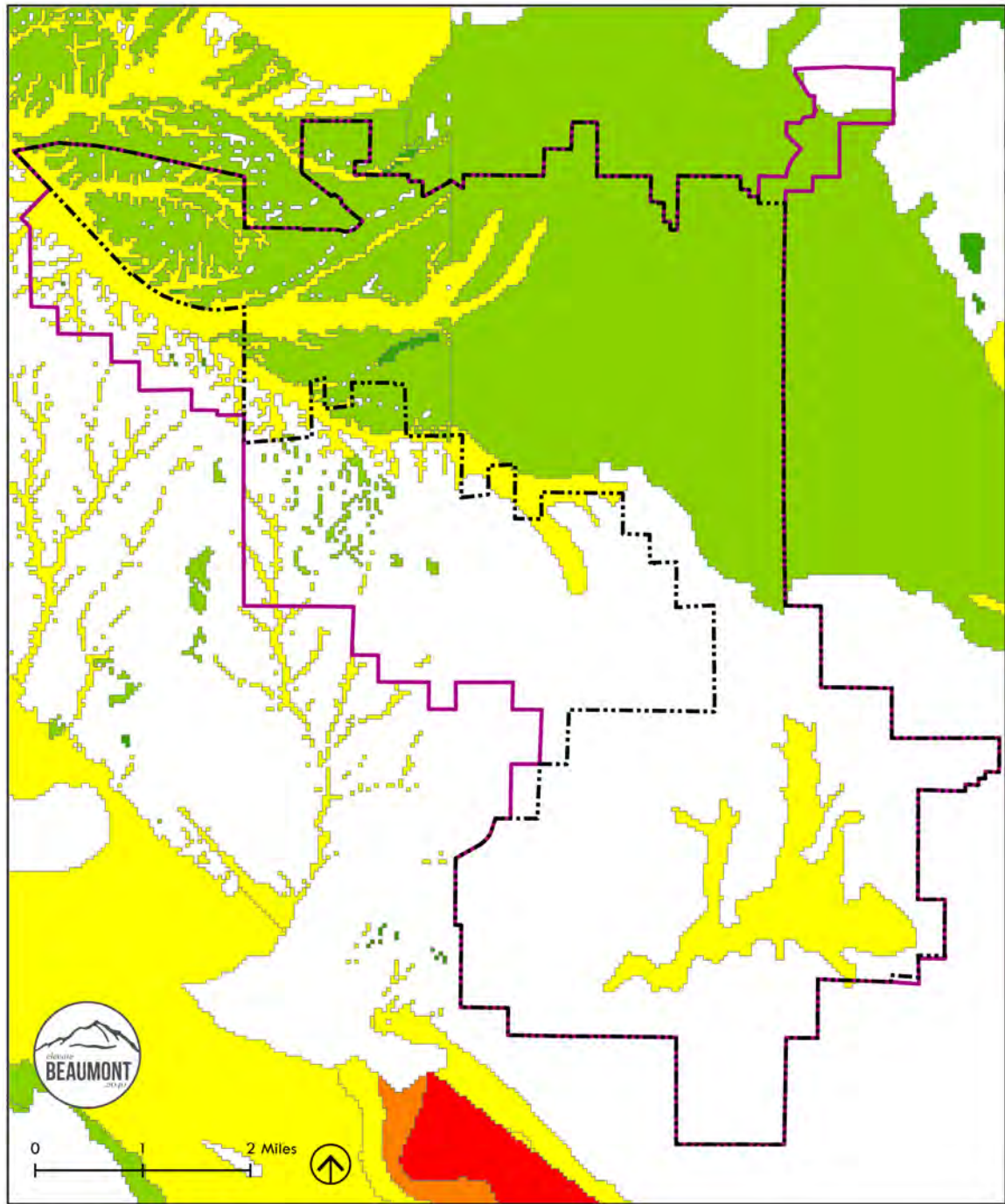
Figure 9.5 Seismic Zones



SEISMIC ZONES

- City Boundary
- Sphere of Influence
- Faults Zones
- Faults

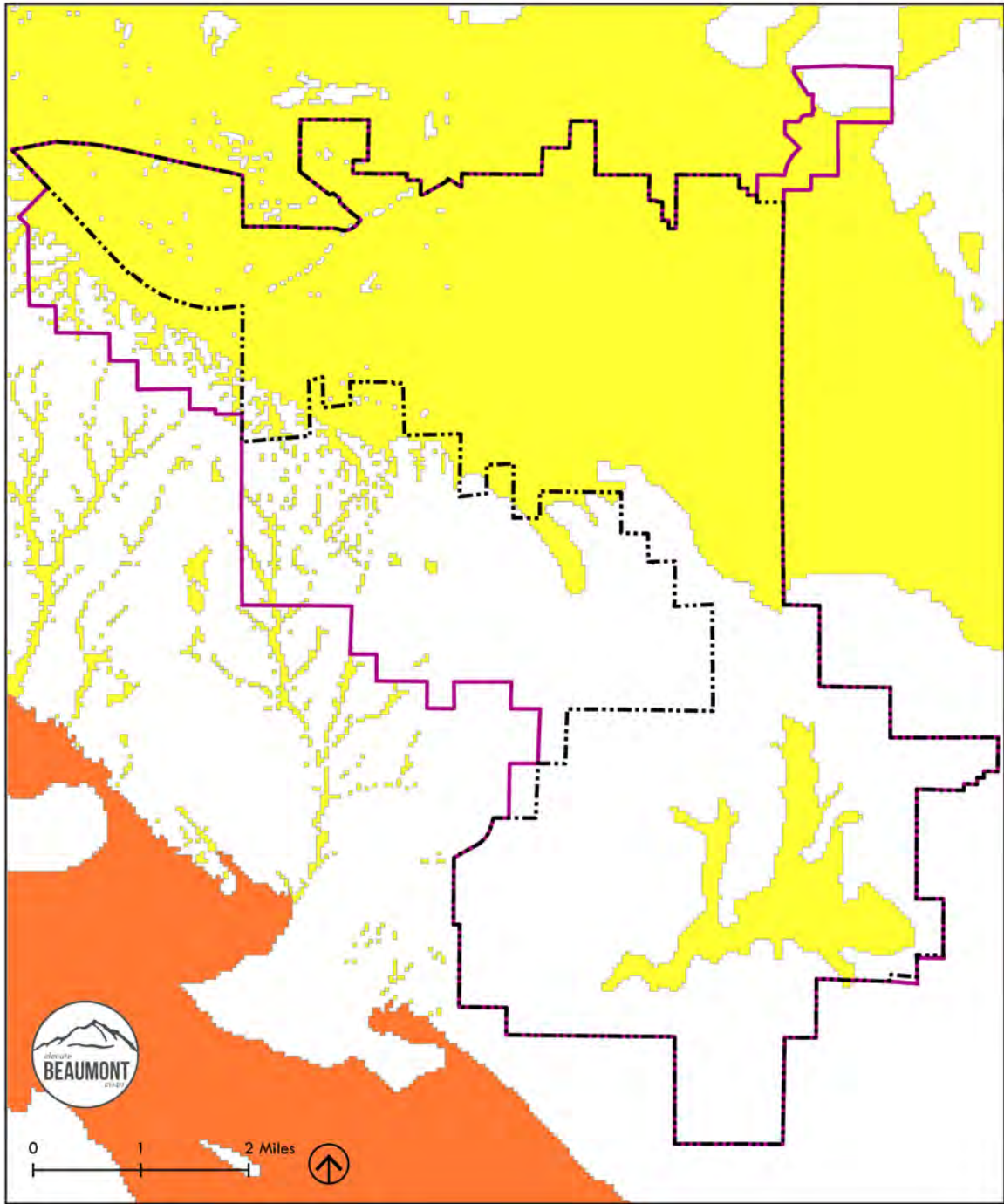
Figure 9.6 Liquefaction Areas



LIQUEFACTION SUSCEPTIBILITY

- | | | |
|---------------------|----------|-----------|
| City Boundary | Very Low | High |
| Sphere of Influence | Low | Very High |
| | Moderate | |

Figure 9.7 Ground Subsidence Areas



SUBSIDENCE SUSCEPTIBILITY

- City Boundary
- Sphere of Influence
- Active
- Susceptible

the California Building Code, problems related to past inadequate grading or site preparation practices constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation or through the excavation and removal of the expansive soils in the affected area.

TSUNAMI HAZARDS

Due to Beaumont's inland location, tsunami hazards are not a threat to the City.

FLOODING HAZARDS

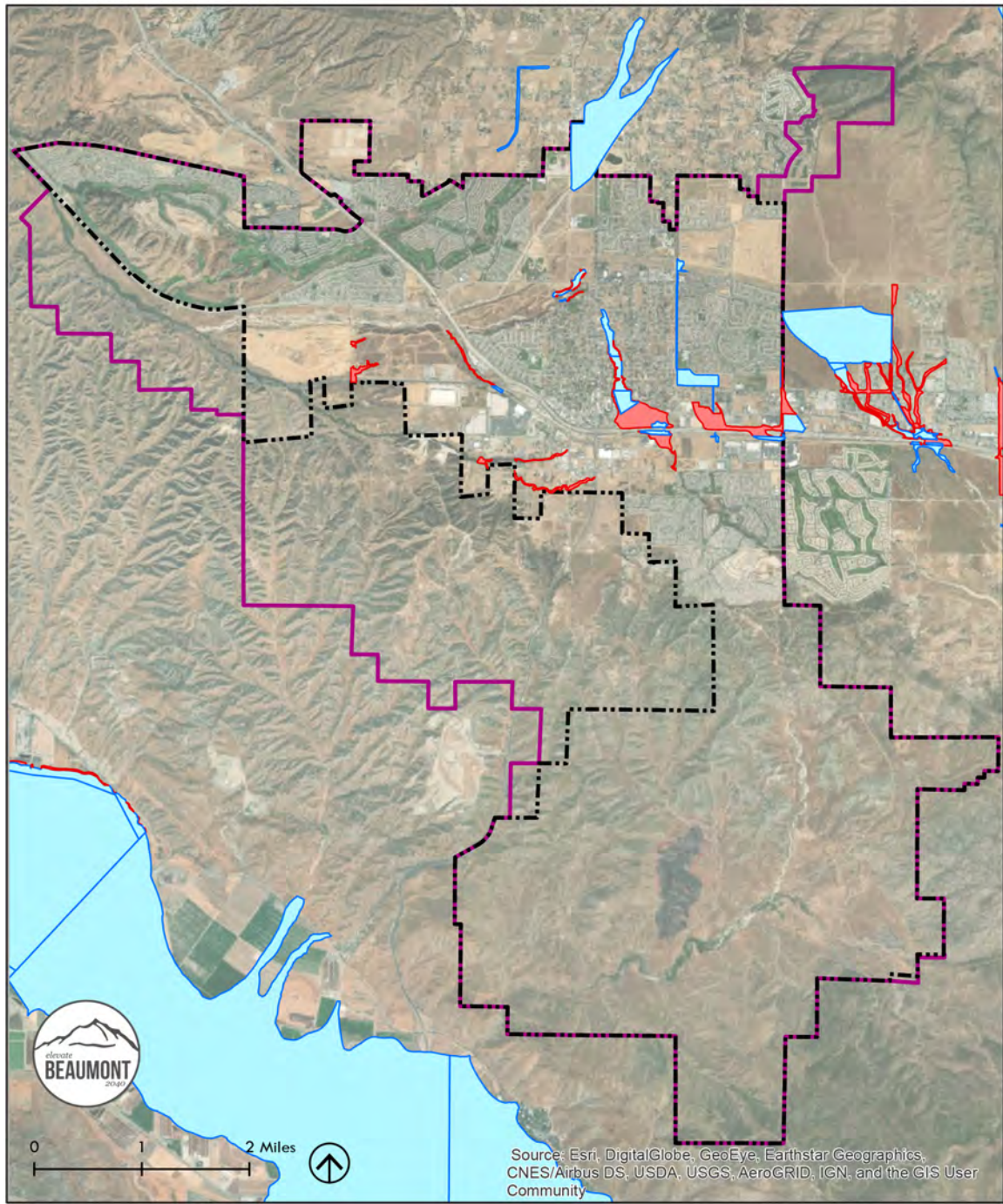
Beaumont's location at the top of the San Gorgonio Pass causes streams in and around the City to drain into three distinct drainage areas. San Timoteo Creek drains westward from San Gorgonio Pass into the Santa Ana River Basin. Two drainage areas lie west of the peak. Part of the area drains generally south into Potrero Creek that traverses the "Badlands" area to flow into the San Jacinto River, which then flows into the Santa Ana River Basin. The third drainage area drains east into Smith Creek. Smith Creek descends into the east side of San Gorgonio Pass into the Whitewater River, continuing southeast through the Coachella Valley into the Salton Sea.

Flooding within the City has historically resulted from seasonal storms. Precipitation from these storms occasionally lasts for several days, with higher rainfall amounts recorded in the nearby mountains than on the valley floor. Local winter storms may occur concurrent with strong cold fronts or deep upper level low pressure centers, and like localized summer storms, may be of high intensity with concentrated precipitation over small areas. Minor floods occasionally exceed natural channel capacities, with localized inundation of adjacent urban and agricultural areas. For the most part, these are considered nuisance drainage problems. Planned regional drainage improvements have removed significant flood hazards from most developed areas of the City. When flooding occurs, it originates from the steep mountainous area to the north of the community, which contains sparse vegetation and is relatively arid. As a result, floodwaters develop rapidly and can cause flash floods.





Severe storms also produce high water levels in flood channels (north of the City) and flooding. The northern areas that have been subject to these floods are: Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located northeast in Highland Springs. The periodic flash floods reach high velocities due to the steep terrain in the north and carry a significant amount of debris which blocks the flood channel at slope areas of 1% to 2%, causing heavy deposition. When this occurs, debris blocks flood control channels, particularly where they cross under freeways, resulting in significant flooding in the vacant land areas within the City's Sphere of Influence. According to the most recent FEMA maps, the portions of the planning area located in a 100-year flood zone are found in the Old Town area, along Cherry Avenue, and along a portion of Highland Springs Avenue. Figure 9.8 illustrates the 100-year and 500-year flood zones within the City.

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District

Figure 9.8 Flood Hazards Map



FLOOD HAZARDS

-  City Boundary
-  1% Annual Chance Flood Hazard
-  Sphere of Influence
-  0.2% Annual Chance Flood Hazard

has several flood control facilities currently within the City, including, underground storm drains, open channels, retention basins, debris basins, spreading grounds, and culverts. The District’s Master Drainage Plan for the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for drainage issues within the plan area. The Plan also describes the location, size and capacity of flood control facilities that are needed for current development and anticipated growth.

HIGH WIND HAZARDS

High winds are common in the Pass Area and in Beaumont. Beaumont is considered an extreme wind area and a combination of unfavorable conditions can make it deadly for citizens and firefighters. High winds can be hazardous and result in property damage or risk to residents.

High winds in the City are influenced by the City’s proximity to the San Gorgonio Pass, which is one of the windiest places in southern California. The prevailing winds are from the west in spring, summer, and early fall. During summer thunderstorms, the winds will sometimes be from the southeast. The westerly winds that blow through the far eastern portion of the Pass are a function of the marine air layer, which develops over Coastal Southern California. When this layer attains a thickness of over 3,000 feet, a condition associated with spring and early summer, it pours cool air through the San Gorgonio Pass and into the Coachella Valley, causing high winds.

Potentially hazardous conditions exist in open, sparsely developed areas. Such hazards can be placed in three major categories: 1) damage directly from the wind (e.g., falling trees or limbs, damaged power lines, and roofs), 2) blowing sand and dust, and 3) soil erosion.

EROSION

Beaumont is located within a moderate wind erodibility susceptibility area, as noted in the County of Riverside General Plan (2015).² Erosion is a normal geologic process whereby earth materials are loosened, worn away, decomposed, or dissolved and are removed from one place and transported to another. The hazard of erosion is also increased when vegetation is removed and the soil surface is disturbed and left barren. The City of Beaumont and the Sphere of Influence face exposure to potential erosion hazards due to wind, although the large number of trees and windbreaks in developed portions of Beaumont greatly reduce the adverse impacts of wind.

Blowing sand and dust, and soil erosion are most likely to be significant during a change from open space to other land uses, as well as when agricultural land is exposed down to bare soil. At such times, plowing or grading operations, if not properly controlled, expose soils and create wind erosion hazards. As such, this Element includes policies aimed at mitigating dangers posed by high winds and soil erosion, especially during construction.

² *The County of Riverside General Plan can be found here: <https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>*

CLIMATE CHANGE + EXTREME WEATHER

Climate change describes the long-term shift in global and regional weather patterns. This includes changes in average annual temperatures, timing and amount of local precipitation, frequency and intensity of extreme weather events, sea level changes, and other aspects of weather. In California, climate change is expected to account for the loss of at least 48 percent of the Sierra snowpack by 2050.³ The snowpack provides natural water storage for the State. The San Geronio Pass Water Agency is the primary importer of water to the region. The major imported water facility which provides water to the region is the California Aqueduct East Branch Extension (EBX).

Additionally, two-thirds of California's native flora will experience a greater than 80 percent reduction in suitable climate range within a century. Depending on the extent of these changes, climate change may result in significant social, economic, and environmental consequences for residents and businesses.

TEMPERATURE

Since the early 20th century, average surface temperature worldwide has risen at an average rate of 0.15°F per decade (1.5°F per century). Average surface temperatures across the lower 48 states have risen at an average rate of 0.14°F per decade (1.4°F per century). In the US, average surface temperatures have risen more quickly since the late 1970s (0.36 to 0.55°F per decade), with seven of the top ten warmest years on record occurring since 1998.

For California, the average annual temperature is expected to rise 1.8°F to 5.4°F by 2050 and 3.6°F to 9°F by the end of the century. For the Beaumont area, scientists expect average temperatures to increase between 3.7°F and 6.7°F. These long-term temperature increases will be experienced along with short-term variation (daily, annual, and multi-year) in temperature related to earth system changes, such as El Niño, La Niña, or volcanic eruptions. As a result, temperatures for a single day or year may be higher or lower than the long-term average.

EXTREME HEAT EVENTS

Beaumont is likely to see a significant increase in the number of days when temperature exceeds the extreme heat threshold of 101°F. Between 1950 and 2011, the average number of extreme heat days was four. Under the lower emissions scenario by 2050, the number of extreme heat days could increase to more than 30 per year, and more than 50 per year in the high emissions scenario. Extreme heat events will impact agriculture, public health, and could lead to more heat-related deaths, especially for vulnerable populations.

3 California Department of Water Resources. 2019. Available from: <https://water.ca.gov/Programs/All-Programs/Climate-Change-Program/Climate-Change-and-Water>

PRECIPITATION

Research suggests that in California, climate change is likely to decrease annual precipitation amounts by more than 15 percent by the end of the 21st century. In Beaumont, precipitation is expected to decline over the next century, falling from around 16.2 inches per year to approximately 14.8 inches per year. Seasonal precipitation will change more significantly with March and April receiving less rainfall than in the past. As a result of the seasonal change, Beaumont will likely experience longer periods of drought, as the summer dry season starts earlier in the spring and extends later into the fall.

VULNERABLE POPULATIONS

The impacts of climate change present serious health risks to California’s most vulnerable populations, particularly extreme heat events. The effects of extreme heat on human health are well-documented. Increased temperature or extreme heat days can increase heat-related mortality, cardiovascular-related mortality, respiratory mortality, and heart attacks, while increasing hospital admissions and emergency room visits. Extreme heat can also affect a person’s ability to thermo-regulate, causing heat stress and even death. Exposure to extreme heat during pregnancy is related to lower birth weight, especially in the second and third trimesters.

A number of factors contribute to the vulnerability of an individual to extreme heat. Internal factors include age (over 65 and infants and children) and medical conditions (e.g., cardiovascular disease, diabetes, and mental illness). This presents an increasing risk to Beaumont, which has a large aging population, 67% of residents are over age 50, and under age 5 population (12%), which continues to grow as more young children and families move to Beaumont. External factors also contribute to climate change vulnerability, such as homelessness, poverty, and environment, particularly for populations living in close proximity to the freeway, areas with low tree canopy, and lack of access to resources, like air conditioning or a vehicle. Because climate change impacts are closely intertwined with vulnerable populations and inequities, climate adaptation planning presents a unique opportunity to address some of the external factors that contribute to climate change vulnerability, which are also root causes of inequity. Addressing these underlying causes can help increase resilience for all Beaumont community members.



Snow in Beaumont adds to extreme weather events.

ADAPTATION + RESILIENCE

Climate change will impact the health of residents. Certain populations such as older adults, young children and infants, pregnant women, and people with chronic illnesses are more susceptible to health impacts. Lower-income communities and communities of color are also more susceptible to the effects of extreme heat due to existing social inequities. In Riverside County, extreme heat, poor air quality, regional drought, vector-borne disease, among other climate hazards are anticipated to negatively affect human health, health behaviors, and the socioeconomic factors that influence health outcomes.

URBAN FOREST

Urban tree canopy, green streets, and parks are all part of the infrastructure that supports an urban forest. In addition to providing shade, cleaning the air, energy savings, and reducing stormwater pollution, urban forests are beneficial to physical and mental health. Urban forests contribute to a healthier, more livable, and prosperous community. In addition to providing shade to a home, urban forest can also have a positive effect on property value. The City has articulated goals to preserve, protect and increase its urban forest.

Oak trees are a valuable asset in the city, but can be negatively impacted by land uses, invasive species, and vegetation changes. The longevity and slow reproductive rates of oaks make them particularly susceptible to the effects of climate change. Oak trees within unincorporated areas of Riverside County are protected by the County Tree Management Guidelines, County General Plan, and Tree Removal Ordinance. As a part of this General Plan, the City is adopting policies to protect Oak trees within the City limits. (see Land Use + Community Design Element)

Lower-income areas and communities of color are more likely to live in urban areas lacking enough park space or tree canopy coverage, and are therefore, more prone to suffer from urban heat island effect, which increases the magnitude of extreme heat events.



Street tree canopy on Edgar Avenue in Beaumont.

GOALS + POLICIES

The following section includes goals and policies for the Safety Element. Goals and policies are followed by implementation actions.

CRIME PREVENTION

Goal 9.1: A City with a high standard of law enforcement services that has a focus on community-based crime prevention.

Policies:

- 9.1.1** Maintain sufficient levels of City law enforcement services and facilities to support existing residents and future growth. Coordinate with the Riverside County Sheriff in its efforts to provide adequate law enforcement services within the City’s Sphere of Influence.
- 9.1.2** Strive to improve service delivery and efficiency of the Beaumont Police Department.
- 9.1.3** Coordinate with local, State, and Federal law enforcement agencies in crime prevention efforts.
- 9.1.4** Continue to foster positive, peaceful, mutually supportive relationships between Beaumont residents and the police. Encourage increased community involvement and activities, such as block parties, to reduce criminal activity.
- 9.1.5** Coordinate with local partners to encourage community-based crime prevention efforts.
- 9.1.6** Promote after school, volunteer, and Business and Neighborhood Watch programs, and other innovative programs to help maintain a safe environment.
- 9.1.7** Encourage development and operation of community and recreational facilities as a preemptive strategy to reduce youth-related crime. Expand opportunities for positive law enforcement and youth interaction.

Goal 9.2: A City with improved community safety and reduced opportunities for criminal activity through appropriate physical design.

Policies:

- 9.2.1** Implement Crime Prevention Through Environmental Design (CPTED) principles with:
 - Site design techniques that maximize natural surveillance and reduce the potential for criminal activity.
 - Policies and regulations that encourage a mixture of compatible land uses to promote visibility and higher levels of activity and increase the safety of public use areas and of pedestrian travel.
 - Improve lighting and nighttime security across all City neighborhoods, especially in existing or potential crime problem areas.
 - Involve the City’s Police Department in the development review process for evaluation of building and site plan vulnerabilities to criminal activities, especially for public areas within developments.

DISASTER PREPAREDNESS

Goal 9.3: A City that provides effective emergency response following a natural or human-caused disaster.

Policies:

- 9.3.1** Ensure that the City’s Emergency Operations Plan is regularly updated to be compatible with Federal, State and local emergency requirements and latest FEMA Best Practices.
- 9.3.2** Continue to partner with local emergency management organizations to implement coordinated emergency response planning.
- 9.3.3** Continue to educate City staff, residents, and businesses regarding appropriate actions to take during an emergency.
- 9.3.4** Promote community-based, emergency preparedness programs and disaster education awareness, including the City’s annual emergency system training.
- 9.3.5** Support the existing Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.
- 9.3.6** Maintain emergency procedures for the evacuation and control of population in identified flood hazard areas in accordance with Section 8589.5 of the California Government Code.

Goal 9.4: A City that is protected from the effects of natural and man-made disasters.

Policies:

- 9.4.1** Continue coordinated review of development proposals with the Police Department and Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new development planned or proposed in the City and City’s Sphere of Influence.
- 9.4.2** Conduct a community risk assessment or hazard profile in partnership with fire crews, community members, and city staff to identify specific target hazards, including critical facilities, community assets, and historical buildings.
- 9.4.3** Maintain adequate levels of staffing for fire protection and emergency services by:
 - Retention of current staffing positions,
 - Forecast of future demand, and
 - Provision of additional staff, equipment and technology acquisition, and facilities when fiscally appropriate and needed.
- 9.4.4** Ensure that backup power is maintained in critical facilities across the City.
- 9.4.5** Require new development to provide access roads that allow both safe and efficient access of emergency equipment and community evacuation.
- 9.4.6** Restrict new development in areas where adequate access cannot be achieved, unless remedies are proposed that alleviate the constraints.
- 9.4.7** Develop a fire service standards study, including identification of existing and future

needs and recommendations to address challenges posed by Beaumont’s topography, vegetative hazards, road network, extent of fire emergency, and safety personnel capacity.

FIRE AND WILDFIRE

Goal 9.5: A City with enhanced fire and emergency response services.

Policies:

- 9.5.1** Ensure that the locations of new and existing fire protection facilities provide a consistent level of service across the City. Fund and support new fire stations, personnel, and equipment as needed to meet NFPA and County Fire response standards. Partner with CAL FIRE to establish minimum staffing levels for each fire company or each duty shift.
- 9.5.2** Increase Fire Department resources and facilities to the western portion of Beaumont to decrease current response times to the targeted response time of five minutes.
- 9.5.3** Provide an adequate level of paramedic service for emergency medical aid for patients.
- 9.5.4** Continue code enforcement efforts to reduce fire hazards associated with older buildings.
- 9.5.5** Coordinate with the Beaumont-Cherry Valley Water District to ensure that water pressure for existing and future developed areas is adequate for firefighting purposes.
- 9.5.6** Provide fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.
- 9.5.7** Continue to provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.
- 9.5.8** Continue to support and promote the Riverside County Fire and CAL FIRE Ready Set Go program.
- 9.5.9** Coordinate with CAL FIRE, Riverside County Fire Department, and other agencies to provide emergency services training for residents and City staff, and promote fire prevention programs, including raising awareness about fire safe landscaping and buffer zones in areas of wildfire risk.

Goal 9.6: A City that protects human life, land, and property from the effects of wildland fire hazards.

Policies:

- 9.6.1** Inventory and assign risk levels for wildfire hazards to assist in regulating the allowable type, density, location, and/or design and construction of new developments, both public and private.
- 9.6.2** Update development standards to meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
- 9.6.3** Ensure that development in Very High Fire Hazard Severity Zones minimizes the risks

of wildfire through planning and design of structures in accordance with the California Building Code Chapter 7A. Ensure adequate provisions for vegetation management, emergency access, and firefighting.

- 9.6.4** Require new development in the High and Very High Fire Hazard Severity Zones to develop a fire protection and evacuation plan and ensure that the plan includes adequate fire access to new development.
- 9.6.5** Prohibit new public or critical facilities in Very High Fire Hazard Severity Zones, except when other options do not exist.
- 9.6.6** Require property owners to clear brush and high fuel vegetation and maintain fire-safe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush distance is up to 200 feet from structures up to their property line.
- 9.6.7** Continue to enforce the weed abatement ordinance to mitigate potential fire hazard risks.
- 9.6.8** Require that developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation) to reduce the threat of wildfires. Fuel modification areas shall be located within the project site and shall be clearly delineated on grading plans.
- 9.6.9** Ensure that re-development after a large fire complies with the requirements for construction in the High and Very High Fire Hazard Severity Zones for fire safety.
- 9.6.10** Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.

SEISMIC SAFETY

Goal 9.7: A City that protects safety of human life, land, and property from the effects of earthquakes and geotechnical hazards.

Policies:

- 9.7.1** As new versions of the California Building Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes that contain the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity.
- 9.7.2** Require that all development projects within designated Alquist-Priolo Earthquake Fault Zones are accompanied by appropriate geotechnical analysis.
- 9.7.3** Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- 9.7.4** Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps establishing affected parcels within the City boundaries and the Sphere of Influence.
- 9.7.5** Ensure that Building and Safety agencies include thorough plan checks and inspections

of structures vulnerable to seismic activity, fire risk, and flood hazards. Additionally, recommend the periodic observation of construction by design professionals.

- 9.7.6** Promote greater public awareness of existing state incentive programs for earthquake retrofit, such as Earthquake Brace and Bolt, to help property owners make their homes more earthquake safe.

FLOODING

Goal 9.8: A City with reduced potential flood hazards.

Policies:

- 9.8.1** In coordination with the Public Works Department, annually review the City's Land Use and Flood Hazard Maps to ensure that they accurately reflect areas recognized by FEMA as being subject to flooding.
- 9.8.2** Restrict development in Flood Hazard Areas.
- 9.8.3** Work closely with Federal and regional partners to perform timely reviews of potential flood hazards and identify mitigation strategies.
- 9.8.4** Require all new developments to mitigate potential flooding that may result from development, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.
- 9.8.5** Limit future development of critical facilities including, but not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities within the boundaries of the 100-year flood plain.
- 9.8.6** Encourage critical facilities to implement feasible design mitigation measures that ensure the building will not flood during a 100-year flood event to greatest extent practical.
- 9.8.7** Support regional efforts to control and mitigate existing potential flood related problems.
- 9.8.8** Evaluate the feasibility of expanded joint-use of open space lands and utility easements for flood control.
- 9.8.9** Encourage property owners and residents to purchase flood insurance for areas outside of the FEMA-mapped 100-year flood zones, especially in areas that have experienced flooding in the past.

HIGH WINDS

Goal 9.9: A City that promotes preparedness related to the adverse effects of high winds common in the Pass area.

Policies:

- 9.9.1** Consider potential risk posed by high winds in the City in the review of new development applications including those for signs.
- 9.9.2** Require implementation of best practices for dust control at all excavation and grading projects.

- 9.9.3** Prohibit excavation and grading during high wind conditions, defined as instantaneous wind speeds that exceed 25 miles per hour by South Coast AQMD.
- 9.9.4** Continuously monitor multi-hazard threats during high wind and associated wildfire conditions. Allocate appropriate firefighting and emergency personnel resources to effectively respond to multi-hazard threats.

CLIMATE CHANGE

Goal 9.10: A City that is prepared for the potential impacts of climate change.

Policies:

- 9.10.1** Establish partnerships with Federal, State, regional, and local agencies to cooperate and better understand regional impacts of climate change and develop multijurisdictional solutions.
- 9.10.2** Encourage new development and redesign of existing buildings to take steps to reduce the impacts of extreme heat events, including:
- Design buildings to use less mechanical heating and cooling through use of passive solar techniques.
 - Support and incentivize, as feasible, energy efficiency and weatherization programs.
 - Protect and expand the City's urban tree canopy to provide shade, increase carbon sequestration, and purify the air.
 - Provide shade structures in public parks, outdoor playgrounds, and bus shelters.
- 9.10.3** Require enhanced water conservation measures in new development and redesign of existing buildings to address the possibility of constrained future water supplies, including:
- Compliance with existing landscape water conservation ordinance (Chapter 17.06 of the Municipal Code).
 - Use of water conservation measures in new development beyond current requirements.
 - Installation of recycled water use and graywater systems.
- 9.10.4** Continue to work with the Riverside University Health Services Department and County of Riverside Emergency Management Department to establish public outreach programs (through social media and websites) to distribute information on climate change impacts on vulnerable populations including actions they can take to reduce exposure to unhealthy conditions.
- 9.10.5** Prioritize programs that ensure the benefits of climate action programs are fairly distributed and prioritized to those most in need, particularly populations most likely to be impacted by climate change.
- 9.10.6** Pursue climate change grant funding opportunities for expanding education programs and funding necessary retrofits.

- 9.10.7** Establish ordinances that require critical facilities, such as schools, hospitals, and cooling centers, to provide redundant backup systems including generator power, solar, and wind turbine power sources.

HAZARDOUS MATERIALS

Goal 9.11: A City with minimized risk associated with hazardous materials.

Policies:

- 9.11.1** Require all users, generators, and transporters of hazardous materials and wastes to provide and maintain an updated inventory of hazardous waste and materials, associated handling procedures, and clean up response plans.
- 9.11.2** Require an assessment of hazardous materials use as part of environmental review and/or include approval of the development of a hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.
- 9.11.3** Work with responsible Federal, State, and County agencies to effectively regulate the management, disposal, and appropriate remediation for accidental spills of hazardous materials and hazardous waste.
- 9.11.4** Work with responsible Federal, State, and County agencies to prepare contingency plans for potential accidental spills of hazardous materials along the major transportation freeways, roadways and rail corridors that transect the City.
- 9.11.5** Prohibit placement of proposed new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses (such as homes, schools, child-care centers, nursing homes, senior housing, etc.), that may be adversely affected by such activities.
- 9.11.6** Establish clear policies and procedures in the event of a hazardous contamination. Recommend and offer trainings to private sector companies.
- 9.11.7** Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites within Potrero Reserve and elsewhere in the City.
- 9.11.8** Adopt ordinances that reduce the level of risk from hazardous materials, hazardous waste, infectious waste, and radioactive materials to the public, industries, and businesses.
- 9.11.9** Promote proper hazardous waste disposal by hosting regular bi-annual or quarterly collection events.

IMPLEMENTATION

Table 9.1 Safety Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
CRIME PREVENTION				
S1	Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.	High	Short	Beaumont Police
S2	Crime Prevention Design. Update municipal code to ensure that site design and planning techniques that reduce the potential for criminal activity (e.g., CPTED) are included.	Medium	Medium	Planning, Beaumont Police
S3	Safety Taskforce. Establish a safety task force that meets with staff from the Riverside County Sheriff, police department, and other law enforcement agencies to coordinate crime prevention strategies in the City and within the Sphere of Influence.	Medium	Medium	Beaumont Police
S4	Community and Recreational Programs. Establish/expand community and after-school programming for at-risk youth.	Medium	Long	Community Services, Police, Parks & Recreation, BUSD
S5	Budget Review. Coordinate a periodic review with the Police Department and the Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new planned or proposed development.	Medium	Medium	Planning, Beaumont Police, CAL FIRE
S6	Lighting Study. Assess existing lighting needs in the city, including areas that need improved lighting or potential crime prone areas.	Medium	Medium	Public Works, Community Services
DISASTER PREPAREDNESS				
S7	Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.	High	Medium	Beaumont Police, CAL FIRE, Public Works
S8	Climate Change Risk Assessment. Conduct a climate change risk assessment to identify potential risks and vulnerable populations. Prioritize programs and funding for populations most likely to be impacted by climate change, in accordance with SB379.	High	Medium	Planning, Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S9	Safety Information Campaign. Develop an information program to familiarize citizens with seismic risk and to develop seismic awareness. Develop an educational campaign for residents and business owners to learn what to do during an earthquake and how to better prepare for an earthquake.	Medium	Medium	CAL FIRE, Beaumont Police
S10	Community Preparedness Toolkit. Adopt a local Community Preparedness Toolkit that can be used to prepare for disasters, including fires, earthquakes, and extreme heat events.	Medium	Medium	CAL FIRE, Beaumont Police
S11	Maintenance Fund. Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.	Medium	Medium	CAL FIRE, Beaumont Police, Community Services
FIRE AND WILDFIRE				
S12	Fire Hazard Risk Assessment. Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.	High	Medium	CAL FIRE
S13	Municipal Code Updates. Update municipal code to require that <ul style="list-style-type: none"> • new public facilities are located outside of Very High Fire Hazard Severity Zones, when feasible. • developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation). • development in High and Very High Fire Hazard Severity Zones prepares a fire protection and evaluation plan. • new development provides emergency access (i.e., two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire. • all existing and new homes and businesses have visible street addressing and signage 	High	Short-Medium	Public Works, CAL FIRE, Building and Safety

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S14	Fire Suppression Guidelines. Develop fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.	High	Medium	CAL FIRE
S15	Buffer Zone. Define a protected buffer zone that separates wildlands from vulnerable development to mitigate the risk of potential wildfires.	High	Medium	CAL FIRE
S16	Water Assessment. Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.	High	Short	CAL FIRE, BCVWD
SEISMIC SAFETY				
S17	California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.	High	Medium	Public Works, Building & Safety
S18	Earthquake Hazard Reduction Ordinance. Update municipal code to require strengthening of existing wood-frame buildings with soft, weak, or open-front wall lines in housing constructed before 1980.	Medium	Medium	Building and Safety
S19	Code Enforcement. Continue the code enforcement program, including identification of pre-1933 structures of large scale or occupied by large numbers of people, and require correction or demolition of structures found to be dangerous.	High	Medium	Police, Building & Safety, Code Enforcement
S20	Seismic Retrofit Incentive Program. Develop a retrofit incentive program to help reduce earthquake hazards, focused on existing public facilities as well as existing multifamily housing constructed prior to 1980.	Medium	Medium	Building and Safety
S21	Geologic Instability Mitigation. Update municipal code to adopt regulatory techniques to mitigate public safety hazards, and if necessary, prohibit development where geologic instability is identified.	High	Medium	Building and Safety, Public Works
FLOOD CONTROL				
S22	Flood Control Maps. Regularly update City's maps to reflect latest FEMA designations.	High	Short	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S23	<p>Update Municipal Code. Update municipal code to require:</p> <ul style="list-style-type: none"> on site stormwater runoff retention limit stormwater runoff impacts on adjacent properties 	High	Short	Public Works
HIGH WINDS				
S24	<p>Design Review. Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.</p>	Medium	Medium	Building and Safety
S25	<p>Dust Control. Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.</p>	Short	Medium	Building and Safety, Public Works
CLIMATE CHANGE				
S26	<p>Cooling Centers. Establish cooling centers to reduce Beaumont residents' vulnerability to extreme heat events and severe storms.</p>	High	Short	Community Services
S27	<p>Critical Facilities. Upgrade building code to require critical facilities to operate on micro-grids, including generator power, solar, and wind turbine power sources.</p>	Medium	Medium	Public Works, Building & Safety
S28	<p>Water Conservation. Review Chapter 17.06 of the Municipal Code to consider adding additional water conservation measures.</p>	High	Medium	Public Works, Planning
HAZARDOUS MATERIALS				
S29	<p>Remediation Strategies. Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials</p>	High	Medium	Department of Toxic Substances Control, Public Works, Building and Safety
S30	<p>Hazardous Materials Inventory. Develop an inventory of hazardous materials used by businesses in the City. Maintain this inventory as a living document.</p>	Medium	Long	Building and Safety
S31	<p>Contaminated Sites. Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.</p>	High	Medium	Department of Toxic Substances Control, Building and Safety



Chapter 10: **NOISE**

The City of Beaumont understands the value of low noise levels to a high quality of life for people living and working in the community. Vehicle traffic is the main source of noise in Beaumont, exposing residents to potentially unwelcome and unhealthy noise levels. However, noise also results from other sources, including railroads, construction, residences, and businesses. This chapter identifies noise issues in the community and sensitive noise environments recommended for protection. Additionally, it identifies land use policies that minimize the community's exposure to excessive noise and identifies proactive solutions to addressing existing and foreseeable noise problems. Topics covered in this chapter include: transportation noise, stationary noise, noise standards and land use compatibility. This chapter also includes related goals and policies.

STATUTORY REQUIREMENTS

This Noise Element has been prepared to comply with State General Plan law. California law mandates the development of a Noise Element as part of the General Plan (CGC Section 65302(f)). The Noise Element should also be consistent with guidelines contained within the California Health and Safety Code Section 56050.1. In accordance with these regulations, this Element addresses noise sources and identifies ways to reduce impacts and exposure of sensitive receptors to high levels of noise.

CITY OF BEAUMONT NOISE REGULATIONS

The City's Municipal Code (Title 9, Chapter 9.02) includes detailed noise regulations intended to protect the welfare of its residents from excessive, unnecessary, or unusually loud noises by any and all sources in the community. The noise regulations in this chapter establish criteria and standards for the regulation of noise levels within the City.

SETTING THE SCENE

Noise is best defined as unwanted sound. Tolerance of noise depends on its character and its interference with daily activities. At excessive levels, people typically perceive noise as being intrusive, annoying, and undesirable. Excessive levels of noise can interfere with sleep, work, quality of life, and in the worst cases, even cause physiological or psychological damage.

Beaumont generally enjoys a quiet noise environment. Vehicle traffic is the primary source of noise. The highest noise levels in the City occur along high-volume roadways and rail corridors. Stationary sources of noise are limited, as the majority of Beaumont consists of residential housing, interspersed with commercial, public/institutional uses, and open space. Commercial land uses located along arterial roadways and new construction also contribute to stationary noise sources in the city. Other noise generators in Beaumont include industrial operations, construction activities, special event noise, commercial activities that include live music, and lawnmowers and leaf blowers, which can create substantial noise problems.

Sensitive receptors to noise include residential dwellings, hotels, hospitals, nursing homes, educational facilities, libraries, and biological open space. These are areas in which occupants tend to be more impacted by noise than others. The level and intensity of noise can interfere with human activities, including talking, studying, and sleeping. Additionally, people that live and/or work in sensitive receptors are more susceptible to the negative impacts of pollution, including toxic chemicals, diesel fuel exhaust, and particulate matter. Animal species and their habitats may also be affected by noise, especially during their breeding season.

Noise reduction at the source is the most effective noise mitigation measure. Many potential noise impacts can be addressed through the design of our buildings, public spaces, and roads. Strategies to reduce noise can be incorporated inside and outside of buildings, including the use of mufflers on stationary equipment, alternative facility siting, noise barriers, and reduction of traffic speeds.

TRANSPORTATION NOISE

Noise sources in the Planning Area fall into five basic categories: freeways, aircraft over flights, traffic from local streets, noise from railroad operations, and stationary sources. The predominant sources of noise in Beaumont are motor vehicles on roadways, mainly I-10 and SR-60, and trains on the Union Pacific railroad.

TRAFFIC NOISE

The principal noise source in Beaumont, as in most communities, is motor vehicles. The roadway system in the City includes a range of facilities: regional freeways, major highways, and other arterial, collector, and local streets. Regional freeways and highways in the City include I-10, SR-60, and State Route 79 (SR-79). Major roadways within Beaumont include 6th Street, Oak Valley Parkway/14th Street, Beaumont Avenue, Highland Springs Avenue, Brookside Avenue, and Potrero Boulevard.

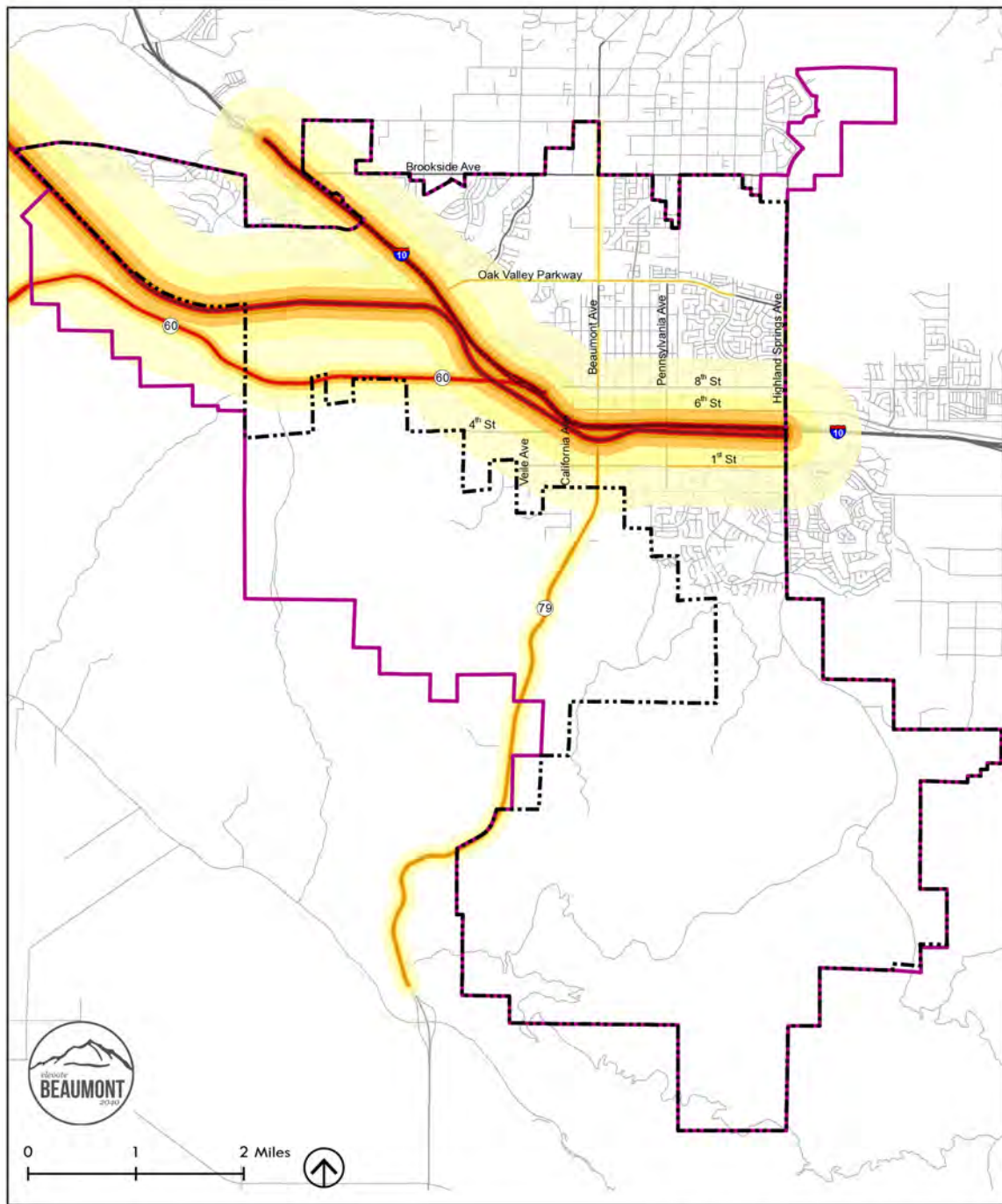
Noise generated by current traffic levels in Beaumont are shown in Figure 10-1. As shown, the I-10 which carries the most traffic through the City, and the Union Pacific railroad corridor are the greatest contributors to noise within the City. Other roadways in and around Beaumont that carry sufficient traffic to produce audible noise at a substantial distance include SR-60, SR-79, Beaumont Avenue, and Oak Valley Parkway.

Additionally, freight rail service along the Union Pacific Railroad lines located south of and parallel to Oak Valley Parkway and I-10 are also responsible for generating substantial noise levels. According to the Federal Railroad Administration, the Union Pacific Railroad carries up to 17 daytime trains (6 a.m. to 6 p.m.) and 17 nighttime trains (6 p.m. to 6 a.m.) on a daily basis (Federal Railroad Administration 2018b). The railroad is also a potential source of ground-borne vibration and noise.

In addition to roadway noise, air traffic periodically contributes to the noise environment. There are no airports in the City of Beaumont. However, the Banning Municipal Airport is located approximately five miles east of the City's eastern boundary. Therefore, aircraft noise may intermittently affect noise-sensitive receptors in the City, but noise levels will be outside of all identified 55 dBA, 60 dBA, and 65 dBA airport noise contours (City of Banning 2007).

Future development of noise-sensitive land uses, such as homes, schools, hospitals, and recreational areas, may be exposed to unacceptable noise levels if located near major noise generators. As Beaumont and the region grow, traffic on local roadways is expected to increase, raising noise levels and the ambient noise near roadways. Future traffic noise levels are shown in Figure 10.2. Predictions are based on estimated increases in traffic due to General Plan buildout projections.

Figure 10.1 Existing Noise Contours from Transportation

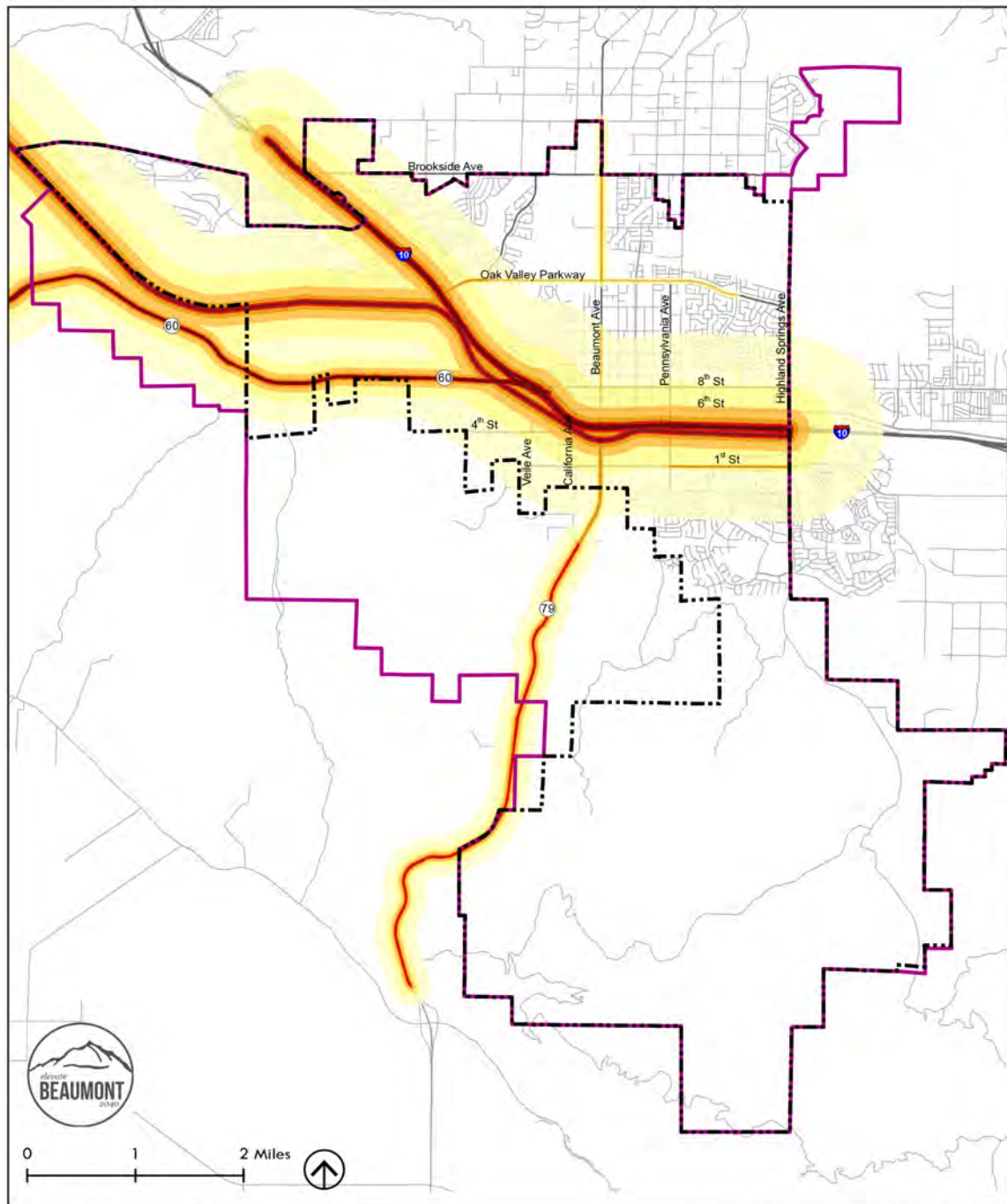


City of Beaumont General Plan Update, 2018 & Riverside County, 2017.

EXISTING NOISE CONTOURS

- City Boundary
- Sphere of Influence
- 60 dbA
- 65 dbA
- 70 dbA
- 75 dbA
- 80 dbA
- 85 dbA

Figure 10.2 Future Noise Contours from Transportation



City of Beaumont General Plan Update, 2018 & Riverside County, 2017.

FUTURE NOISE CONTOURS

- | | | |
|---------------------|--------|--------|
| City Boundary | 60 dbA | 75 dbA |
| Sphere of Influence | 65 dbA | 80 dbA |
| | 70 dbA | 85 dbA |

STATIONARY NOISE

Stationary noise generators in Beaumont include industrial operations, construction activities, special event noise, and commercial activities that include live music, and lawnmowers and leaf blowers, which can create substantial noise problems. Loading and materials transfer areas, outdoor materials warehousing operations, and other acoustically unscreened operations may also create issues of noise impact and use compatibility. Certain types of construction activities, such as pile driving, can be temporary but also significant sources of ground-borne vibration.

The operation of mechanical equipment is another important source of potentially significant noise. This category includes refrigerator units, chillers, and heating/air conditioner equipment associated with commercial centers. Noise from roof-mounted equipment is especially effective at penetrating into bordering neighborhoods and impacting sensitive receptors. The continual drone associated with fans and compressors can degrade the enjoyment of the outdoors and negatively affect the quality of life for nearby residents.

NOISE STANDARDS + LAND USE COMPATIBILITY

Noise is problematic when it disrupts or interrupts activities associated with a given land use. Uses that are most affected by noise include residences, schools, hospitals, religious meeting spaces, and recreation areas. Conflicts between noise sources and noise-sensitive land uses occur when noise-sensitive land uses are permitted in areas with high ambient noise levels. These conflicts can be avoided through consideration of noise sources and the future noise environment when making land use planning and development decisions. Table 10.1 presents ambient noise level standards by land use and time of day. Table 10.2 presents the maximum duration period for noise level exceeded permitted in residential zones.

Table 10.1 Noise Standards by Land Use

Land Use	Decibels	Time
Residential	45 db(A)	10:00 pm – 7:00 am
Residential	55 db(A)	7:00 am – 10:00 pm
Industrial and Commercial	50 db(A)	10:00 pm – 7:00 am
Industrial and Commercial	75 db(A)	7:00 am – 10:00 pm

Table 10.2 Maximum Residential Noise

Noise Level Exceeded	Decibels
5 db(A) above BANL	15 minutes any hour
10 db(A) above BANL	5 minutes any hour
15 db(A) above BANL	1 minute any hour
20 db(A) above BANL	Not permitted

CITY OF BEAUMONT MUNICIPAL CODE

The City of Beaumont Municipal Code (BMC) Chapter 9.02 establishes City-wide standards regulating noise for residential zones, public places, and motor vehicles. BMC Chapter 9.02.110 states that no construction activities may occur within one-quarter mile from an occupied residential dwelling between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. between the months of October through May, unless such activities are permitted under written consent of the City's Building Official.

The applicable base ambient noise level (BANL) for outdoor noise levels in residential areas is 55 dBA from 7:00 a.m. to 10:00 p.m., and 45 dBA from 10:00 p.m. to 7:00 a.m. The standard used for maximum outdoor noise levels in residential areas in California, and the City specifically, is a CNEL of 65 dBA.

The regulations and policies discussed above are intended to protect the community from excessive noise and vibration to ensure quality of life for residents and workers in the City. The City is responsible for the continued enforcement of federal, state, and local regulations pertaining to noise generation and impacts, and for implementing Noise Element policies and applicable regulations of the BMC to ensure continued protection of the community from excessive noise and vibration in future growth and development.



Switchfoot performing live in Beaumont during the Summer Concert Series.

GOALS + POLICIES

The following section includes goals and policies for the Noise Element. Goals and policies are followed by implementation actions.

Goal 10.1: A City where noise exposure is minimized for those living and working in the community.

Policies:

- 10.1.1** Protect public health and welfare by eliminating existing noise problems and by preventing significant degradation of the future acoustic environment.
- 10.1.2** Adopt, maintain, and enforce planning guidelines that establish the acceptable noise standards identified in Table 10.1 and 10.2.
- 10.1.3** Protect noise-sensitive uses, such as residences, schools, health care facilities, hotels, libraries, parks and places of worship, from excessive noise levels through land use adjacency, building design, and noise ordinance enforcement.
- 10.1.4** Incorporate noise considerations into land use planning decisions. Require the inclusion of noise mitigation measures, as may be necessary to meet standards, in the design of new development projects in the City.
- 10.1.5** Require projects involving new development or modifications to existing development to implement measures, where necessary, to reduce noise levels to at least the normally compatible range. Design measures should focus on architectural features and building design and construction, rather than site design features, such as excessive setbacks, berms, and sound walls, to maintain compatibility with adjacent and surrounding uses.
- 10.1.6** Encourage reduction of stationary noise impacts from commercial and industrial land uses, activities, events, and businesses on noise-sensitive land uses.
- 10.1.7** Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas, such as residences, schools, hospitals, religious meeting spaces, and recreation areas.
- 10.1.8** Promote the effective enforcement of Federal, State, and City noise standards by all appropriate City departments.

Goal 10.2: A City with minimal mobile source-generated noise levels.

Policies:

- 10.2.1** Work with Caltrans and the Federal Highway Administration to reduce noise impacts to sensitive receptors along I-10, SR-60 and SR-70.
- 10.2.2** Regulate traffic flow to enforce speed limits to reduce traffic noise. Periodically evaluate and enforce established truck and bus routes to avoid noise impacts on sensitive receptors.
- 10.2.3** Prohibit truck routes through neighborhoods with sensitive receptors, where feasible.

- 10.2.4** Reduce the impacts of roadway noise on noise-sensitive receptors where roadway noise exceeds the normally compatible range.
- 10.2.5** Require the use of traffic calming measures such as reduced speed limits or roadway design features to reduce noise levels where roadway noise exceeds the normally compatible range.
- 10.2.6** Encourage the use of noise-reducing paving materials, such as open-grade or rubberized asphalt, for public and private road surfacing projects in proximity to existing and proposed residential land uses.
- 10.2.7** Consider the noise effects of City purchases and or leases of vehicles and other noise generating equipment. Take reasonable and feasible actions to reduce the noise generated from City-owned or leased vehicles and equipment, where possible.
- 10.2.8** Ensure that noise and vibration from existing rail lines is considered during the land use planning and site development processes.
- 10.2.9** If Metrolink or other passenger rail service is initiated, work with the rail service providers to address noise and vibration considerations adjacent to the rail corridor.

IMPLEMENTATION

Table 10.3 Noise Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
NOISE REGULATIONS				
N1	Update the City's Noise Ordinance. Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards for projects exceeding the City's noise standards.	High	Short	Planning, Building and Safety
N2	Requirement for Acoustical Studies. Amend development application requirements so that projects that could result in noise environments above normally acceptable noise ranges or all new development complete acoustical studies prepared by qualified professionals to ensure that the noise levels are at acceptable levels, per the Municipal Code.	High	Short	Planning
N3	Project Design Guidelines. Integrate project design guidelines that integrate features into new developments that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading, and trash storage facilities.	High	Short	Planning
MOBILE NOISE SOURCES				
N4	Freeway Noise Reduction. Work collaboratively with Caltrans and the Federal Highway Administration to install measures that mitigate noise impacts along freeways.	Medium	Long	Public Works
N5	Traffic Noise Assessment. Periodically review and assess the sources of noise and vibration, strategies for mitigating impacts, and specific actions that can be applied.	High	Ongoing	Public Works
STATIONARY NOISE SOURCES				
N6	Construction Noise Limits. Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations.	High	Short	Planning, Building and Safety

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
N7	Stationary Equipment. Enforce requirements that all stationary construction equipment shall be operated with closed engine doors, equipped with properly operating and maintained mufflers, and placed so that emitted noise is directed away from the nearest sensitive receptors.	High	Short	Planning, Building and Safety, Code Enforcement
N8	Equipment Staging Areas. Require that equipment staging shall be in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.	High	Short	Planning, Building and Safety
N9	Additional Noise Attenuation Techniques. Require that temporary sound barriers are installed and maintained between the construction site and the sensitive receptors during the clearing, earth moving, grading, and foundation/conditioning phases of construction. Temporary sound barriers shall consist of sound blankets affixed to construction fencing along all sides of the construction site boundary facing potentially sensitive receptors.	High	Short	Planning
N10	Vehicle and Equipment Idling. Establish requirements that construction vehicles and equipment are not left idling for longer than five minutes when not in use.	High	Short	Planning, Building and Safety, Code Enforcement



Chapter 11:

DOWNTOWN AREA PLAN

The Downtown Plan provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. The city currently lacks a defined, recognizable downtown area, but maintains the historic development pattern of a California railroad town. Few cities have such great downtown potential and, with a rise in experiential retail and entertainment, the City is planning for its revitalization in the proposed Downtown Area Plan.

This chapter provides the foundation for the future revitalization and redevelopment of the Downtown core of the community and for guiding future public and private development decisions. Topics addressed include land use and development policies, streetscape improvements, transportation and parking guidance.

This is a stand-alone chapter of the General Plan and the goals and policies located herein shall be consistent with the General Plan's other Elements.

STATUTORY REQUIREMENTS

This chapter is not required by law, but addresses the vision for Downtown, which is the economic, civic, and retail hub of the community.

RELEVANT PLANS AND DOCUMENTS

Title 17 Zoning of the City of Beaumont Municipal Code provides the implementing zones and associated development regulations for the Downtown Area Plan. When completed, the parking study for the Downtown Area will provide guidance on parking requirements.

SETTING THE SCENE

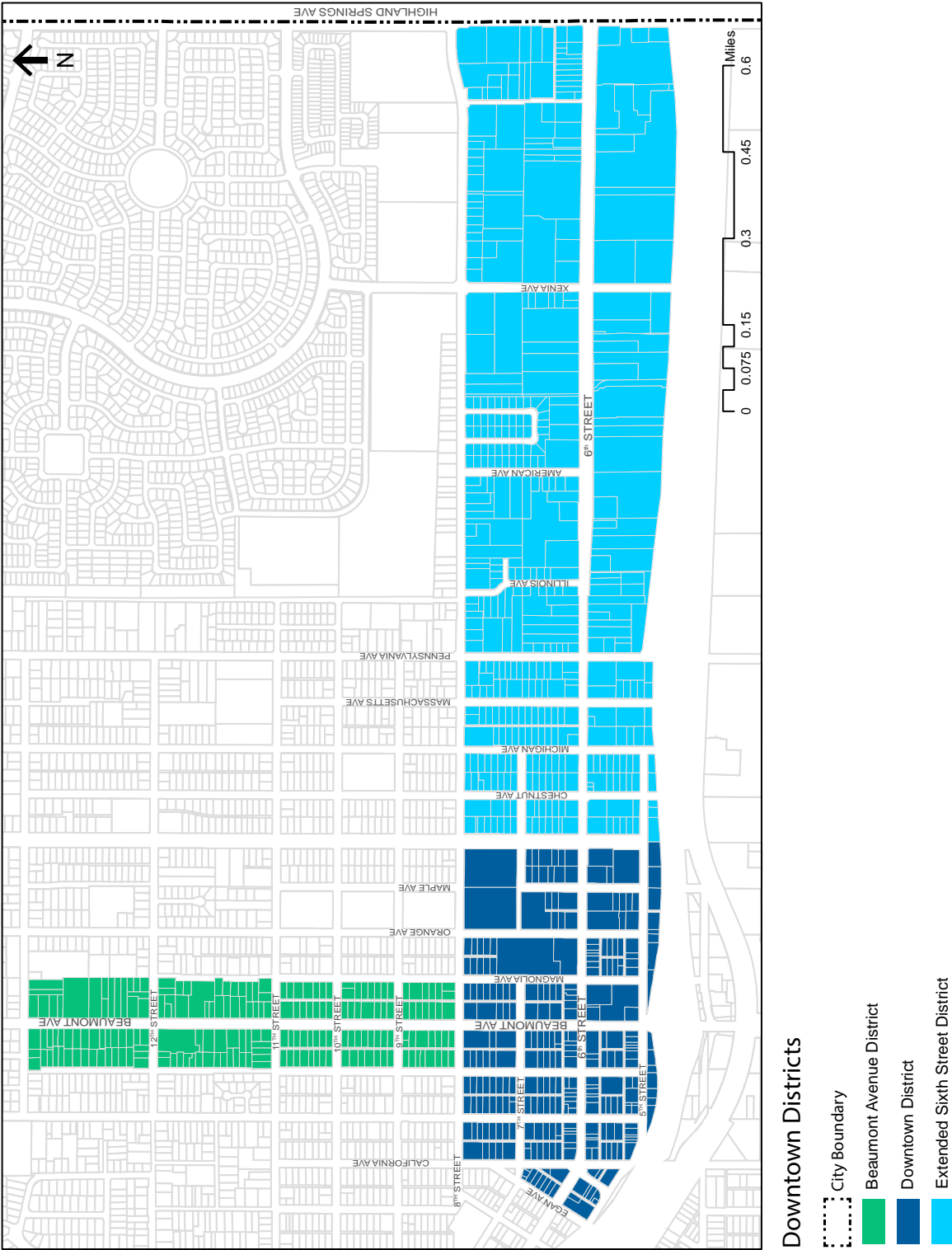
GEOGRAPHY

Beaumont is located in the San Gorgonio Pass between the Los Angeles/Riverside/San Bernardino area and the Coachella Valley. The San Gorgonio Pass is the level plain located between the towering San Gorgonio Mountain and San Jacinto Peak. This area was the historic stagecoach and railroad route into the Los Angeles area from the east. The area was originally called Summit, was later renamed San Gorgonio, and finally named Beaumont in the late 1800's. Its early development was based on its position along the major east-west stagecoach and rail corridor into southern California.

The Beaumont Downtown Area is located adjacent to Interstate 10, along 6th Street and Beaumont Avenue. The area contains a well-defined grid street system based around east-west numbered streets (5th, 6th, 7th, and 8th) and the north-south named avenues. The boundaries of the Beaumont Downtown Area Plan are generally Egan Avenue on the west, 8th and 13th Street on the north, Highland Springs Avenue on the east, and Interstate 10 on the south. Direct access to Interstate 10 is provided via the interchange at Beaumont Avenue in the middle of the Plan Area and Highland Springs Avenue to the east.

The Downtown Area Plan has three distinct districts: Downtown Core, Extended 6th Street, and Beaumont Avenue. These districts support a vibrant mix of residential, retail, and commercial uses with connectivity within and to Downtown. The Downtown Area Plan boundaries and its districts are shown on Figure 11-1.

Figure 11.1 Downtown Area Plan and Boundary



EXISTING LAND USE

As described in Chapter 3, the Downtown Area has a different mix of uses than the rest of the City. Downtown developed along the Southern Pacific railroad route in the second half of the 19th century. Today, Downtown Beaumont is the location for the Civic Center, commercial uses, a mix of housing and vacant land. Existing land uses by district are as follows:

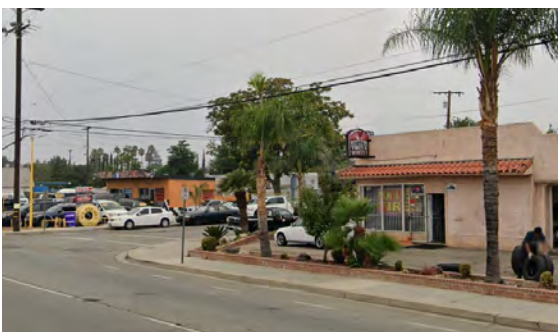
DOWNTOWN CORE/SIXTH STREET CORRIDOR. The Downtown Core is bounded by 8th Street on the north, the I-10 Freeway on the south, Palm Avenue to the east, and the I-10 and Egan Avenue on the west. Civic and commercial uses located along the Sixth Street frontage are the predominant land uses within this district. Beaumont Civic Center with City Hall, Police department and other City offices are located on Sixth Street between Magnolia and Maple Avenues. A mix of single-family homes and multifamily apartments are also found in the district, north of the Sixth Street frontage.

SIXTH STREET CORRIDOR EXTENDED. This district is a continuation of the Sixth Street Corridor and is bounded by 8th Street on the north, the I-10 Freeway on the south, Highland Springs Avenue on the east, and Palm Avenue to the west. Existing uses in this district are predominantly multi-family, commercial, and undeveloped land. A few neighborhood-supportive uses and medical office uses are located along Highland Springs Avenue and provide compatible uses close to San Gorgonio Hospital, located in the City of Banning.

BEAUMONT AVENUE. The Beaumont Avenue District extends one block on both sides of Beaumont Avenue between 8th Street and 13th Street. The current uses are a mix of commercial buildings, single family homes and vacant land along Beaumont Avenue. Single family homes are primarily located along Euclid Avenue and Magnolia Avenue. These homes are part of the larger older residential neighborhood identified as the Town Center subarea, as described in Chapter 3.



Downtown District commercial businesses.



6th Street Extended District Auto uses



Beaumont Avenue District neighborhoods

TRANSPORTATION AND PARKING

The Downtown area for the City of Beaumont is located adjacent to Interstate 10 and contains a well-defined grid street system based around east-west numbered streets (5th, 6th, 7th and 8th) and the north-south named avenues. The classifications for the General Plan roadways in and around the Downtown Area Plan are shown in Figure 4-2, Roadway Classification. There are several categories of General Plan roadways within the boundary of the Downtown Area Plan.

PARKING

In Downtown Beaumont, most parking is provided in surface parking lots on a development by development basis. Some on-street parking is also available. City-owned parking is available adjacent to the Civic Center.

PARKS AND PUBLIC FACILITIES

As noted earlier, Beaumont Civic Center with City Hall, Police department and other City offices are located on Sixth Street between Magnolia and Maple Avenues. Stewart Park is partially located within Downtown Beaumont on the southeast corner of E 8th Street and Orange Avenue, adjacent to the Palm Innovation Academy, an elementary school in the Beaumont Unified School District.



Beaumont City Hall



Palm Avenue



Stewart Park

KEY ISSUES + OPPORTUNITIES

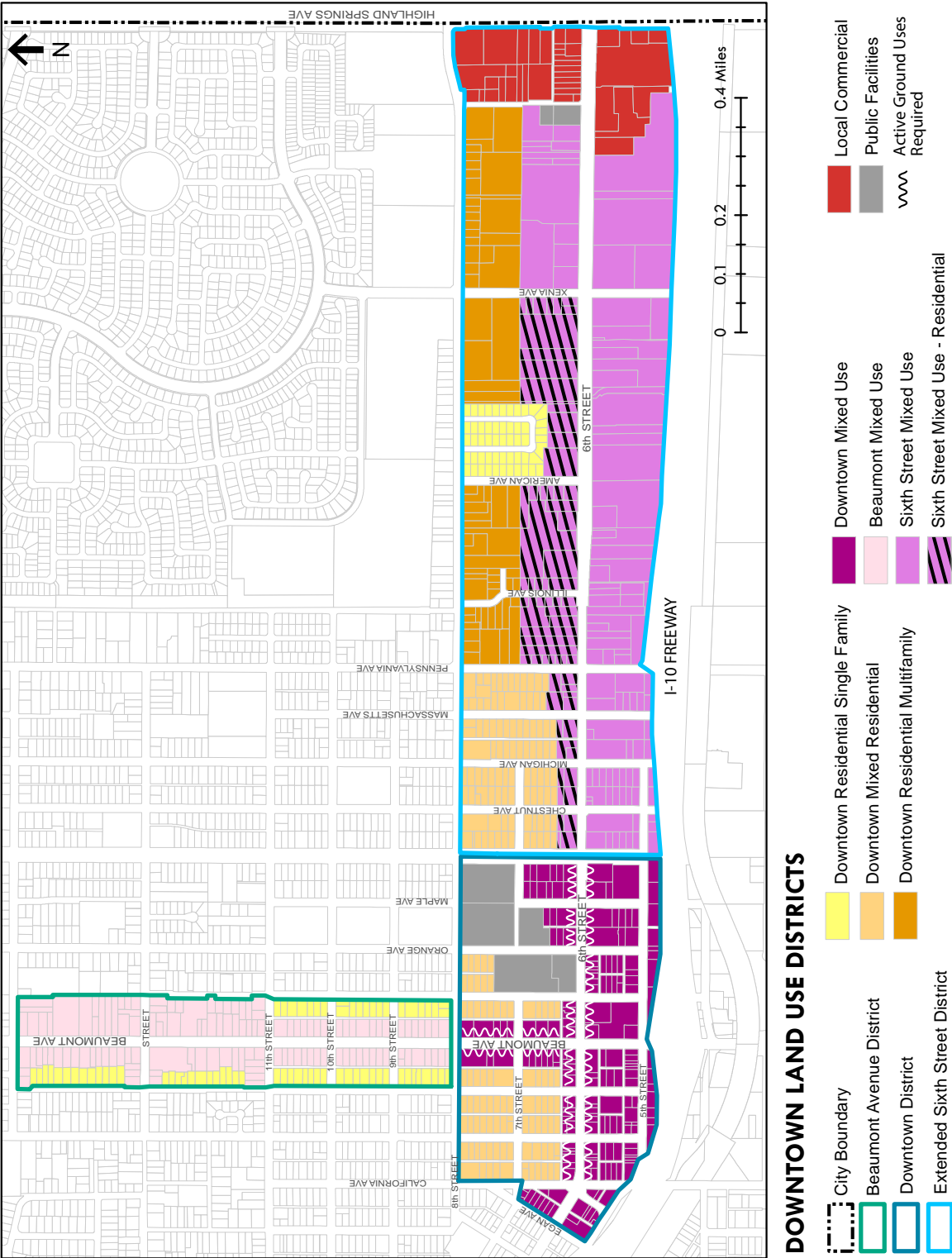
Downtown Beaumont along Sixth Street and Beaumont Avenue provides the potential for development as the City’s center. With the Civic Center as its anchor, the vision is to create a walkable, active, pedestrian-oriented retail core with a mix of supporting residential uses. Few cities have such great downtown potential and, with a rise in experiential retail and entertainment, Downtown is being reinvented as the civic, retail and entertainment center of Beaumont in a mixed-use setting.

DOWNTOWN VISION

Downtown Beaumont will be the heart of the City, providing an exciting diversity of economic, residential, and cultural opportunities. It will be a vibrant and dynamic place to work, live, shop, and gather for special events. It will also be a pedestrian-friendly environment with comfortable sidewalks and an inviting streetscape. The Downtown Area Plan will create a balanced and integrated mix of residential, office, retail and civic land uses that generate daily activity in the daytime and evenings and create a lively and dynamic environment. This Plan encourages opportunities for public gathering spaces and parks for civic and cultural events that are supported by a street network which meets the needs of pedestrians, bicyclists, and motor vehicles.



Figure 11.2 Downtown Area Plan Land Use



LAND USE RECOMMENDATIONS

Within Downtown, the three districts will have distinct character and intensities, as depicted in Figure 11-2. The land use designations are described in this section. The Zoning Ordinance establishes the zoning for the Downtown Area.

DOWNTOWN CORE

The Downtown Core district of the Downtown Beaumont Area Plan ranges from Egan Avenue on the west to Palm Avenue on the east. It is bordered by 8th Street on the north and Interstate 10 on the south.

As the name indicates, the Downtown Core district will be the cultural, civic, entertainment and social heart of the community and represents the main mixed-use area for the Downtown. This district will be the most active and the heart of Downtown Beaumont. It will provide a walkable, family-friendly, and pedestrian-oriented Downtown with active retail uses along Sixth Street and Beaumont. The Downtown Core is also anchored by the Civic Center.

The active pedestrian experience is emphasized with wide sidewalks, narrowed traffic lanes, and median parking. The median parking area is a flexible use space that can be used for public gatherings and events, creating opportunities for civic celebrations.



The land use designations within the Downtown Core are as follows:

DOWNTOWN MIXED USE

DESCRIPTION

The Downtown Mixed Use designation supports a lively, thriving Downtown area by accommodating up to 3 story, mixed-use buildings. Active and retail uses are required along the 6th Street and Beaumont Avenue street frontages to create a pedestrian-oriented and vibrant environment. This designation provides for vertical and horizontal mixed-use development.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 15 du/acre
- Maximum FAR: 0.35
- Maximum Building Height: Up to 3 stories
- Implementing Zone: Downtown Mixed Use (DMU)

DOWNTOWN MIXED RESIDENTIAL

DESCRIPTION

This designation corresponds to existing areas with a mix of single and multifamily residential uses. The corresponding zoning districts will reflect current densities.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 15 du/acre
- Maximum FAR: n/a
- Maximum Building Height: Up to 2 stories
- Implementing Zones: R-SF and R-TN

PUBLIC FACILITIES

DESCRIPTION

This designation includes the Civic Center, Police department, Stewart Park, Palm Innovation Academy.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum FAR: Up to 1.0

EXTENDED SIXTH STREET

The Extended Sixth Street district is located along Sixth Street east of the Downtown Core between 8th Street and Interstate 10. The eastern extent is Highland Springs Avenue and the city limits.

The Extended 6th Street district will provide a wide variety of existing residential and commercial uses and support additional housing and the expansion of neighborhood-serving retail and commercial uses. The future land use pattern in this area is expected to be commercial and mixed uses along Sixth Street. The intent of this district is to provide additional opportunities for multifamily residential development and commercial uses in a mixed-use setting. Residential uses are required north of Sixth Street and stand-alone commercial uses are permitted along the south side of Sixth Street. The residential population will also support retail and commercial uses in the Downtown Core. This district also includes Housing Element sites (see City of Beaumont Housing Element 6th Cycle 2013-2021)



The land use designations within the Extended Sixth Street district are as follows:

SIXTH STREET MIXED USE

DESCRIPTION

This designation provides for commercial uses and multifamily housing along the 6th Street Corridor east of Palm Avenue and has the highest densities in the Downtown, with nodes of commercial at key intersections. Stand-alone commercial or multifamily uses are permitted. The multi-family housing is supportive of the retail and commercial uses in downtown and is near the future transit station south on Pennsylvania. The typical development is larger than those envisioned in the DMU or BMU designations.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 22 du/acre
- Maximum FAR: 0.5
- Maximum Building Height: Up to 4 stories
- Implementing Zone: Sixth Street Mixed Use (SSMU)

SIXTH STREET MIXED USE RESIDENTIAL

DESCRIPTION

This district provides for multifamily housing and commercial uses along the north side of the 6th Street Corridor, east of Palm Avenue, and allows higher densities, with nodes of commercial at key intersections. Multifamily uses are required. The multifamily housing is supportive of the retail and commercial uses in downtown and is near the future transit station south of Pennsylvania. Live/work units are permitted and encouraged. The typical development is larger than those envisioned in the DMU or BMU designations.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 22 du/acre
- Maximum FAR: 0.5
- Maximum Building Height: Up to 4 stories
- Implementing Zone: Sixth Street Mixed Use- Residential (SSMU-R)

DOWNTOWN RESIDENTIAL MULTI FAMILY

DESCRIPTION

This designation creates walkable, transit-ready residential neighborhoods located near concentrated commercial, civic and recreational uses. Housing in these neighborhoods is primarily multifamily in a variety of housing types, such as townhomes, walkups, garden apartments and condominiums.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 22 du/acre
- Maximum FAR: n/a
- Maximum Building Height: Up to 4 stories
- Implementing Zone: Downtown Multifamily (DMF)

DOWNTOWN RESIDENTIAL SINGLE FAMILY

DESCRIPTION

The Residential Single-Family zone corresponds to existing residential development within the Area Plan area consisting of single-family detached units.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 4 du/acre
- Maximum FAR: n/a
- Maximum Building Height: Up to 2 stories
- Implementing Zone: Residential Single Family (RSF)

EXTENDED SIXTH STREET CONTINUED

LOCAL COMMERCIAL

DESCRIPTION

The Local Commercial designation covers smaller commercial, retail and service-related activities found along Highland Springs Avenue (at the eastern end of the Sixth Street Corridor). This land use designation permits a range of neighborhood supportive retail and service-oriented land uses.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: n/a
- Maximum FAR: 0.7
- Maximum Building Height: Up to 4 stories
- Implementing Zone: Local Commercial (LC)

PUBLIC FACILITIES

See Downtown Core designations.

BEAUMONT AVENUE

The Beaumont Avenue district extends one block on either side of Beaumont Avenue between 8th Street and 13th Street. The Beaumont Avenue district will maintain existing single-family residential neighborhoods and low-intensity office and retail uses. The intent for this district is to facilitate the corridor's transition to a mixed-use district containing professional office, service, and limited commercial activities alongside residential uses. Future non-residential development must be compatible with existing and future neighboring residential uses.



The land use designations within the Beaumont Avenue district are as follows:

BEAUMONT MIXED USE

DESCRIPTION

The intent of the properties along the segment of Beaumont Avenue, located between 8th Street (on the south) and 13th Street (on the north) is to facilitate the corridor's transition to a mixed-use district containing professional office, service, and limited commercial activities alongside residential uses. Future non-residential development shall be compatible with neighboring residential development.

PERMITTED DENSITIES AND INTENSITIES:

- Maximum density: 10 du/acre
- Maximum FAR: 0.35
- Maximum Building Height: Up to 2 stories
- Implementing Zone: Beaumont Mixed Use (BMU)

DOWNTOWN RESIDENTIAL SINGLE FAMILY

See Extended Sixth Street designations.

MOBILITY RECOMMENDATIONS

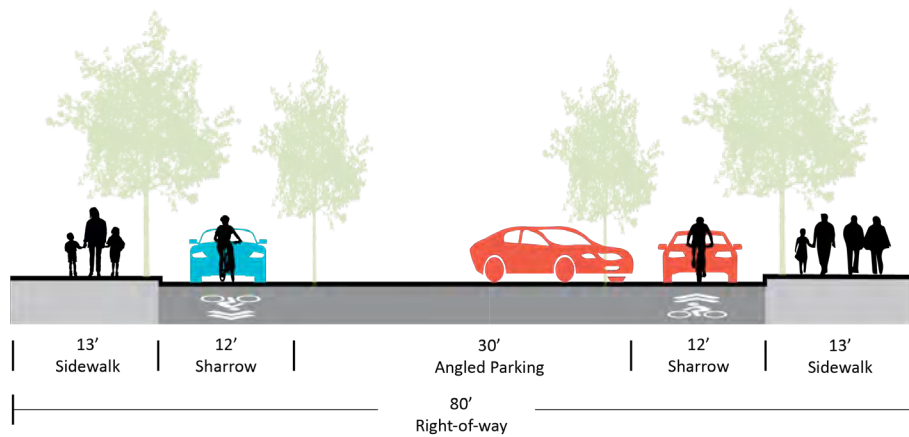
Downtown Beaumont will have a circulation system that provides a strong emphasis on “Complete Streets,” safe and efficient pedestrian pathways and alternative modes of travel while facilitating movement of vehicles. The major streets within the Downtown, namely Beaumont Avenue and Sixth Street are designated as “Downtown Streets” in the General Plan Mobility Element. Sixth Street and Beaumont Avenue are also both identified as Pedestrian and Bicycle Priority Streets.

Street cross-sections for these two corridors are provided in this section. Depending on the location, travel speeds will be appropriate to the pedestrian focus of the district. Bicycles and pedestrians shall be prioritized in these areas. On-street parking will be provided as identified. Pedestrian facilities will include wide sidewalks, pedestrian scale lighting, and street furniture.

SIXTH STREET

Sixth Street runs east-west through Downtown with the right-of-way ranging from 80 to 100 feet. The character of the development changes along its length. This section provides more detail regarding the design changes along the street. As the focus of the Downtown Core, the segment between Beaumont Avenue and Palm Avenue is the most important, and is described first.

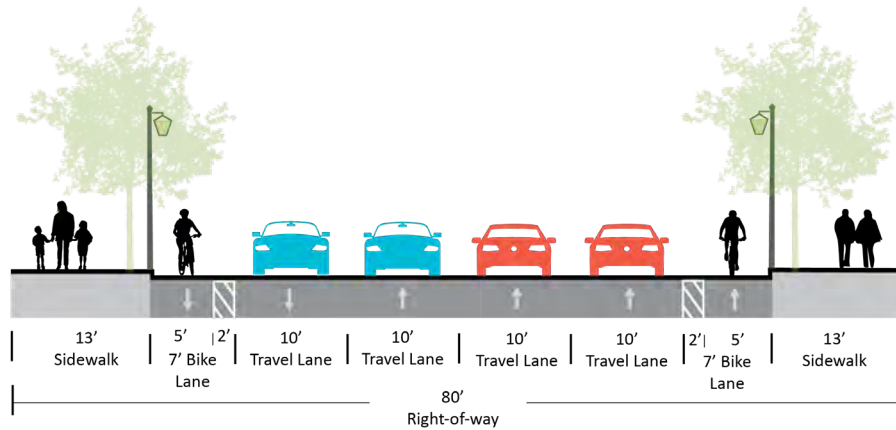
SIXTH STREET (BEAUMONT AVENUE TO PALM AVENUE). This segment of the Sixth Street corridor is intended to be unique, with a focus on pedestrians and creating opportunities for special events. This section is reduced to two-lanes, one in each direction, to make room for median parking, that can be used for special events, such as farmers markets and street fairs. The sidewalks are 13 feet in width to accommodate pedestrians as well allow opportunities for outdoor dining. Bicycles share the street with automobiles as speeds are lowered.



Beaumont Avenue to Palm Avenue

**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

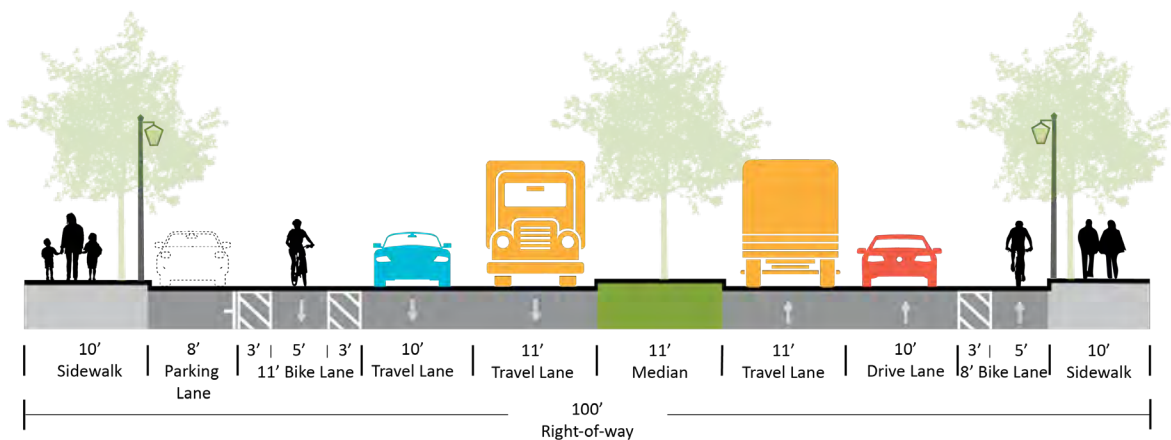
SIXTH STREET (PALM AVENUE TO PENNSYLVANIA AVENUE). This segment of the Sixth Street corridor transitions to four lanes and includes protected bicycle lanes. Pennsylvania Avenue is designated as a Major Highway (painted Median). Pennsylvania Avenue is one of the few streets that continues to the south across I-10 freeway and to the potential transit station near Second Street. An interchange is also planned at Pennsylvania Avenue.



Palm Avenue to Pennsylvania Avenue

**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

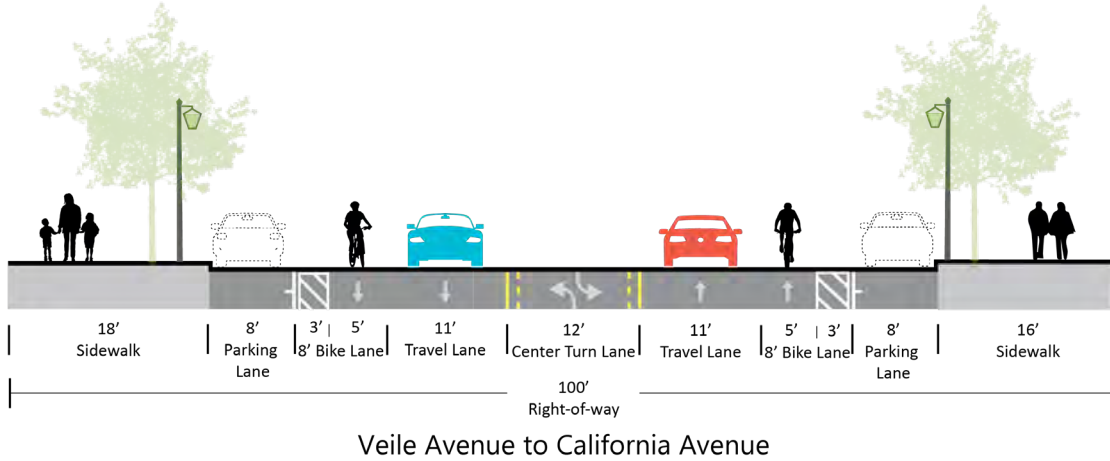
SIXTH STREET (PENNSYLVANIA AVENUE TO HIGHLAND SPRINGS AVENUE). This easternmost segment of the Sixth Street corridor has a wider right-of-way (100 feet) than the rest of the corridor and has an existing raised median starting at Illinois Avenue. The median will be widened to accommodate additional planting and provide pedestrian refuges for crossing. Four lanes (two in each direction) will be maintained. On-street parking will continue along the south side of the street where commercial uses are anticipated. Protected bicycle lanes along both sides of the street will connect to the larger bicycle network.



Pennsylvania Avenue to Highland Springs Avenue

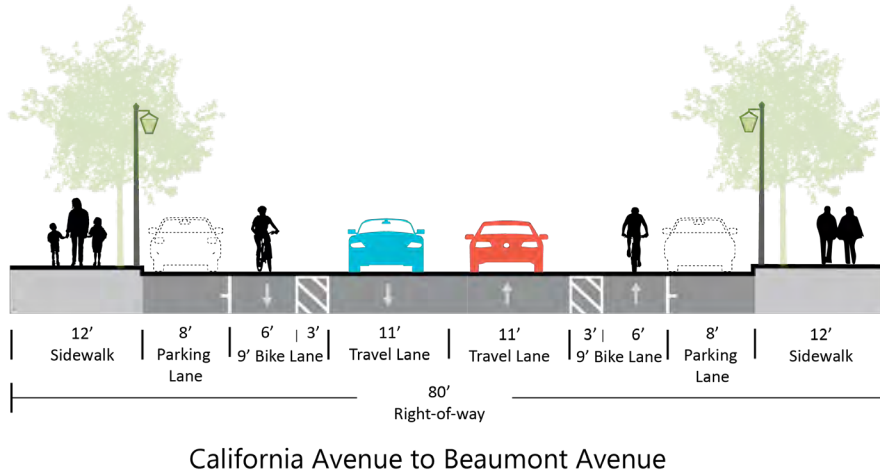
**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

SIXTH STREET (VEILE AVENUE TO CALIFORNIA AVENUE). This westernmost segment of the Sixth Street corridor also has a wider right-of-way (100 feet) and continues south of the freeway. Sixth Street in this segment will be two lanes with a center turn lane. Both sides of the street will contain parking and protected bicycle lanes. Veile Avenue is designated a bicycle priority street and as such is an important connection between the north and south portions of the city across the I-10 freeway.



**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

SIXTH STREET (CALIFORNIA AVENUE TO BEAUMONT AVENUE). This segment of Sixth Street has a narrower right-of-way (80 feet). Two lanes, one each way, on-street parking and protected bicycle lanes will be provided.

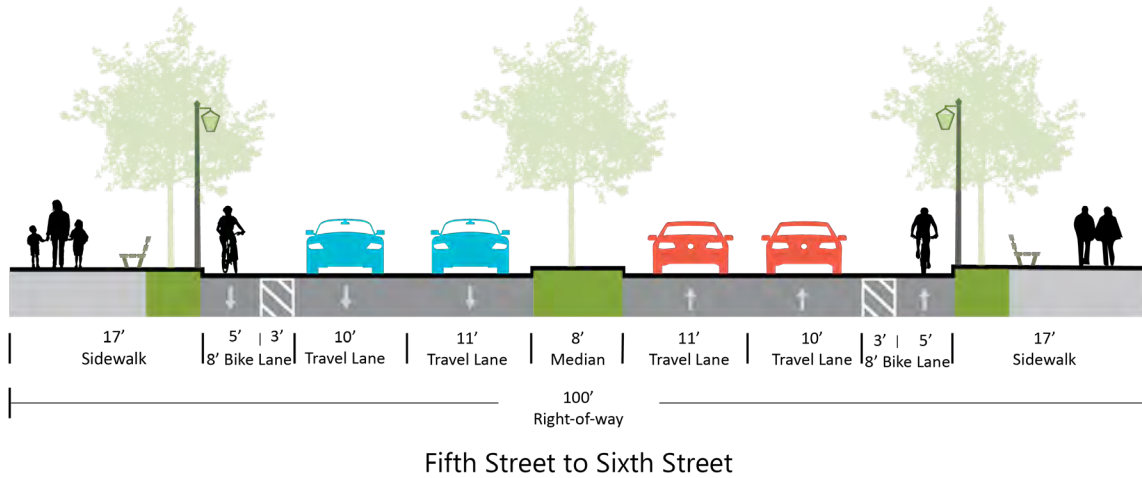


**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

BEAUMONT AVENUE

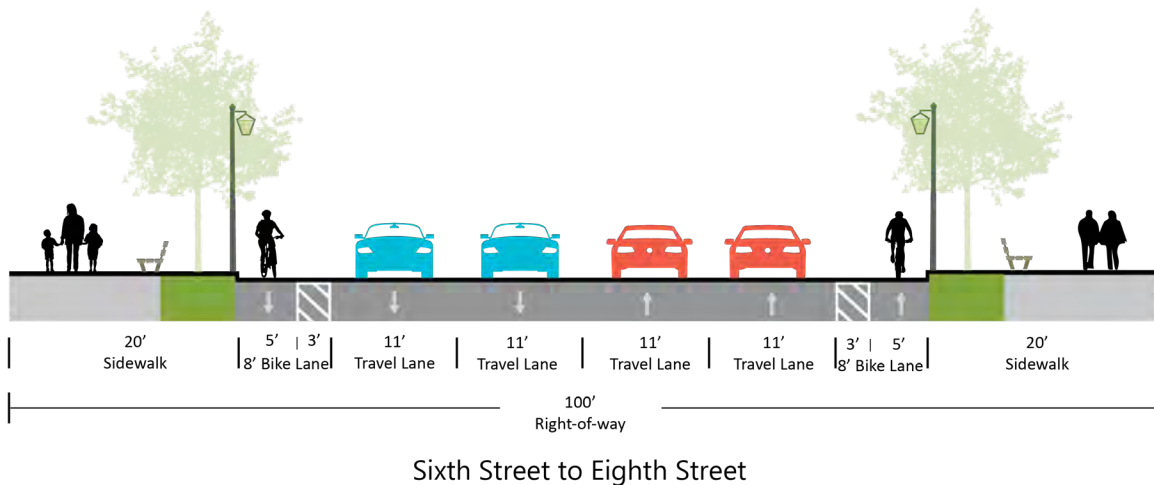
Beaumont Avenue is designated as State Route 79 south of the I-10 interchange. The General Plan designation is Urban Arterial Highway. North of the interchange, however, Beaumont Avenue transitions to a local street, with decreasing intensities of development going north. While the right-of-way width (100 feet) remains the same, the street design is modified to be compatible with the adjacent scale of development. The following sections further describe the street sections.

BEAUMONT AVENUE (FIFTH STREET TO SIXTH STREET). This section of Beaumont Avenue is the busiest segment as it transitions from a State Route to a local street. The divided street with two travel lanes in each direction includes protected bicycle lanes.



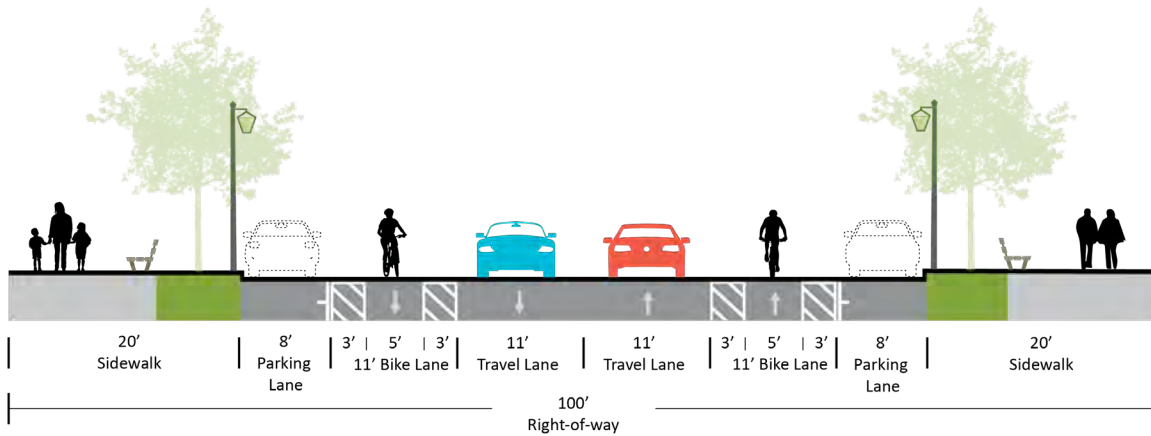
**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

BEAUMONT AVENUE (SIXTH STREET TO EIGHTH STREET). North of Sixth Street, the four lanes continue to Eighth Street. This portion of Beaumont Avenue is intended to have active, pedestrian frontages. Wide sidewalks will accommodate ample space for pedestrians with space for outdoor dining and other street amenities. Lush landscaping along the curb will offer a buffer from the traffic.



**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

BEAUMONT AVENUE (EIGHTH STREET TO TWELFTH STREET). This segment of Beaumont Avenue transitions to two lanes, one in each direction, with on-street parking. Development intensities are lower in this section.



Eighth Street to Twelfth Street

**Standard roadway cross-sections presented for information only and may be updated at the decision of the City Engineer.*

PARKING RECOMMENDATIONS

Too much or too little parking may impact Downtown redevelopment as too much parking spreads development across a wider area. This idea is important to note as the City is currently developing strategies in its Beaumont Downtown Area Plan to revitalize Downtown. Therefore, it is important to “right-size” and manage parking such that the requested parking spaces are balanced with the number of spaces needed. The City will continue to promote “right-sizing” of parking facilities, by applying the following techniques:

PARK ONCE

A strategy for the City’s Downtown is to enable visitors to “park once” and visit a series of destinations on foot. Park once strategies will work well in areas such as Downtown as it is well-connected by pedestrian and bicycle facilities. The creation of well-designed centralized parking areas supports this strategy.

SHARED PARKING

Shared parking allows for more efficient use of parking spaces that would otherwise might remain empty or unused. Land uses that have different parking demands at different times of the day can share the same parking facilities. A parking space can serve two or more individual land uses without conflict or encroachment. This is an effective way to minimize paved area, allow denser land use, provide for more landscaping and open space, and provide improved walkability within a mixed-use area. One example of shared parking is a restaurant and an office building as restaurant’s peak parking demand is in the evening after an office’s peak parking demand, which occurs during the daytime.

IN-LIEU PARKING FEES

Allowing developers to contribute fees toward the development of a common parking facility in lieu of providing on-site parking is an important tool to creating shared, park once locations. This strategy is recommended in Downtown (possibly near the City Hall). This can be an incentive for investment in Downtown.

PARKING MANAGEMENT STRATEGIES

The City may also manage high-demand parking locations and destinations through several different strategies, including demand pricing, time restrictions, and/or other techniques. Although not a key strategy now, it may be a key strategy in the future as the Downtown becomes more successful, TNCs like Uber and Lyft increase their mode share in the City, and autonomous vehicles (AVs) penetrate the vehicle fleet (depending on the economic structure of that fleet (e.g. shared fleet or private ownership fleet)).

PUBLIC-PRIVATE PARTNERSHIPS

The City, business owners, and developers collaborate to provide both private and public parking opportunities. Instances where this works well include parcels owned by the City, or private underutilized parking lots where a private entity develops, manages, and enforces parking in these public lots. Again, this strategy may not be required today, but may be needed as the Downtown becomes more successful.

REDUCED PARKING STANDARDS

Reducing parking standards in Downtown and other areas that are well-served by transit (such areas adjacent to the potential future commuter rail transit station), and providing parking cash out programs (i.e., through which employers pay employees to not drive a single occupancy vehicle to work) lower parking requirements and help to right-size onsite parking.

BIKING EQUALS BUSINESS PROGRAMS

Businesses may provide bicycle parking, bike lockers or corrals and may provide incentives to encourage their patrons and employees to ride rather than drive. For certain businesses, the City may reduce required onsite parking for vehicles if they provide a bike lockers or bicycle corrals that accommodates more cyclists.

GUIDING PRINCIPLES

The Downtown Area Plan is entirely consistent with the land use designations and street classifications contained in Beaumont 2040, the updated General Plan. As described in Chapter 3, the General Plan establishes a Downtown Mixed Use (DMX) designation for the area within the Beaumont Downtown Area Plan. The Guiding Principles listed below summarize the vision and direction for the future of Downtown Beaumont. Beaumont 2040 also contains citywide Vision and Guiding Principles and priorities that were developed with extensive community input. The priorities that are specific to Downtown include the following:

- **CREATE A VIBRANT DOWNTOWN.** Downtown is a vital anchor of the community, housing many civic and historical buildings and a diverse mix of uses. The City understands the importance of coordinating investments and land use planning decisions to support the redevelopment of Downtown. The City will implement strategies to reduce existing vacancies and promote a mix of active uses and a variety of retail and housing. Downtown development will encourage human scale design that supports pedestrian activity, including an improved pedestrian experience, multi-modal streets, and adequate density to create a sense of place.
- **IMPROVE RETAIL CORRIDORS.** Beaumont will explore opportunities to enhance development and redevelopment opportunities in the City’s retail corridors. The City will also encourage diversification of housing types and mix of uses along 6th Street and Beaumont Avenue. The City will support new retail corridors that capitalize on potential future growth that encourages mixed use centers and fosters opportunities for economic development.
- **PURSUE AN INFILL STRATEGY.** The City will strategically focus development within the City limits on vacant and underutilized lots to foster compact development patterns, create walkable communities, and preserve the natural environment and critical environmental areas. Within the Sphere of Influence, the City will also limit future development to areas immediately adjacent to existing development and along current and new transportation corridors.

The Downtown Area Plan is also supportive of the General Plan goals and policies including the following in the Land Use + Community Design Element:

- **Policy 3.1.2** Re-establish the City’s pedestrian-oriented Downtown, along Sixth Street and Beaumont Avenue, as a community anchor with a local and regional-serving mix of civic, commercial, and residential uses.
- **Policy 3.1.5** Invest in existing residential neighborhoods adjacent to Downtown and promote connectivity to surrounding neighborhoods.
- **Policy 3.3.5** Incentivize infill housing development in the Downtown...

GOALS AND POLICIES

The following section includes goals and policies for the Beaumont Downtown Area Plan. Goals and policies are followed by implementation actions. Goals and policies for Downtown Beaumont are woven throughout the General Plan, including in the Land Use + Community Design, Mobility, and Health, Equity + Environmental Justice Elements, among others.

LAND USE

Goal 11.1: Create a balanced and integrated mix of residential, office, retail and civic land uses that generate daily activity in the daytime and evenings to create a lively and dynamic environment.

Policies

- 11.1.1** Focus retail activity in the Downtown Core district to create a critical retail mass.
- 11.1.2** Promote residential and office uses on the upper floors within the Downtown Core district.
- 11.1.3** Specify land uses along the eastern portion of 6th Street that complement the pedestrian-oriented atmosphere in the Downtown Core district.
- 11.1.4** Adopt zoning districts with appropriate development standards that create a walkable downtown.
- 11.1.5** Encourage high-density multifamily residential uses in the Extended 6th Street district.
- 11.1.6** Discourage or prohibit uses that are not appropriate for the pedestrian orientation or the vibrancy and liveliness of the downtown.
- 11.1.7** Promote compatible uses that leverage the proximity of medical facilities along Highland Springs Avenue.
- 11.1.8** Consider development patterns that create active transportation and transit opportunities and alternatives to the automobile.

Goal 11.2: Preserve existing housing stock and create opportunities for additional housing choices.

Policies

- 11.2.1** Preserve existing residential neighborhoods and provide connectivity with amenities and neighborhood commercial uses.
- 11.2.2** Provide regulations that encourage the preservation of existing housing, including development of new housing that accommodates households that are diverse in size, type and level of affordability.
- 11.2.3** Encourage a diversity of housing types in the Downtown such as large apartments, walk-up apartments, stacked flats, townhomes, live-work housing, fourplexes, triplexes and duplexes.
- 11.2.4** Encourage a diversity of small, medium, and large units for individuals, families,

seniors, students, and other demographics to encourage a diverse and vibrant population.

- 11.2.5** Encourage housing in Downtown to encompass a range of deeper affordability levels, including for those with moderate, low, very low, and extremely low incomes, as well as market rate housing.

COMMUNITY DESIGN + PUBLIC REALM

Goal 11.3: Promote public realm improvements that contribute towards the creation of a clear sense of identity and place in Downtown Beaumont.

Policies:

- 11.3.1** Create a street environment that is comfortable and inviting for pedestrians including wide sidewalks, landscaping, street furniture, streetlights, etc.
- 11.3.2** Provide additional street trees, landscaping and green space throughout the Downtown to improve the area's visual appeal and increase visitors' and residents' connection with nature.
- 11.3.3** Improve existing streets with a diversity of street furnishings including benches, directional signage, bollards, bicycle parking, and trash receptacles.
- 11.3.4** Design clearly identifiable entry points into the Downtown area and Downtown Core district that create a sense of arrival.
- 11.3.5** Provide public art opportunities in Downtown.
- 11.3.6** Encourage the placement of overhead utilities underground.

Goal 11.4: Develop design regulations that support a beautiful Downtown and a high-quality pedestrian environment.

- 11.4.1** Identify the desired intensity, massing, and height of buildings in the area.
- 11.4.2** Create development and design standards that produce a high-quality pedestrian oriented downtown and a sense of place, such as:
- a. Orient primary building facades and front entries toward the street. Reduce side yard and front yard setbacks along 6th Street to create a more dynamic and unified street environment.
 - b. Encourage buildings that enclose and frame the corners of major intersections to define and identify the street.
 - c. Prohibit building design in the Downtown Core district that does not contribute to a vibrant and lively downtown (e.g., storage areas, long blank walls, and parking lots in front of the buildings).
 - d. Place parking lots in courtyards, behind buildings, or in structures that have retail adjacent to the street.
- 11.4.3** Develop appropriate landscape standards that complement the vision of a pedestrian-oriented streetscape.
- 11.4.4** Develop appropriate signage standards that complement a pedestrian oriented environment.
- 11.4.5** Incentivize revitalization of existing building facades that are not consistent with the

Downtown Area Plan standards using incentive programs.

- 11.4.6** Create an incentive program to remove and replace legal non-conforming signs.
- 11.4.7** Encourage existing buildings to conduct small and large-scale renovations.

Goal 11.5: Create a pedestrian-scaled active commercial frontage in the Downtown Core district.

- 11.5.1** Require active commercial or retail uses on the first floor along 6th Street and Beaumont Avenue in the Downtown Core district.
- 11.5.2** Encourage regular pedestrian entries onto public space and transparent windows along the ground floor of new buildings, particularly in areas with ground-floor retail.
- 11.5.3** Require a minimum depth of 50 feet for the ground floor uses along Sixth Street and Beaumont Avenue in the Downtown Core district.
- 11.5.4** Allow restaurants and cafes to provide sidewalk dining to encourage activity.

Goal 11.6: Create a pedestrian-scaled frontage in the Extended Sixth Street district and Beaumont district.

- 11.6.1** Encourage new ground-floor residential uses with transparent windows, stoops, porches, and other façade treatments to engage the pedestrian environment, provide “eyes on the street,” and create sense of ownership and stewardship among residents.
- 11.6.2** Require all residential units facing Sixth Street and Beaumont Avenue in these two districts to front and be accessed from the street.
- 11.6.3** Encourage regular pedestrian entries onto public space and transparent windows along the ground floor of new buildings, particularly in areas with ground-floor retail.

Goal 11.7: Design buildings that are at a human-scale and create quality environments.

- 11.7.1** Limit the length of individual new buildings or building masses along the street frontage to create human-scaled buildings with access to fresh air and daylight.
- 11.7.2** Use articulation strategies for new development to reduce the visible bulk of buildings, add visual interest, and add pedestrian-oriented character and detail. These could include massing breaks as well as projections, minor step backs, architectural details, and variations in materials to distinguish between upper and ground floors.
- 11.7.3** Elevate new ground-floor residential space above the sidewalk level to provide privacy and ensure high-quality, usable residential spaces.
- 11.7.4** Whenever possible, locate parking and vehicle areas behind or under buildings. Do not locate parking on street corners.
- 11.7.5** Limit the number of new garage entries and driveway curb cuts along Sixth Street and Beaumont Avenue.
- 11.7.6** Ensure that loading docks and service entrances are screened from the right-of-way and adjacent properties; are accessed via alleys, side streets, or services access driveways; and are internal to the building envelope and equipped with closable doors to improve the aesthetics of the public realm and limit noise.

- 11.7.7** Locate visible utilities –including all “dry” utility access, above-ground equipment, trash containers, and utility boxes –behind or to the side of buildings, behind buildings, behind screening, and away from street corners.

CIRCULATION

Goal 11.8: Create a circulation system that provides a strong emphasis on “Complete Streets,” safe and efficient pedestrian pathways and alternative modes of travel while facilitating movement of vehicles.

Policies:

- 11.8.1** Protect the existing grid street system and implement Downtown Street designs.
- 11.8.2** Adopt traffic calming measures to improve the pedestrian environment.
- 11.8.3** Implement the concepts of Complete Streets, balancing the needs of automobiles, cyclist, pedestrians, and transit as appropriate.
- 11.8.4** Implement road diet on Sixth Street to reduce traffic speeds and thus create a safer, more pedestrian oriented streetscape.
- 11.8.5** Install bulb-outs to “choke” down street widths at key intersections and street segments to slow traffic and enhance pedestrian safety.
- 11.8.6** Ensure sidewalks are provided on both sides of all streets, with wider sidewalks in retail areas, and replace and repair missing sidewalks.
- 11.8.7** Provide better and more frequent pedestrian crosswalks, with special priority treatments such as bulb-outs, elevated crosswalks, in-pavement markers or texture, or high-visibility crosswalks in areas with high levels of pedestrian activity.
- 11.8.8** Enhance and protect the utility of the alley network in Downtown, especially in the Downtown Core district.
- 11.8.9** Maximize the use of alleys and rear building entries to provide access and reduce congestion on the street system.
- 11.8.10** Create pedestrian linkages throughout the Downtown Core district (e.g. alleys, sidewalks, and paseos).
- 11.8.11** Implement a safe, complete, and well-connected bicycle network.
- 11.8.12** Ensure an adequate supply of parking in the Downtown Core district without compromising the vision for a walkable downtown.
- 11.8.13** Implement median parking on Sixth Street between Beaumont Avenue and Palm Avenue.
- 11.8.14** Establish standards for bicycle parking for all development.

OPEN SPACE + RECREATION

Goal 11.9: Create opportunities for public gathering spaces and parks for civic and cultural events.

Policies:

- 11.9.1** Establish regular event programming to hold events such as Farmers Markets, and festivals in the Sixth Street median parking area.

- 11.9.2** Improve Stewart Park to meet the needs of Downtown and Town Center residents.
- 11.9.3** Set up standards for new development to provide plazas, fountains, public art, courtyards, paseos, outdoor seating, public gathering spaces and public art, wherever possible and appropriate.

INFRASTRUCTURE AND UTILITIES

Goal 11.10: Ensure adequate infrastructure is available to support the vision for Downtown.

Policies:

- 11.10.1** Replace aging wet and dry infrastructure to ensure safe and reliable provision of services for new and existing residents.
- 11.10.2** Ensure that new development pays its fair share for infrastructure and utility improvements that it necessitates.

PUBLIC SAFETY

Goal 11.11: Create development that provides a safe setting for the Downtown residents.

Policies:

- 11.11.1** Eliminate nuisance uses and buildings that inhibit desired development patterns.
- 11.11.2** Design development in such a manner that places high consideration on the safety of citizens (e.g. “eyes on the street,” enhanced lighting, and high visibility from patrol cars). Create livelier and safer streets with front porches and windows on the street.
- 11.11.3** Protect the health of the citizens by careful consideration of uses eliminate or reduce odors, toxins, or other hazardous discharges.
- 11.11.4** Utilize graffiti resistant materials and landscaping to minimize graffiti programs. Develop a program to assist property owners in clearing or cleaning up “nuisance” properties.

SUSTAINABILITY

Goal 11.12: Encourage development to be efficient in the use of non-renewable resources, including water, energy, and air quality.

Policies:

- 11.12.1** Promote the use of energy and water conservation technologies and practices.
- 11.12.2** Adopt new guidelines, ordinances, and incentive programs that encourage sustainable development practices and green building design.
- 11.12.3** Consider sustainable development practices that reduce energy and water demand.
- 11.12.4** Ensure that new development does not result in wind and solar access impacts.
- 11.12.5** Avoid creating a “canyon effect” through sensitive design and attention to the massing and orientation of new buildings.

11.12.6 Improve air quality through improved walkability, reduced vehicular use and enhanced non- vehicular travel.

11.12.7 Consider changes to the building code that will increase energy efficiency.

IMPLEMENTATION

Goal 11.13: Provide for a mix of funding alternatives to include but not be limited to: Public Funds, Public/Private Funds, Special District Funds, and regional, State and Federal Grant Funds.

Policies:

11.13.1 Work in tandem with elected officials, Chamber of Commerce, Civic Organizations, and local business owners to gain public support for the Downtown Area Plan.

11.13.2 Establish a realistic timeframe and funding sources for implementing improvements in the Downtown Area Plan.

11.13.3 Explore grant opportunities for implementing the public realm improvements contained in this Plan.

IMPLEMENTATION

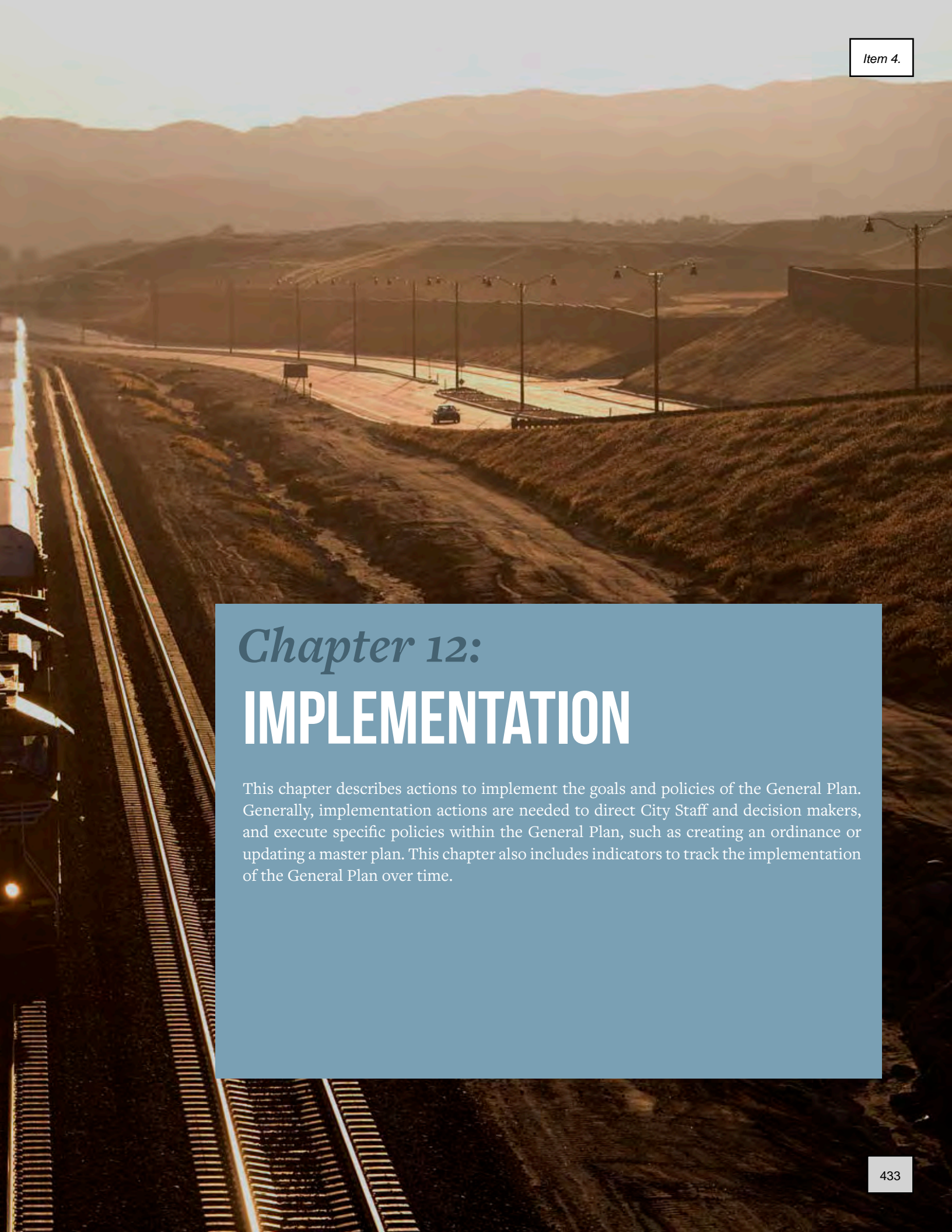
Table 11.1 Downtown Area Plan Implementation Programs

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
DEPARTMENTAL PROCESSES				
DAP1	Update Zoning. Modify zoning map and zoning standards to maintain consistency with the General Plan.	High	Short	Planning
DAP2	Prepare Design Standards and Guidelines. Prepare design guidelines to illustrate community character and complement development requirements.	Medium	Medium	Planning
DAP3	Development Review. Establish procedures that expedite permitting in Downtown.	Medium	Medium	Planning
DAP4	Pedestrian Improvements Funding. Pursue and prioritize funding for pedestrian improvements within the Downtown Area Plan area.	Medium	Medium	Planning, Public Works, Economic Development
RESIDENTIAL USES				
DAP5	Infill Housing Incentive Program. Establish an infill housing incentive program focused on Downtown. Potential incentives may include an expedited building permit process, impact fee waivers, or other incentives.	High	Ongoing	Planning, Public Works, Economic Development, Building and Safety
DAP6	Core Service Areas. Prioritize capital spending in Downtown to promote active transportation, mixed use support improvements and establish Downtown as a destination.	High	Ongoing	Planning, Public Works, Economic Development
NON-RESIDENTIAL USES				
DAP7	Mixed Use Development. Develop financial and regulatory incentives, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses, to promote new mixed- use development.	Medium	Medium	Planning, Public Works, Economic Development
DAP8	District Marketing. Create a branding and marketing strategy for Downtown.	High	Ongoing	Planning, Economic Development
DAP9	Façade Rehabilitation Programs. Use CDBG (or other) funds to provide grants or loans to existing businesses to improve their appearance.	Medium	Ongoing	Planning, Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
COMMUNITY DESIGN + PUBLIC REALM				
DAP10	Wayfinding Program. Implement a wayfinding and signage program to establish Downtown identity and improve visibility to destinations in and around Downtown.	Medium	Medium	Planning, Economic Development
DAP11	Placemaking Program. Implement recommended street improvements including sidewalk widening, street trees, street furniture and lighting installation in Downtown.	Medium	Medium	Planning, Public Works, Community Services
DAP12	Tree Planting Program. Partner with local non-profit organizations to implement a tree planting program (planting of trees on City-owned and private property).	Low	Long	Planning, Community Services

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Chapter 12: **IMPLEMENTATION**

This chapter describes actions to implement the goals and policies of the General Plan. Generally, implementation actions are needed to direct City Staff and decision makers, and execute specific policies within the General Plan, such as creating an ordinance or updating a master plan. This chapter also includes indicators to track the implementation of the General Plan over time.

PLAN IMPLEMENTATION

The General Plan will be implemented over an extended period of time - estimated to be 20 years with a time horizon of 2040. During this time, long-range planning efforts will continue using the goals and policies in the General Plan as a guide.

Although, the General Plan is a living document, State law allows it to be updated and refined over the coming decades. It encourages annual review of implementation actions and recommends that the entire General Plan be thoroughly reviewed every five years to ensure that it is still consistent with the community’s goals.

The General Plan may be amended up to four times per year to accommodate changing conditions. Property owners, the Planning Commission, City Council, or City staff may propose amendments. Proposed changes must be reviewed by the Planning Commission and the City Council at public hearings and the potential of environmental impacts must be evaluated in accordance with the California Environmental Quality Act.

This implementation chapter includes programmatic actions to be completed by the City, such as updating plans, completing studies, or implementing new programs. Each implementation program identifies the responsible City Departments, a level of priority (high, medium, or low) and a suggested time frame, as described in the table below.

TIME FRAME GUIDE	
SHORT	1-5 years
MEDIUM	5-10 years
LONG	10 or more years
ONGOING	Reoccurring or continuous action

The following tables identify programs, policy updates, planning efforts, coordination efforts, and other actions that will help implement the General Plan’s vision and policies. Programs are organized by General Plan chapter and are consistent with each chapter’s goals and policies.

LAND USE + COMMUNITY DESIGN

Table 12.1 Land Use + Community Design Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
DEPARTMENTAL PROCESSES				
LUCD1	Specific Plan Consistency. Following adoption of the General Plan, review the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.	High	Short	Planning
LUCD2	Update Zoning. Modify zoning map and zoning standards to maintain consistency with the General Plan.	High	Short	Planning
LUCD3	Update Subdivision Ordinance. Update subdivision ordinance to maintain consistency with the General Plan.	High	Medium	Planning, Public Works
LUCD4	Prepare Design Standards and Guidelines. Prepare design guidelines to illustrate community character and complement development requirements.	Medium	Medium	Planning
LUCD5	Development Review. Work to find efficiencies and make development permitting as simple and as transparent as possible. <ul style="list-style-type: none"> • Establish online permitting processes, where possible • Integrate GIS functionality with permitting and planning 	Medium	Medium	Planning
LUCD6	Development Fees. Update citywide development impact fees for infrastructure, affordable housing, other community benefits, and long-range planning.	Medium	Medium	Planning, Public Works
LUCD7	Development Fact Sheets. Create and promote a series of one-page fact sheets about permitting, zoning, building, and development requirements and questions.	Medium	Medium	Planning, Building and Safety
LUCD8	Downtown Area Plan. Implement policies for the Downtown Area to revitalize and create an active, vibrant Downtown.	High	Short	Planning
LUCD9	Regulatory Barriers. Review the zoning code, subdivision regulations, development regulations, and fire and building codes to address potential regulatory barriers to mixed use development.	High	Short	Planning, Public Works, Building and Safety, Fire

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
LUCD10	Development Monitoring. Establish a monitoring and reporting system for land use development within the City. Key metrics may include housing by type and income level, commercial floor area, jobs, vehicle miles traveled, and greenhouse gas emissions. Report annual changes to the Planning Commission and City Council.	Medium	Medium	Planning
LUCD11	Pedestrian Improvements Funding. Pursue and prioritize funding for pedestrian improvements within the Downtown Area Plan area.	Medium	Medium	Planning, Public Works, Economic Development
LUCD12	General Plan Review. Review the General Plan on a four-year cycle, including a review of individual elements and community programs.	Medium	Medium	Planning
LUCD13	Coordination of Development Plans and Infrastructure Funding. Phase development based on availability of infrastructure and only allow annexation to occur only when the full range of urban services is available or funded.	Ongoing	Ongoing	Planning, Public Works, Economic Development
LUCD14	Annexation Incentives. Develop financial and regulatory incentives (e.g., reduced fee permits, expedited building permits, impact fee waivers) to promote new development in the Sphere of Influence that conforms with the vision of the General Plan, including support for employment uses, mixed use housing, active transportation, and jobs.	High	Ongoing	Planning, Public Works, Economic Development
RESIDENTIAL USES				
LUCD15	Infill Housing Incentive Program. Establish an infill housing incentive program. Potential incentives may include an expedited building permit process, impact fee waivers, or other incentives.	High	Ongoing	Planning, Public Works, Economic Development, Building and Safety
LUCD16	Core Service Areas. Prioritize capital spending in neighborhoods that promote active transportation, mixed use support improvements to its core service areas	High	Ongoing	Planning, Public Works, Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
NON-RESIDENTIAL USES				
LUCD17	Mixed Use Development. Develop financial and regulatory incentives, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses, to promote new mixed-use development.	Medium	Medium	Planning, Public Works, Economic Development
LUCD18	District Marketing. Create a branding and marketing strategy for Downtown, business, and employment districts in the City.	High	Ongoing	Planning, Economic Development
COMMUNITY DESIGN + PUBLIC REALM				
LUCD19	Wayfinding Program. Implement a wayfinding and signage program to improve visibility to key City parks, Potrero Reserve, the Plunge, gateways, and nearby recreational destinations.	Medium	Medium	Planning, Community Services
LUCD20	Placemaking Program. Implement recommended street improvements including sidewalk widening, street trees, street furniture and lighting installation in Downtown.	Medium	Medium	Planning, Public Works
LUCD21	Light Pollution Guidelines. Adopt guidelines for outdoor lighting located in proximity to wildlife and habitat areas in order to minimize light pollution.	Medium	Medium	Planning, Public Works
LUCD22	Tree Planting Program. Partner with local non-profit organizations to implement a tree planting program (planting of trees on City-owned and private property).	Low	Long	Planning, Community Services
OPEN SPACE				
LUCD23	Joint Use. Create a joint use agreement with the Flood Control District and other utility companies to allow residents greater park and recreational access.	Medium	Medium	Planning, Parks District, Community Services, Public Works
LUCD24	Maintenance Plan. Develop a park maintenance plan that specifies the types of maintenance required for each park and timing of such work.	Medium	Medium	Planning, Public Works, Parks District
LUCD25	Hillside Development Ordinance. Adopt and enforce compliance with the Hillside Development Ordinance. Review every 5 years for potential updates.	Medium	Medium	Planning, Community Services, Public Works

MOBILITY

Table 12.2 Mobility Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
MANAGE TRAFFIC				
M1	Capital Improvement Plan. Annually update the 5-year Capital Improvement Program (CIP) and focus vehicle capacity improvements to auto-priority streets.	High	Short	Public Works
M2	Non-Auto-Priority Streets Locations. Prepare and sustain a list of locations where LOS E or LOS F is deemed acceptable upon City Council's approval.	High	Short	Public Works
M3	TDM Plan Requirements. Update the City's development processing requirements to require that TDM plans and strategies are developed for residential and employment land uses that reduce vehicle trips or vehicle trip lengths.	Medium	Medium	Planning, Public Works
M4	Bicycle and Pedestrian Plan. Update the City's Bicycle and Pedestrian Connectivity Plan with a focus on connectivity to transit, neighborhood centers, and schools while identifying state-of-the-practice techniques for improving safety.	Medium	Medium	Public Works
M5	Freeway Improvements. Work with RCTC and Caltrans to evaluate and implement appropriate improvements to Caltrans facilities to include the potential relocation of the SR-60 / I-10 interchange and improvements to SR-79, I-10, and SR-60.	Low	Long	Public Works
COMPLETE STREETS				
M6	Street Design Standards. Update street design standards to reflect complete streets design principles.	High	Medium	Public Works
M7	Grant Funding. Submit grant funding applications consistent with grant opportunities to SCAG and RCTC for multi-modal infrastructure projects that promote complete streets.	Medium	Short	Public Works
M8	Traffic Impact Fees. Update local traffic impact fees to ensure that new development pays its fair share toward complete street improvements.	Medium	Medium	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M9	Right of Way Acquisition. Obtain and preserve adequate right-of way to accommodate future mobility system improvements.	Low	Long	Public Works
M10	Traffic Study Methodology. Update the City's traffic study requirements to implement the VMT methodology and impact thresholds adopted by the City.	High	Short	Public Works
M11	MMLOS Methodologies. Monitor MMLOS methodologies and, when appropriate, implement those methodologies to assess the performance of the multi-modal transportation system.	Low	Long	Public Works
M12	Neighborhood Traffic Management Plan. Develop a Neighborhood Traffic Management Plan that identifies and prioritizes traffic calming needs.	Low	Long	Public Works
ACTIVE TRANSPORTATION				
M13	ATP Grants. Annually submit applications in coordination with WRCOG to pursue grant funding opportunities to implement the active transportation system, including in the downtown and adjacent to schools that improve bicycle and pedestrian facilities.	Medium	Short	Public Works
M14	Traffic Calming Measures in Downtown. Finalize standards to create a defined, walkable, and safe core, along the Sixth Street and Beaumont Avenue corridors, by implementing traffic calming features, planting street trees to provide shade, and providing on-street parking consistent with the Beaumont Downtown Area Plan.	Medium	Medium	Public Works
M15	CIP in Downtown. Update the City's 5-Year Capital Improvement Program to include bicycle and pedestrian improvements in the Downtown, residential areas, and near schools.	High	Medium	Public Works
M16	Pedestrian and Bicycle Safety Education. Implement and enforcement and education program to enhance pedestrian and bicycle safety and education.	Medium	Medium	Public Works
M17	Design Standards. Update the City's standard plans to reduce pedestrian crossing distances and reduce vehicle speeds in the Downtown, residential neighborhoods, and adjacent to schools.	High	Medium	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M18	Trail Mapping. Maintain city mapping to assist in promoting locations for equestrian and hiking trails throughout the City.	Medium	Long	Public Works
M19	Multi-Use Trail. Engage with appropriate agencies to expedite implementation of a Class I facility along the Edison Transmission Easement Corridor. Annually pursue grant funding opportunities to fund the facility.	Low	Long	Public Works
TRANSIT				
M20	Transit Station Location. Engage RCTC frequently and participate in meetings to ensure that the Pass transit station is in the City of Beaumont.	Medium	Long	Public Works
M21	Fiscal Stability. Annually monitor and report transit use and fare box recovery to ensure transit is operating efficiently.	Medium	Short	Public Works
M22	TNC Option. When appropriate, engage TNCs to potentially replace routes that are inefficient or experience low ridership.	Low	Long	Public Works
M23	Shelter Improvements. Update the City's 5-year CIP to identify appropriate improvements to bus shelters and park and ride facilities.	High	Long	Public Works
M24	Support for Senior Fares. Annually review transit routes to ensure accessible transit options for seniors, especially to medical and commercial centers.	Medium	Medium	Public Works
M25	Special Events. Minimize parking and vehicle travel to special events through traffic management and promotion of transit to the event.	Medium	Medium	Public Works. Community Services
GOODS MOVEMENT				
M26	Truck Route Map. Update the City's truck route map to focus trucks on key streets in the City that should be used for goods movement and reduce heavy vehicle travel adjacent to sensitive areas.	Medium	Short	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
M27	<p>Code Update. Update Municipal Code to:</p> <ul style="list-style-type: none"> • Design standards for designated truck routes, including proper turning radii at intersections. • On-street parking designated for loading and unloading during off-peak hours only. 	Medium	Short	Public Works, Planning
M28	<p>Collision Data. Annually review collision data for type, location, severity, and cause. Develop countermeasures for sites with recurrent truck-involved collisions.</p>	High	Short	Public Works
PARKING				
M29	<p>Zoning Code Update. Update the City's parking Standards to:</p> <ul style="list-style-type: none"> • Provide a reduction in parking standards if comprehensive TDM programs are provided. • Increase the number of electric vehicle charging stations in parking areas. • Be consistent with the Downtown Area Plan. 	Medium	Medium	Public Works, Planning
FUTURE TECHNOLOGICAL ADVANCES				
M30	<p>Curbside Management. Actively manage curb spaces in activity areas to balance multiple demands (e.g., AVs, TNCs, bicycles, pedestrians, delivery loading/unloading, street furniture, etc.) and ensure a balanced provision to all users.</p>	Medium	Medium	Public Works

ECONOMIC DEVELOPMENT + FISCAL

Table 12.3 Economic Development + Fiscal Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
ECONOMIC DEVELOPMENT + BUSINESS GROWTH				
EDF1	Strategic Plan. Develop and regularly update an Economic Development Strategic Plan that includes 1) a target list of business types for attraction and expansion, 2) actions and strategies, and 3) benchmarks to measure progress in implementation.	High	Short	Economic Development
EDF2	Online Site Inventory. Create and maintain an online inventory of shovel-ready sites and provide individualized site selection assistance to expanding and new businesses.	High	Ongoing	Economic Development, Planning
EDF3	Connect Development Community with Opportunities. Provide a forum to bring together interested property owners, developers, real estate brokers, business owners, and retailers regarding available development opportunities and sites.	Low	Short	Economic Development
EDF4	Business Incubator. Evaluate the demand for and feasibility of a local business incubator.	Medium	Short	Economic Development
EDF5	Business Recruitment. Create and implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District.	Medium	Medium	Economic Development
EDF6	Retail Recruitment Strategy. Create and implement a retail recruitment strategy that utilizes direct communications with targeted retailers to reverse sales tax leakage in key sectors, such as dining, entertainment, and specialty retail.	High	Medium	Economic Development
EDF7	Retail Performance. Periodically evaluate the performance of the community's retail centers and make recommendations regarding repositioning of businesses and measures likely to improve retail performance (e.g., mix with other employment, entertainment/ interactive, or residential uses; offer smaller retail spaces that have higher performance; etc.).	Medium	Ongoing	Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF8	Branding. Develop a unique brand for the City that builds upon the General Plan vision and is comprised of visual themes and taglines that distinguish Beaumont from other jurisdictions in the region and accentuate its opportunities and attractions.	High	Short	Public Information/ Communication
EDF9	Rental Assistance. Create a rental assistance program as a recruitment incentive to attract targeted, desired retailers and restaurants to key locations, such as in the Downtown area.	Medium	Short	Economic Development
INFRASTRUCTURE IMPROVEMENTS				
EDF10	Internet Infrastructure. Provide or work with providers to achieve high quality Internet infrastructure for the community.	Medium	Medium	City Administration, Economic Development
EDF12	New Infrastructure. Create a “Dig Once” policy, which would require conduit for future fiber optic cable to be laid anytime the ground is broken for infrastructure, transportation, or construction projects.	Medium	Short	Public Works
WORKFORCE DEVELOPMENT				
EDF13	Local Business Internships. Create a program to provide incentives for local businesses to offer internship, mentoring, and apprenticeship programs to high school and college students in partnership with educational institutions and major employers.	Medium	Medium	Economic Development
EDF14	Recruit Technical Training. Actively recruit technical schools to locate in Beaumont to provide education and training that benefits residents and employers.	Medium	Short	Economic Development
LOCAL AND SMALL BUSINESS SUPPORT				
EDF15	Advertise Business Assistance. Advertise existing business assistance programs that provide financing and technical assistance.	Medium	Ongoing	Economic Development
EDF16	Small Business Surveys. Conduct bi-annual surveys of existing small businesses (including home occupations) to identify obstacles to growth.	Medium	Short	Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF17	Local Vendor Preference. Establish a City local vendor preference policy and periodically review new approaches to encourage purchasing from local vendors.	Medium	Short/ Ongoing	City Administration, Economic Development
EDF18	Business Liaison Services. Provide business liaison services to assist businesses with the permitting process, including assistance with other agencies such as utility districts and other regulatory bodies.	Medium	Short	Economic Development, Planning
CITY REGULATIONS				
EDF19	Streamline Permit Review. Create a “One Stop Permitting” process to streamline the permit review process that facilitates business attraction, retention, and expansion of projects.	High	Short	Planning, Public Works, Building and Safety
EDF20	Makerspace. Allow vacant and underutilized buildings in the Downtown area to provide shared spaces for artists and artisans, including collaborative workspaces (e.g., makerspaces that have tools for the design, prototyping and creation of manufactured works).	Medium	Medium	Economic Development, Planning
EDF21	Zoning Code. Update the City’s Zoning Code to <ul style="list-style-type: none"> • Reflect modern business uses and needs, including allowing flexible or shared workspaces, • Streamline permitting and procedures, • Attract desired businesses and services, • Ensure tourism-related enterprises are allowed in appropriate locations, • Allow for the pairing of uses that support business spin-offs (e.g., R&D with retail), and • Encourage experiential retail concepts that mix service uses with traditional retail so that retailers remain competitive in an increasingly online marketplace. 	High	Short	Planning

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF22	Recruitment Incentives. Periodically review possible incentives aimed at recruiting/retaining specific businesses such as restaurants, specialty retail, education, and health care, which may include FAR bonuses, reductions in parking, expedited permitting and other incentives.	High	Ongoing	Planning, Economic Development
EDF23	Commercial Rehabilitation Support. Establish and continue to improve City programs providing grants or loans for commercial rehabilitation and improvement, such as façade improvement programs.	Medium	Ongoing	Economic Development
EDF24	Reinvestment Opportunities. Facilitate and/or pursue reinvestment opportunities, such as grants, loans, bonds, to assist in adaptive reuse of vacant or underutilized properties.	Medium	Short	Economic Development
EDF25	City Fees. Establish competitive City fee schedules or structures.	High	Short	City Administration, Economic Development
PARTNERSHIPS AND COOPERATION WITH OTHER ORGANIZATIONS				
EDF26	Coordination with Healthcare Institutions. Establish regular communications with regional and local health care institutions such as San Geronio Memorial Hospital to understand their future facility needs and continuum of care services that may be attracted to the area such as physician's offices, specialty practices, rehabilitation centers and assisted living facilities.	Medium	Short	Economic Development
EDF27	Coordination with Nearby Cities. Establish regular coordination with neighboring jurisdictions, including the City of Banning, City of Calimesa and Riverside County to explore strategies for efficient infrastructure maintenance and delivery of services and economic development programs.	Medium	Ongoing	City Administration, Economic Development
VISITATION + TOURISM				
EDF28	Promotion. Regularly highlight positive news of and activities in Beaumont in various media outlets.	High	Ongoing	Public Information/ Communications

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
EDF29	Visitor Resources. Develop visitor resources, such as a local visitors’ guide that includes local recreation opportunities, dining, shopping, cultural and historic landmarks, attractions and events.	Medium	Medium	Economic Development
EDF30	Online Calendar. Publish and regularly update an online calendar of activities and special events in Beaumont.	Medium	Ongoing	Economic Development
EDF31	Event Sponsorship. Work with local organizations to sponsor, organize, and/or promote public festivals, cultural performances and civic events.	Medium	Ongoing	City Administration, Economic Development
EDF32	Event Space. Create a public space for special events in Downtown.	Medium	Ongoing	Planning, Community Services
EDF33	Encourage Hotel Renovations. Provide incentives to hotel property owners to encourage the renovation of existing hotel properties.	Medium	Long	Economic Development
FISCAL SUSTAINABILITY				
EDF34	Business Improvement District. Form a Downtown Business Improvement District in key portions of the Downtown area.	Medium	Long	Economic Development
EDF35	Utility Services Benchmarking. Establish thresholds or standards for levels of service as a benchmark to evaluate adequacy of community and utility services.	Medium	Short	City Administration, All departments
EDF36	Fee Structure. Update the City’s fee structure at least every five years to fully cover City costs for fee-based services to the extent feasible and desired by the community.	Medium	Ongoing	City Administration

HEALTH + ENVIRONMENTAL JUSTICE

Table 12.4 Health + Environmental Justice Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
HEALTH, EQUITY + ACCESS				
HEJ1	Health Resources Inventory. Develop an inventory of health resources in the City in cooperation with the RUHS-PH.	High	Short	Community Services, RUHS-PH
HEJ2	Citywide “health check-up.” Every five years, conduct a community health assessment regarding the overall health and quality of life of those who live and work in Beaumont.	High	Ongoing	RUHS-PH
HEALTHY FOOD ACCESS				
HEJ3	Healthy Food Survey. Conduct a periodic survey to identify key food assets, opportunities for healthy retail, and areas of concern in the food environment.	Medium	Ongoing	RUHS-PH
HEJ4	Healthy Food Program. Develop and implement a micro-enterprise pilot program to help ensure healthy food is available to low-income residents in the City.	Medium	Medium	Planning
HEJ5	Healthy Food Education. Partner with Beaumont Unified School District to create a health curriculum based on learning about healthy food and making healthier food choices.	Low	Long	BUSD
HEJ6	Healthy Food Choices. Incentivize location and expansion of new and existing businesses that provide healthy food choices throughout the city.	Medium	Medium	Economic Development
REGIONAL AND LOCAL PARTNERSHIPS				
HEJ7	Affordable Healthcare Options. Partner with the RUHS-PH and other regional partners to provide information on affordable and accessible health care services, including mobile health clinics, health fairs, and county services.	Medium	Medium	Community Services
HEJ8	Joint Use of Community Facilities. Create a formal shared use agreement with the Beaumont Unified School District where the public and organizations (such as youth and adult intramural leagues) can access school fields/property after normal school hours.	High	Short	Community Services
HEJ9	Information Campaign. Promote the significant benefits of quality early childhood education to community members, employers, businesses and developers through social marketing campaigns.	Medium	Medium	Community Services

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
HEJ10	At-risk Programs. Work in partnership with the RUHS-PH to develop a training for parents of at-risk youth.	Medium	Medium	Community Services
LAND USE + COMMUNITY DESIGN				
HEJ11	Housing Choices. Update land use and zoning designations to allow for a variety of housing types in the City.	High	Short	Planning
HEJ12	Housing Cost Burden. Assess the strength of affordable housing policies in each Housing Element update.	High	Short	Planning
HEJ13	Flexible Use of Community Spaces. Update zoning code to allow for flexible uses in community spaces, including parks, streets, and civic plazas.	High	Short	Planning
COMMUNITY SAFETY				
HEJ14	Vision Zero Policies. Adopt and implement a Vision Zero program that reduces vehicle related fatalities to zero.	High	Short	Public Works
HEJ15	Safe Routes to School. Support Safe Routes to School partnerships that increase the number of school children who walk, bicycle, use public transit, and carpool to and from school.	High	Short	Public Works
HEJ16	Graffiti Prevention. Encourage the creation of a graffiti prevention team to remove graffiti from public property (e.g., parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.	Medium	Medium	Public Works
ENVIRONMENTAL SAFETY				
HEJ17	Lead Abatement Programs. Work with RUHS-PH to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes.	Medium	Medium	Public Works
HEJ18	Residential smoking ordinance. Adopt an ordinance to prohibit smoking in multi-family buildings.	Low	Long	Building and Safety
HEJ19	Idling Ordinance. Update zoning code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.	Low	Long	Public Works
HEJ20	Particulate Mitigation. Adopt mitigation measures that limit vehicular and construction-related particulate emissions.	Medium	Long	Planning
HEJ21	Herbicide Mitigation. Develop an information campaign targeted at parents to help protect children from the risks of pesticides.	Medium	Long	Planning, Community Services
HEJ22	Anti-dumping Programs. Allocate appropriate resources for enforcement to prevent, and remove, illegal dumping.	Medium	Long	Planning, Community Services, Code Enforcement

COMMUNITY FACILITIES + INFRASTRUCTURE

Table 12.5 Community Facilities + Infrastructure Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
GROWTH + DEVELOPMENT				
CFI1	Underground Infrastructure Mapping. Work collaboratively with regional utility agencies to adopt smart city technology to map underground infrastructure.	Medium	Medium	Public Works, Southern California Edison, BCVWD
CFI2	Zoning and Implementation Ordinances. Update zoning and building codes to enable innovative sustainability measures such as: <ul style="list-style-type: none"> • Greywater capture and reuse systems • On-site bioretention-based stormwater facilities • Coordinated below grade installation/repair between various providers and agencies • Wind generation on residential and commercial buildings • Electric vehicle infrastructure requirements • Green building performance standards 	High	Medium	Planning, Public Works, Building and Safety
WATER				
CFI3	Adequate Water Supply for New Development: Require a Water Supply Assessment for new developments to ensure adequate water supply.	High	Short	Planning, BVCWD, Public Works
CFI4	Water System Plans and Rate Study. Participate in the revision of the Urban Water Management Plan and Potable Water System Master Plan based on current requirements and policy.	High	Long	Public Works, BVCWD
CFI5	Funding. Work with the Riverside County Flood Control and Water Conservation District (RCFC) to identify and pursue funding to support efforts that protect the Santa Ana watershed.	High	Medium	Public Works, BVCWD, RCFCWCD
CFI6	Water Education. Develop a water conservation and stewardship strategy with local partners and water providers to reduce water consumption, raise awareness of stormwater pollution, and encourage conservation behaviors.	Medium	Medium	Public Works, BVCWD

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
CFI7	Educational materials. Produce a City resource guide for commercial and residential water recycling techniques, including conservation strategies, landscaping, rainwater capture, greywater systems, and use of cisterns.	Medium	Medium	Public Works, BCVWD
STORMWATER				
CFI8	Low Impact Development. Develop standards to: <ul style="list-style-type: none"> Determine where Low Impact Development (LID) techniques are appropriate and can incorporate best management practices. Identify and eliminate barriers to incorporate watershed protection principles. 	Medium	Medium	Public Works
CFI9	Area Drainage Plan. Develop an Area Drainage Plan (ADP) with the Riverside County Flood Control and Water Conservation District to accompany the Beaumont Master Drainage Plan.	Medium	Long	Public Works, RCFCWCD
CFI20	Green Streets. Implement best practices for Green Streets on transportation corridors associated with new and existing redevelopment projects.	Medium	Long	Planning, Public Works, RCFCWCD
CFI21	Local implementation Plan. Prepare a Local Implementation Plan (LIP) that documents the internal procedures for implementation of the various program elements described in the Drainage Area Management Plan and Regional Water Quality Control Board - Santa Ana Region Order No. R8-2010-0033 (“MS4 Permit”).	Medium	Medium	Public Works
CFI22	Site Inspections. Conduct periodic inspections of commercial and industrial facilities for non-stormwater and/or pollutants discharges to the storm drain system.	High	Medium	Public Works, Building and Safety
CFI23	Construction Site Inspections. Conduct construction site inspections in order to check for inadequate erosion and sediment control measures and/or non-stormwater discharges.	High	Medium	Building and Safety, Public Works
CFI24	Sewer and Stormwater User Fees. Work with local and regional agencies to update existing user fees for sewer and stormwater, fund needed system upgrades, and to the extent feasible, allow for wastewater recycling and stormwater capture.	Medium	Medium	Public Works, RCFCWCD

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
WASTE				
CFI25	Food Recovery Program. Work with local organizations and restaurants to develop a food rescue program that distributes edible food to low-income residents and promotes food waste prevention.	High	Medium	Community Services, RUHS
CFI26	Zero Waste. Work with regional partners, such as the Riverside County Department of Waste Resources, and community partners to foster a zero-waste culture, including outreach, marketing, and local grant program to support efforts.	Medium	Long	RCDWR, Waste Management
CFI27	Public Stewards of Zero Waste. Commit all City departments to zero waste, including provision of technical support and diversion at City facilities.	Medium	Medium	Community Services
CFI28	Technical Assistance. Partner closely with commercial and owners of multi-family properties to start or expand recycling and waste reduction practices.	Medium	Medium	CalRecycle
CFI29	Debris Recycling Ordinance. Create a construction and demolition debris recycling ordinance to support the diversion of recyclable and recoverable materials. Work with local partners to conduct outreach targeting waste generators.	High	Short	Building and Safety, Waste Management
CFI30	Composting Program. Expand existing recycling programs to include composting yard and garden waste.	Medium	Long	Waste Management
ENERGY + TELECOMMUNICATIONS				
CFI31	Telecommunication Siting. Establish siting parameters to minimize community impacts, including demonstration of compliance with federal safety standards, low-profile designs, co-location (where feasible), and minimum setbacks from residences.	High	Short	Planning
CFI32	Fiber Optic Communications. Work with regional and state partners to support fiber optic market development and Beaumont's participation in the statewide diffusion of fiber optic technology.	Medium	Long	Planning, Public Works
COMMUNITY FACILITIES + SERVICES				
CFI33	School District Planning. Work in partnership with Beaumont Unified School District to promote collaborative planning efforts, including analysis of future student impacts, joint use opportunities, and arts and culture programming.	High	Medium	Planning, BUSD, Community Services
CFI34	Parks Master Plan. Develop a Parks Master Plan in collaboration with the Beaumont Cherry Valley Parks District to address deficiencies in park maintenance, existing facilities, and available open space.	Medium	Long	Planning, BCVPD, Community Services

CONSERVATION + OPEN SPACE

Table 12.6 Conservation + Open Space Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
ENERGY				
C1	Energy Efficiency Programs. Develop and advertise energy efficiency programs that improve energy efficiency in existing buildings. Coordinate with WRCOG on regional initiatives.	High	Medium	Planning, Building and Safety, WRCOG
C2	Energy Disclosure Policy. Develop a policy requiring energy disclosure, audits, and/or upgrades at time of sale for all residential and commercial buildings.	Medium	Medium	Planning, Building and Safety
C3	Passive Solar Techniques. Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.	Medium	Long	Planning, Building and Safety
C4	Green Affordable Housing. Develop incentives for affordable housing projects that integrate sustainable and long-term green building design.	High	Medium	Planning, Building and Safety
C5	Green Building Design. Update the Municipal Code to identify and prioritize green building design features that mitigate the impacts of climate change.	High	Medium	Planning, Building and Safety
C6	Shade Assessment. Partner with local and regional agencies to identify and prioritize areas for shade in public places.	High	Short	Planning, Pass Transit, TLMA
C8	Greenhouse gas inventory. Prepare a revised greenhouse gas inventory on regular 3-year cycles.	Medium	Medium	Planning, WRCOG
C9	Climate Adaptation Plan. Develop a Climate Adaptation Plan to identify Beaumont's most significant potential climate change risks and vulnerabilities in order to create a framework for decision makers to build a more resilient and sustainable community. The Climate Adaptation Plan shall include a vulnerability assessment, adaptation strategy, and plan maintenance. Special focus should be provided related to drought, extreme heat, and wildfire risk.	High	Medium	Planning, WRCOG

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
C10	Advanced and Green Industry Workforce Training. Coordinate with local, regional, and state entities to identify or create training and placement programs in advanced and green industries, including advanced manufacturing, green building, and sustainable industries (e.g. renewable energy industries, water treatment, and wastewater management).	High	Medium	Planning, Economic Development, Building and Safety, Wastewater
C11	Sustainable Communities Strategy. Coordinate with state and regional agencies to implement the Sustainable Communities Strategy.	High	Medium	Planning, SCAG
C12	Energy Education. Promote awareness and incorporation of energy efficiency best practices for new development, including incorporation of alternative energy generation and energy efficient retrofits.	Medium	Short	Planning, Building and Safety
C13	Solar Access. Update municipal code to require design of new development and renovations to not impair adjacent buildings' solar access, unless shading benefits substantially offset the impacts of solar energy generation potential.	Medium	Medium	Planning, Building and Safety
AIR QUALITY				
C14	Air Quality Efforts. Partner with local and regional agencies to educate and support efforts that improve local air quality.	High	Medium	Planning, SCAQMD
C15	Sensitive Uses. Update the municipal code to prohibit and/or mitigate the impacts of localized air pollution, addressing specific strategies for sensitive receptors.	High	Short	Planning
SENSITIVE HABITAT + RESOURCES				
C16	Buffer Zones. Update zoning code to identify and protect sensitive habitat areas and corridors, including preservation and conservation easements, open space buffers, and reduced intensity of development.	High	Short	County TLMA, Riverside Conservation Authority, Planning
C17	Dark Sky Lighting Ordinance. Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards, such as shielding light in the downward direction and limiting bright white lighting and glare.	Medium	Short	Planning, Public Works, Community Services

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
C18	On-site Wildlife Habitat. Encourage the protection of undisturbed native plants and habitat areas, instead of individual native plants sprinkled around a development.	Medium	Short	Planning
C19	Hillside Ordinance. Support and implement the existing hillside ordinance.	High	Short	Planning, Public Works
C20	Cultural Resource Sensitivity Map. Develop a Cultural Resource Sensitivity Map based upon field and literature surveys identifying the locations of known cultural resources and areas of archaeological sensitivity within the City and its Sphere of Influence.	Medium	Medium	Planning
OPEN SPACE				
C21	Joint use. Establish a formal joint use agreement with local or regional agencies to allow for the use of open space lands for flood control, utility easements, and recreational trails.	Medium	Medium	Planning, BUSD, BCVRPD, Community Services
C22	Open Space Partnerships. Partner with adjacent cities, Riverside County, and local and state park agencies to create linkages and enhance access to publicly-accessible parks and open spaces.	Medium	Long	Planning, Community Services, County TLMA, Parks & Recreation, BCVRPD, City of Banning, City of Calimesa
BIOLOGICAL RESOURCES				
C23	Future Development. Partner with landowners and government agencies in the sphere of influence to promote future development concepts, coordinate on open space uses, and protect existing wildlife.	Medium	Long	Planning, Community Services, County, Parks & Recreation, City of Banning, City of Calimesa
C24	Habitat Management Plan. Work collaboratively with the County to develop a Habitat Management Plan for sensitive areas in the sphere of influence, in conformance with habitat management requirements.	Medium	Long	Planning, County TLMA, RCA
ARTS + CULTURAL RESOURCES				
C25	Arts and Culture District. Update municipal code to create an arts and culture overlay to help spur catalytic projects and development.	Medium	Medium	Planning
C26	Public Art Master Plan. Develop a public art master plan to identify potential sites, partnerships, and sustainable funding mechanisms for art in the City.	Medium	Medium	Planning
C27	Wayfinding. Develop wayfinding and signage to key sites, including historic (non-archaeological) places (as allowed by law), gateways, and points of interest.	Medium	Short	Planning, Public Information, Economic Development

SAFETY

Table 12.7 Safety Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
CRIME PREVENTION				
S1	Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.	High	Short	Beaumont Police
S2	Crime Prevention Design. Update municipal code to ensure that site design and planning techniques that reduce the potential for criminal activity (e.g., CPTED) are included.	Medium	Medium	Planning, Beaumont Police
S3	Safety Taskforce. Establish a safety task force that meets with staff from the Riverside County Sheriff, police department, and other law enforcement agencies to coordinate crime prevention strategies in the City and within the Sphere of Influence.	Medium	Medium	Beaumont Police
S4	Community and Recreational Programs. Establish/expand community and after-school programming for at-risk youth.	Medium	Long	Community Services, Police, Parks & Recreation, BUSD
S5	Budget Review. Coordinate a periodic review with the Police Department and the Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new planned or proposed development.	Medium	Medium	Planning, Beaumont Police, CAL FIRE
S6	Lighting Study. Assess existing lighting needs in the city, including areas that need improved lighting or potential crime prone areas.	Medium	Medium	Public Works, Community Services
DISASTER PREPAREDNESS				
S7	Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.	High	Medium	Beaumont Police, CAL FIRE, Public Works
S8	Climate Change Risk Assessment. Conduct a climate change risk assessment to identify potential risks and vulnerable populations. Prioritize programs and funding for populations most likely to be impacted by climate change, in accordance with SB379	High	Medium	Planning, Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S9	Safety Information Campaign. Develop an information program to familiarize citizens with seismic risk and to develop seismic awareness. Develop an educational campaign for residents and business owners to learn what to do during an earthquake and how to better prepare for an earthquake.	Medium	Medium	CAL FIRE, Beaumont Police
S10	Community Preparedness Toolkit. Adopt a local Community Preparedness Toolkit that can be used to prepare for disasters, including fires, earthquakes, and extreme heat events.	Medium	Medium	CAL FIRE, Beaumont Police
S11	Maintenance Fund. Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.	Medium	Medium	CAL FIRE, Beaumont Police, Community Services
FIRE AND WILDFIRE				
S12	Fire Hazard Risk Assessment. Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.	High	Medium	CAL FIRE
S13	Municipal Code Updates. Update municipal code to require that <ul style="list-style-type: none"> • new public facilities are located outside of Very High Fire Hazard Severity Zones, when feasible. • developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation). • development in High and Very High Fire Hazard Severity Zones prepares a fire protection and evaluation plan. • new development provides emergency access (i.e., two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire. • all existing and new homes and businesses have visible street addressing and signage 	High	Short-Medium	Public Works, CAL FIRE, Building and Safety

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S14	Fire Suppression Guidelines. Develop fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.	High	Medium	CAL FIRE
S15	Buffer Zone. Define a protected buffer zone that separates wildlands from vulnerable development to mitigate the risk of potential wildfires.	High	Medium	CAL FIRE
S16	Water Assessment. Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.	High	Short	CAL FIRE, BCVWD
SEISMIC SAFETY				
S17	California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.	High	Medium	Public Works, Building & Safety
S18	Earthquake Hazard Reduction Ordinance. Update municipal code to require strengthening of existing wood-frame buildings with soft, weak, or open-front wall lines in housing constructed before 1980.	Medium	Medium	Building and Safety
S19	Code Enforcement. Continue the code enforcement program, including identification of pre-1933 structures of large scale or occupied by large numbers of people, and require correction or demolition of structures found to be dangerous.	High	Medium	Police, Building & Safety, Code Enforcement
S20	Seismic Retrofit Incentive Program. Develop a retrofit incentive program to help reduce earthquake hazards, focused on existing public facilities as well as existing multifamily housing constructed prior to 1980.	Medium	Medium	Building and Safety
S21	Geologic Instability Mitigation. Update municipal code to adopt regulatory techniques to mitigate public safety hazards, and if necessary, prohibit development where geologic instability is identified.	High	Medium	Building and Safety, Public Works
FLOOD CONTROL				
S22	Flood Control Maps. Regularly update City's maps to reflect latest FEMA designations.	High	Short	Public Works

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
S23	<p>Update Municipal Code. Update municipal code to require:</p> <ul style="list-style-type: none"> on site stormwater runoff retention limit stormwater runoff impacts on adjacent properties 	High	Short	Public Works
HIGH WINDS				
S24	Design Review. Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.	Medium	Medium	Building and Safety
S25	Dust Control. Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.	Short	Medium	Building and Safety, Public Works
CLIMATE CHANGE				
S26	Cooling Centers. Establish cooling centers to reduce Beaumont residents' vulnerability to extreme heat events and severe storms.	High	Short	Community Services
S27	Critical Facilities. Upgrade building code to require critical facilities to operate on micro-grids, including generator power, solar, and wind turbine power sources.	Medium	Medium	Public Works, Building & Safety
S28	Water Conservation. Review Chapter 17.06 of the Municipal Code to consider adding additional water conservation measures.	High	Medium	Public Works, Planning
HAZARDOUS MATERIALS				
S29	Remediation Strategies. Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials	High	Medium	Department of Toxic Substances Control, Public Works, Building and Safety
S30	Hazardous Materials Inventory. Develop an inventory of hazardous materials used by businesses in the City. Maintain this inventory as a living document.	Medium	Long	Building and Safety
S31	Contaminated Sites. Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.	High	Medium	Department of Toxic Substances Control, Building and Safety

NOISE

Table 12.8 Noise Implementation Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
NOISE REGULATIONS				
N1	Update the City's Noise Ordinance. Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards for projects exceeding the City's noise standards.	High	Short	Planning, Building and Safety
N2	Requirement for Acoustical Studies. Amend development application requirements so that projects that could result in noise environments above normally acceptable noise ranges or all new development complete acoustical studies prepared by qualified professionals to ensure that the noise levels are at acceptable levels, per the Municipal Code.	High	Short	Economic Development
N3	Project Design Guidelines. Integrate project design guidelines that integrate features into new developments that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading, and trash storage facilities.	High	Short	Planning
MOBILE NOISE SOURCES				
N4	Freeway Noise Reduction. Work collaboratively with Caltrans and the Federal Highway Administration to install measures that mitigate noise impacts along freeways.	Medium	Long	Public Works
N5	Traffic Noise Assessment. Periodically review and assess the sources of noise and vibration, strategies for mitigating impacts, and specific actions that can be applied.	High	Ongoing	Public Works
STATIONARY NOISE SOURCES				
N6	Construction Noise Limits. Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations .	High	Short	Planning, Building and Safety

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
N7	Stationary Equipment. Enforce requirements that all stationary construction equipment shall be operated with closed engine doors, equipped with properly operating and maintained mufflers, and placed so that emitted noise is directed away from the nearest sensitive receptors.	High	Short	Planning, Building and Safety, Code Enforcement
N8	Equipment Staging Areas. Require that equipment staging shall be in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.	High	Short	Planning, Building and Safety
N9	Additional Noise Attenuation Techniques. Require that temporary sound barriers are installed and maintained between the construction site and the sensitive receptors during the clearing, earth moving, grading, and foundation/conditioning phases of construction. Temporary sound barriers shall consist of sound blankets affixed to construction fencing along all sides of the construction site boundary facing potentially sensitive receptors.	High	Short	Planning
N10	Vehicle and Equipment Idling. Establish requirements that construction vehicles and equipment are not left idling for longer than five minutes when not in use.	High	Short	Planning, Building and Safety, Code Enforcement

DOWNTOWN AREA PLAN

Table 12.9 Downtown Area Plan Actions

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
DEPARTMENTAL PROCESSES				
DAP1	Update Zoning. Modify zoning map and zoning standards to maintain consistency with the General Plan.	High	Short	Planning
DAP2	Prepare Design Standards and Guidelines. Prepare design guidelines to illustrate community character and complement development requirements.	Medium	Medium	Planning
DAP3	Development Review. Establish procedures that expedite permitting in Downtown.	Medium	Medium	Planning
DAP4	Pedestrian Improvements Funding. Pursue and prioritize funding for pedestrian improvements within the Downtown Area Plan area.	Medium	Medium	Planning, Public Works, Economic Development
RESIDENTIAL USES				
DAP5	Infill Housing Incentive Program. Establish an infill housing incentive program focused on Downtown. Potential incentives may include an expedited building permit process, impact fee waivers, or other incentives.	High	Ongoing	Planning, Public Works, Economic Development, Building and Safety
DAP6	Core Service Areas. Prioritize capital spending in Downtown to promote active transportation, mixed use support improvements and establish Downtown as a destination.	High	Ongoing	Planning, Public Works, Economic Development
NON-RESIDENTIAL USES				
DAP7	Mixed Use Development. Develop financial and regulatory incentives, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses, to promote new mixed- use development.	Medium	Medium	Planning, Public Works, Economic Development
DAP8	District Marketing. Create a branding and marketing strategy for Downtown.	High	Ongoing	Planning, Economic Development
DAP9	Façade Rehabilitation Programs. Use CDBG (or other) funds to provide grants or loans to existing businesses to improve their appearance.	Medium	Ongoing	Planning, Economic Development

	DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY
COMMUNITY DESIGN + PUBLIC REALM				
DAP10	Wayfinding Program. Implement a wayfinding and signage program to establish Downtown identity and improve visibility to destinations in and around Downtown.	Medium	Medium	Planning, Economic Development
DAP11	Placemaking Program. Implement recommended street improvements including sidewalk widening, street trees, street furniture and lighting installation in Downtown.	Medium	Medium	Planning, Public Works, Community Services
DAP12	Tree Planting Program. Partner with local non-profit organizations to implement a tree planting program (planting of trees on City-owned and private property).	Low	Long	Planning, Community Services



APPENDIX:
COMMUNITY ENGAGEMENT RESULTS
SUMMARY

COMMUNITY WORKSHOP #1 SUMMARY

COMMUNITY SURVEY #1 – COMMUNITY SURVEY

COMMUNITY SURVEY #2 – VISUAL PREFERENCE SURVEY

COMMUNITY SURVEY #3 – PREFERRED ALTERNATIVE



COMMUNITY WORKSHOP #1 SUMMARY



COMMUNITY WORKSHOP #1

Beaumont Community Workshop #1 Summary

City Hall, Gymnasium
550 E. 6th Street, Beaumont, CA 92223
June 21, 2017 6:00 PM- 8:00 PM

WORKSHOP OVERVIEW

On Wednesday, June 21, 2017, the City of Beaumont hosted a community workshop as part of the Beaumont 2040 General Plan Update. The workshop was held at City Hall in the Gymnasium from 6:00 PM until 8:00 PM. The workshop was attended by approximately 16 people, in addition to 5 General Plan Task Force members and various city personnel. A Spanish speaking translator was available at the workshop and offered simultaneous interpretation services during the presentation. All workshop materials were available in English and Spanish. A youth table activity was available to parents and their children.



The workshop presentation was led by Matt Burris of Raimi + Associates, who provided community members with an overview of the purpose and process of the Beaumont General Plan Update. The presentation highlighted key themes and community feedback on the General Plan noting future opportunities to provide feedback on the project.

The workshop included the following types of activities:

- Facilitated Group Discussion:** During this activity, groups of 8-10 participants, in addition to one facilitator exchanged ideas on the future of Beaumont. Participants were asked to answer three big-picture questions 1) What do you like most about your city? 2) What are opportunities in the City? Is there anything that should be preserved or changed? 3) What would you like to see improved in Beaumont 2040? What qualities or features will the City have in the future?
- Workshop Stations:** Participants were invited to provide feedback on a variety of topics regarding the built environment. Each station asked participants to provide direction and focus on five key areas of interest for the General Plan Update: 1) prioritize top issues within Beaumont, 2) ideas for changes to downtown Beaumont, 3) top qualities within Beaumont, 4) map areas of improvement, and 5) identify preference on a visual preference survey.

This report summarizes the results of the facilitated group discussion and workshop stations.

FACILITATED DISCUSSION

Following the presentation, community members were seated at tables in groups of 8-10, with one facilitator each, totaling four small discussion tables. This activity was approximately twenty-five minutes and included brief conversations on three discussion questions. The group facilitators summarized main points from the discussions, followed by a large group report-out.

Question 1. What do you like most about your City?

Responses to this question included:

- Natural environment; Clean air, mountain ranges, rural open space,
- Location; proximity to desert, mountains and ocean,
- Small town feel,
- Quality education,
- Value and affordability of homes,
- City fiscal responsibility,
- Outdoor recreational amenities and programs,
- Safety



Question 2. What are opportunities in the City? Is there anything that should be preserved or changed?

Responses to this question included:

- Preserve and enhance Beaumont's library,
- Preserve air quality, views, and quality of life,
- Upgrade trails and pathways with better use of Edison easement,
- Upgrade freeway interchanges,
- Revitalize downtown with a defined core - update 6th street,
- Enhanced landscaping,
- Preserve City Hall's old town feel and other Historic Districts,
- Add a dark sky ordinance, limited light, hiking trails,
- Increase grocery stores (e.g., Costco) and other dining options,
- Add monthly street fairs or farmers markets,
- Increase family recreation options (e.g., bowling alley),
- Increase local job opportunities,
- Maintain industrial use separation from residential



Question 3. What would you like to see improved in Beaumont 2040? What qualities or features will the City have in the future?

Responses to this question included:

- Diversified housing,
- Attract more families,
- Balanced growth,
- Walkable, safe, connected streets,

- Transit options (e.g., Metro station),
- Improve roadways and railroad crossings,
- Develop parkland on South Extension,
- Recreational options for all ages and increased community activities,
- Increase shopping, quality entertainment and restaurants,
- Makers space, business centers,
- Attract high tech employment, and additional industry,
- Focus on careers of the future,
- Mayors Goals: attract business, high tech, manufacturing, small business centers, higher education, technical schools, Gym University center – (see Santa Clarita), enhanced recreation activities like a movie theatre

WORKSHOP STATIONS

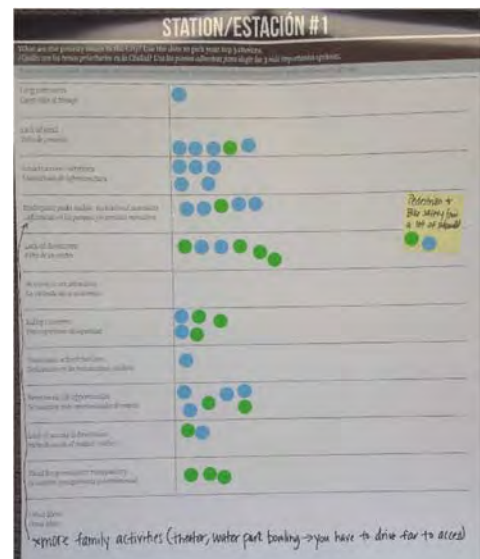
Following the facilitated discussion, participants were invited to visit each of the six workshop stations, including one youth station. Each station included a poster board with directions, a large flip chart for additional notes, stickers for the activity, a pen, and sticky notes for additional comments. Participants were encouraged to ask questions, write notes, and share their ideas. One facilitator was stationed at each workshop board to help answer questions and encourage participation.



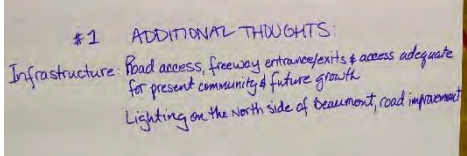
STATION 1: CITYWIDE PRIORITIES

This station asked participants, “What are the priority issues in the City? Use the dots to pick your top 3 choices.” Participants selected their top three issues within the City. The two highest supported priorities for the city were: lack of downtown and need for more job opportunities.

Workshop Station #1: Priorities Issues for the City <i>Pick your top three priorities</i>	Tally
Long Commutes	1
Lack of Retail	5
Infrastructure Limitations	5
Inadequate parks and/or recreational amenities	5
Lack of downtown	6
Housing is not affordable	0
Safety Concerns	5
Inadequate school facilities	1
Need more job opportunities	6
Lack of access to healthcare	2
Need for government transparency	3



<u>Other ideas/Additional Thoughts:</u>
Pedestrian & bike safety (not a lot of sidewalks)
More family activities (theatre, water park, bowling, you have to drive far to access)
Infrastructure: Road access, freeway entrances and exits, and access adequate for present community and future growth.
Lighting on the North side of Beaumont, road improvements

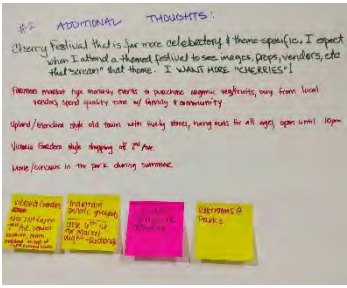
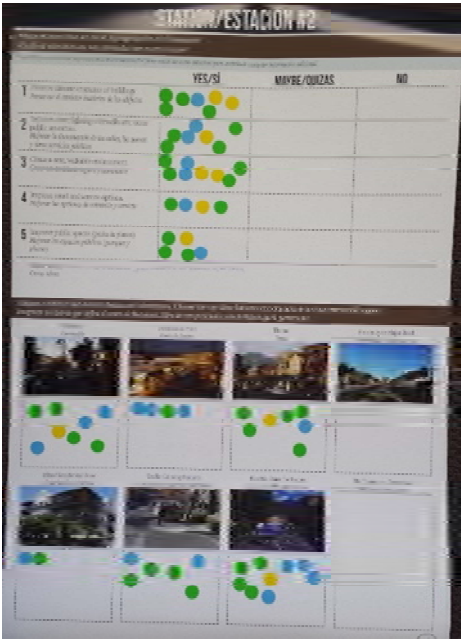









STATION 2: DOWNTOWN

Station 2 presented to the community with two questions regarding the future of Downtown Beaumont. The first question asked participants, “Which of these ideas are most appropriate for downtown?” All respondents were in support of improvements to Downtown Beaumont’s public spaces. The highest supported idea was to create a safe, walkable environment. No participants responded, “Maybe” or “No” to any of the ideas for Downtown Beaumont.

Workshop Station #2: Downtown <i>Which of these ideas are most appropriate for downtown?</i>	Yes	Maybe	No
Preserve historic character of buildings	7	-	-
Improve street lighting, sidewalks and other public amenities	7	-	-
Create a safe, walkable environment	8	-	-
Improve retail and service options	4	-	-
Improve public spaces (parks & plazas)	5	-	-

The second question on the Downtown board asked participants to choose the top three features of a downtown. This question was asked in the form of a visual preference survey, with images to illustrate each feature. No respondents chose the option to make, “no changes to downtown.” The top 3 selected features for Downtown Beaumont was: flexible space for events, downtown theme and walkable downtown.

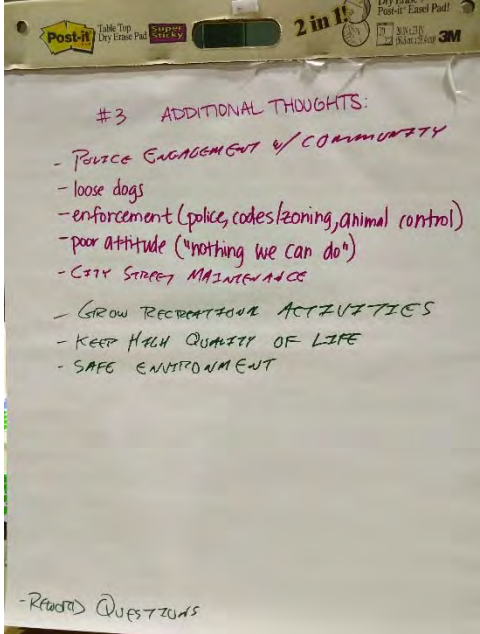


Workshop Station #2: Downtown		Tally
<i>Choose the top three features and characteristics that you would support</i>		
	Walkable	8
	Destination Point	4
	Theme	7
	Proximity to Major Road	0
	Mixed Residential Zone	2
	Traffic Calming Features	6
	Flexible Space for Events	9
No Changes to Downtown		0
<u>Other ideas/Additional Thoughts:</u>		
Farmers-market type monthly events		
Old Town with lively stores and recreational opportunities for all ages (that are open late) similar to Glendora Village and/or Upland.		
Victoria Gardens (Rancho Cucamonga, CA) style shopping plaza off of 2 nd Avenue		
Movie/concerts in the park during summer months		
Restrooms added to public parks		
Maintain public grounds		
Complete sidewalk network		

STATION 3 PRESERVATION

This station asks participants, “In the future, what are the most important qualities of Beaumont that should stay the same? Choose your top three choices.” Of the options, the top 3 qualities chosen by participants were: 1) the quality of police and fire services, 2) mountain views, and 3) small town feel.

Workshop Station #3: What quality of Beaumont should stay the same? <i>Pick your top three priorities</i>	Tally
Affordable housing	2
Historic Buildings	5
Small Town Feel	6
Open Spaces	1
View of the Mountains	9
Quality of Schools	3
Recreational Opportunities	3
Quality Police and Fire Services	9
Parks	2
Rural Land Uses	3
Downtown	3
<u>Other ideas/Additional Thoughts:</u>	
Maintain quality of police services –community members have noticed lack of Police engagement with community, lack of code enforcement, poor attitudes from city staff, lack of city street maintenance, high number of loose dogs	
Grow recreational activities and opportunities	
Maintain high quality of life	
Maintain safety	



STATION 4: MAPPING EXERCISE

Board 4 presented an aerial map of Beaumont, asking participants to use stickers to identify areas where they would like to see improvements to infrastructure, housing, retail and character. Many of the desired improvements focused around the 10-Freeway corridor, Downtown Beaumont, and 1st Street, noting a priority for added office, retail, sidewalks, jobs and industrial areas. Community members also indicated a desire for rural land, open space, single family homes and road improvements in Northeastern Beaumont. In Southern Beaumont, participants indicated a desire for jobs, rural land, single family homes, industrial, parks, and offices. Within the Sphere of Influence, (Western Beaumont) participants indicated a desire for rural land and no change.


































<u>Other ideas/Additional Thoughts:</u>
Connected bikeway throughout city
Road improvements citywide
Addition of an interchange at Pennsylvania Avenue
Addition of a Metrolink Station
Addition of sidewalks, bicycle lanes, road improvements, and jobs throughout Beaumont
Maintain safety and security at halfway and probation housing within the city

STATION 5: VISUAL PREFERENCE

Station 5 asked participants, “Which of these features would you like to see more of in your town?” Each feature offered 4 options for which participants to vote on.

Workshop Station #5: Visual Preference Survey
Use the dots to show your preference for each feature.

Open Space				
	4	4	1	4

Parks & Recreation	 2	 3	 3	 4
Arts & Culture	 3	 1	 2	 4
Street Design	 2	 4	 6	 1
Shopping	 6	 4	 1	 2
Employment	 5	 2	 3	 2
Single Family Residential	 1	 3	 4	 5
Multi-Family Residential	 3	 1	 3	 3
<u>Other ideas/Additional Thoughts:</u>				
Add a train station that accesses Los Angeles and the Desert.				

Overall, participants indicated a preference for mixed-use, walkable places and traditional development patterns and rural and small-town character.

STATION 6: YOUTH ACTIVITY

The Youth activity took place in the same space as the workshop stations. The station featured magazines, scissors, glue sticks, markers, and a template for participants to create a collage of their vision for Beaumont. This activity had two participants. Feedback from this activity included: farmers market, child safety, splash park, community garden, fun activities for families, including a bowling alley or petting zoo, housing and parks, and cooling areas.





COMMUNITY SURVEY #1 – COMMUNITY ISSUES

COMMUNITY CHARACTER SURVEY

OVERVIEW

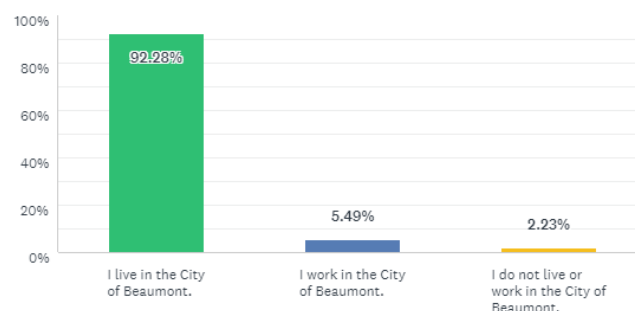
The Beaumont Community Character Survey was developed to better understand what types of places align with the community's vision for the future. Participants were asked to review a series of images and to prioritize various options.

The data collected as part of the survey will inform the development of the General Plan update. The survey was made available in an online format and was publicized through the Elevate Beaumont website, City of Beaumont's website, and social media outlets.

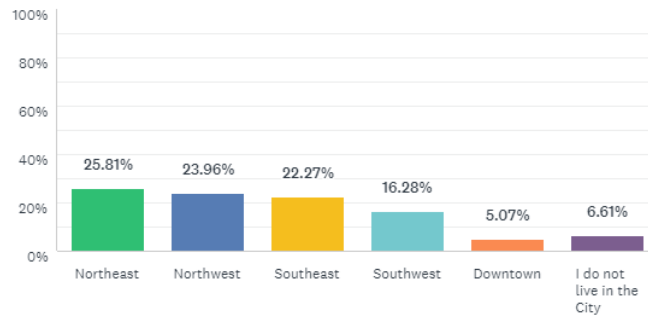
The survey included three demographic questions to identify whether participants lived and/or worked in Beaumont, general location of housing, and age range. In addition, the survey included seven questions to gather input on development character, policy options, and planning concepts for potential change areas within Beaumont. A total of 678 respondents completed the survey. However, not all respondents answered every question. While the survey respondents provided the City with valuable insights and ideas, the findings of this survey may not be "representative" of the community character preferences of all community members. On a national level, community survey respondents are more likely to be female, older, and have higher educational attainment levels than the general population. In order to develop a more comprehensive understanding of the needs and priorities of city residents, we will continue to solicit feedback from community members through other methods. These survey responses will inform and support other community input collected as part of the General Plan update.

BEAUMONT COMMUNITY CHARACTER SURVEY FINDINGS

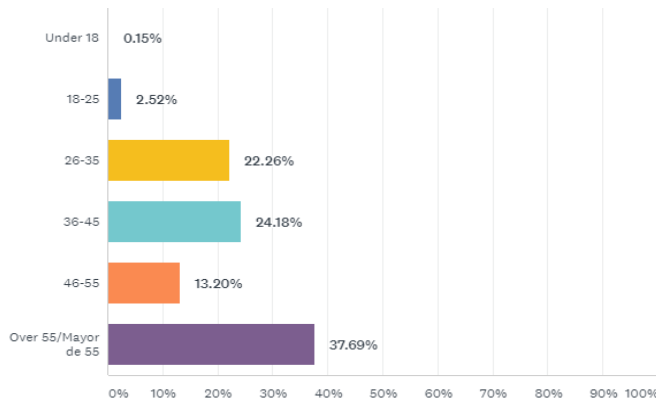
The first survey question asked respondents to specify whether they lived or worked in Beaumont. Of 674 respondents, there were 92.28% that lived in Beaumont, 5.49% that worked in Beaumont, and 2.23% that did not live or work in Beaumont.



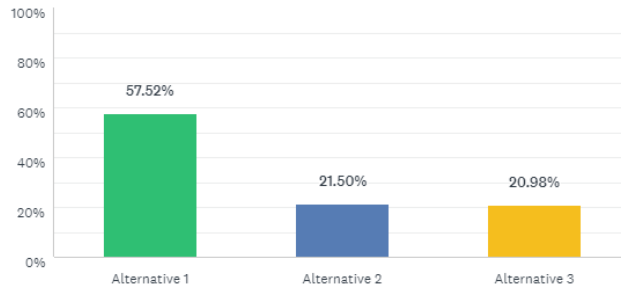
The second survey question asked respondents to specify where they generally lived in Beaumont. Of 651 respondents, there was 25.81% that lived in the Northeast, 23.96% that lived in the Northwest, 22.27% that lived in the Southeast, 16.28% that lived in the Southwest, 5.07% that lived in Downtown, and 6.61% that do not live in the City.



The third survey question asked respondents to specify their age range. Less than 1% of respondents were under the age of 18, 2.52% were in the 18-25 age range, 22.26% were in the 26-35 age range, 24.18% were in the 36-45 age range, 13.20% were in the 46-55 age range, and 37.69% were over 55 years old.



The fourth survey question asked respondents to specify the type of land use and character for the future vision of East 6th Street. The top response (57.52%) was Alternative 1.



Alternative 1:
Mixed-Use Vertical

- Allow a mix of uses (retail, office, and housing) up to 3 stories
- Provide a 2-3 story mixed use transition east of Pennsylvania

Alternativa 1:
Uso Mixto Vertical

- Permitir una mezcla de usos (comercio, oficina y vivienda) de hasta 3 pisos
- Proveer una transición de uso mixto de 2-3 pisos al este de Pennsylvania.

Mixed Use/Usos Mixto
Retail, office, housing (3 stories max)
Comercio, oficina, vivienda (3 pisos max)

Table 1: Thoughts and comments related to land use and character on E. 6th Street
(Response Count=57)

Comments related to development types:
<ul style="list-style-type: none"> • Enough housing already! We have plenty of housing but not enough for all these people to do in Beaumont. Two and three stories will block the Natural views of the mountains in Beaumont. We could use another movie theater in the area, live theater, local history museum, dancing, local shops (not box stores), etc that keep the charm of Beaumont and give people things to do. I was just in Old Town Temecula, and the Downtown area would be great for Beaumont. I have lived in Cherry Valley 23 years and have been waiting for a downtown Beaumont that captures the charm of the area.
<ul style="list-style-type: none"> • Not be of the above. Stop further development and focus on infrastructure; roadways and freeways access is troubling. And build schools to accommodate the existing housing as well as areas already in development!
<ul style="list-style-type: none"> • Just commercial
<ul style="list-style-type: none"> • Shops centers, market nights
<ul style="list-style-type: none"> • I prefer there not be any construction other than improving the street in the city. Highsprings is already overwhelm with traffic and unless there are alternative routes to lessen the congestion on that street than I vote for no more additions.
<ul style="list-style-type: none"> • No residential! Some retail.
<ul style="list-style-type: none"> • Too much housing. Actually fix the roads and not patch it up. Also fix the water leaks and drainage.

Table 1: Thoughts and comments related to land use and character on E. 6th Street

<ul style="list-style-type: none"> This is a small, rural area. There are already too many people here. <p>My family has been here since the 1920's and we have watched Beaumont take a nose dive with more crime, etc.</p> <p>We don't want to live in a metropolis, yet we don't have a say.</p> <p>It's sad that the 3 choices only involve outsiders and we who have lived here forever pay the price.</p> <p>The more people transplanted up here, the more crime, traffic, smog. But hey, at least you guys will have money, right?</p>
<ul style="list-style-type: none"> I want a super target in Beaumont!
<ul style="list-style-type: none"> We do not need more residential without a substantial increase in commercial.
<ul style="list-style-type: none"> Atract business, seems city council is against small business.
<ul style="list-style-type: none"> No more than a strip mall/restaurants, commercial only! NO more houses or apartments! No 2 or 3 story anything! Our city is losing its rural feel and the traffic keeps getting worse.
<ul style="list-style-type: none"> Retail/Office only.
<ul style="list-style-type: none"> Target winco
<ul style="list-style-type: none"> No more houses! Already to0 many cars.
<ul style="list-style-type: none"> Residential is growing exponentially faster than commercial in this town. We need recreation and restaurants, not more homes. The more people you pack into a smaller area, the more congested it becomes.
<ul style="list-style-type: none"> We need nicer restaurants, ex: Cheesecake Factory, Panera, Corner Bakery, Coco's, Marie Calendar's, Red Lobsterbetter stores to shop, ex: Trader Joe's, Whole Foods, Sprouts, Bristol Farms. We need a Lowe's on this side of town. We do not need any more cell phone stores, mattress or fast food drive-thru eatery establishments or apartment buildings.
<ul style="list-style-type: none"> No apartment buildings or manufactured housing
<ul style="list-style-type: none"> We need a few higher end restaurants.
<ul style="list-style-type: none"> No more housing Untill the city's infrastructure is up to par to handle all the people her now.
<ul style="list-style-type: none"> More quality restaurants
<ul style="list-style-type: none"> I would love to see an area of just commercial and food places. Kind of like a downtown of the city that's family friendly. And walking & bike accessible. With seating shaded areas. Grass for children to play or walk dogs. But definitely shade, our city lacks shade and the heat is very harsh on most summer days. There's nice parks in this city but none with big enough trees that provide shade for a family picnic and such.
<ul style="list-style-type: none"> Retail, office space. No 99 cent stores or discount stores. Dining other then fast food would be nice. No housing, no apartments.
<ul style="list-style-type: none"> That area does not need 3 story houses. 2 story should be plenty. 3 story anything would not blend with the area.
<ul style="list-style-type: none"> Can we get a target, Costco or Winco? So many houses not enough retailers.
<ul style="list-style-type: none"> Smaller mom and pop business. Basically what is there now with new life added to it. Add some trees and get rid of some of the red zones so that people can park.
<ul style="list-style-type: none"> Costco, 24 Hr Fitness, Target, Outdoor Shopping Center (Your stop before Cabazon), Restaurants (middle to higher end setups), Tech centers,
<ul style="list-style-type: none"> Absolutely no low income housing or complexes. This is what happened in San Bernardino. We are better than that.
<ul style="list-style-type: none"> Strictly commercial on the main street.

Table 1: Thoughts and comments related to land use and character on E. 6th Street	
• Utilize empty spaces for outdoor promenades, shopping centers with major chain stores. The city has enough grocery stores. We have 2 major grocery stores on one block. (6th & Highland Springs)	
• Retail and commercial only	
• Try to leverage the history of the area and create a city center similar to what they have done with Old Town Temecula. Make it a place where people in transit between LA and Phoenix or our desert communities MUST stop for restaurants, shops, etc.	
• One of the big negatives I see in Beaumont is the lack of a downtown. I think that there needs to be an area of Beaumont that is walkable from a lot of the new housing tracks that are going in, and 6th street seems like a reasonable option. You should look at redlands downtown area, but that area is dying. Look at San Luis Obispo, and how they mixed new restaurants with old stores and offices.	
• No apartments.	
• Beaumont has enough strip mall type structures on 6th. We don't need more.	
• Not fond of any alternative. Think I'd prefer pure commercial. 6th street traffic is awfully dangerous for little kids. Keep residential to the north of 6th.	
• Alternative 3 with dog friendly multi family residential. If you search dog friendly apartments the nearest ones are in Redlands which is unfortunate.	
• no apartments or mobile homes no warehouses	
• 6th Street seems to be the main thoroughfare in Beaumont. There should not be any residents living there. 6th Street should be all businesses.	
• Traditional housing and retail stores.	
Comments related to Streetscape	
• a Coronado Island feel to keep would be great for Beaumont. A place to have market night and bands come and play. Bike lanes and Bike racks to park our bikes down the blvd. Also more lighting throughout the streets.	
• Emphasis on walkability. Limit to 2 stories.	
• Make it Victorian style	
• WE NEED MORE SHADE PLANT MORE DAMN TREES IM TIRED OF THE DESERT LOOK WE ARE NOT DESERT!!!!!!!!!!!!!!!	
• Develop a historic small town walking/living community center. Attractive and intelligently designed without unsightly billboards/advertising banners. A small hub that will attract a market night, farmers markets etc...	
• Ensure street is wide enough and there is parking. Eliminate the street changing from one lane to two lanes and then back to one causing a bottle neck with cars merging.	
• Have a "building theme" standard, don't allow planning department to approve buildings similar to gray building along Beaumont Ave. (east side) north of 10th Street. This has got to be one of the ugliest buildings and it is on one of our main streets. no wonder that this building is still vacant after all these years.	
• We could use a public park. Maybe a dog park.	
• plus some "green areas" - small parks	
Other Comments	
• Truly none of these are my first choice.	
• I believe the town should encourage residents that can pay taxes to support the social services they require. The town should not encourage residents who cannot pay their full cost of social services.	
• Lower the residential property taxes.	
• Take a look at downtown St. Helena, Ca. just for reference. There should be an abundance of photos on line.	
• Alternative 1 or 3 would both be ok.	

Table 1: Thoughts and comments related to land use and character on E. 6 th Street	
•	I dont like any of the options. Is no longer a small town. City council should be investigated. The streets on the north side of town need to be repair that should be one of the first job in this city plan.
•	Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes.

The fifth survey question asked respondents to prioritize the top three characteristics preferred in the future downtown. Respondents identified “Option 1 – Entrance to Downtown” as their top choice (44.21%), “Option 3 – Street Furniture” as their second choice (46.39%), and “Option 4 – Public Art” as their third choice (54.67%).

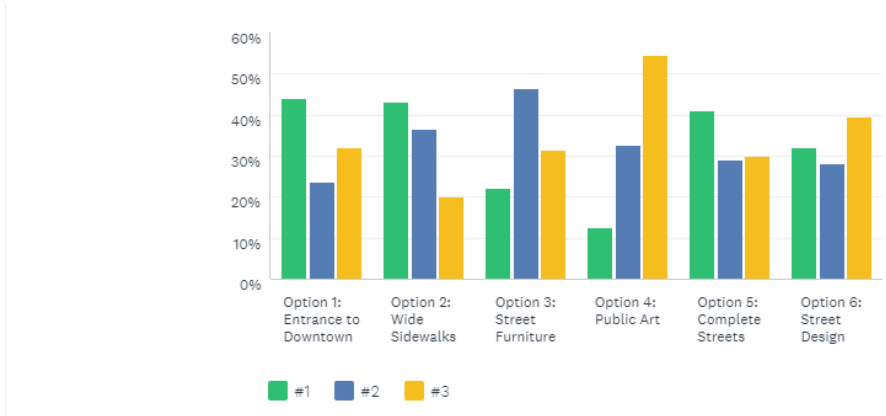


Table 2: Thoughts and comments related to the Downtown streetscape (Response Count=38)	
Comments related to Beautification	
•	Walking bridges over streets. outdoor/patio restaurants areas of planted flowers/landscaping (use of deciduous trees to reflect our old-fashioned, small-town roots as a community)
•	A fountain
•	Improved street fronts of current/existing buildings.
•	To truly improve this area the businesses allowed here must be attractive to bring people JUST for the sake of bringing people, e.g. upscale or creative foods, bakeries, artisans, specialty small markets, bookstores, galleries. NOT unattractive routine stores like UPS, Fedex, dry cleaners, liquor stores, etc. that should be placed in strip malls on back streets

Table 2: Thoughts and comments related to the Downtown streetscape	
•	sidewalk cafes, meeting places, small park, water features, art galleries, cobblestone streets. Move out the tatteeo and massage parlors.
•	Option 2 second picture mixed with option 3 first picture would give area a definite character. In order for either to work, there needs to be adequate public parking off the main street
•	Art always brings on the fun and learning for kids!
•	We want a nice cute walkable downtown. I would like to attract shops and small restaurants and consider a nice park or play area. 6th street and surrounding neighborhoods are not very attractive for a family walk or outing. There isn't even something near the library to make a day out of picnic, play and read.
•	Enticing Landscaping and More restaurants
•	With an OLD TOWN theme
•	Closed to traffic streets except bikes and busses. Parks and sitting areas intermixed with shops and condos.
•	Allow artists, musicians, and photographers some opportunity in the downtown area.
Comments related to Trees	
•	WE NEED MORE TREES ITS TOO HOT PLANT MORE FREAKING TREES!!!!!!!!!!!!!!
•	I would love to have 6th street become a beautiful, tree-lined avenue.
•	We need LOTS of trees because it's so hot in the summer.
Comments related to Accessibility	
•	Create a walkable and distinguishable downtown, with traffic calming measures, wide and inviting sidewalks, on street parking, and an emphasis on adding mature street trees!
•	Multi use accessible for various mobilities, biking, walking future of smart transportation again with the idea of encouraging street fairs, farmers markets, resteraunts, downtown hub.
•	The sign is a good idea. But your biggest issue right now is traffic and walkability. Make sure there are walking paths for people that are safe and lead to the downtown area.
•	I like the idea of a safe walkable downtown, like Victoria gardens style or downtown Claremont
Comments related to Benches	
•	No benches. I believe it could cause homeless issues.
•	Don't put benches for no reason, too much graffiti and vandalism in beaumont. Expand transit and transportation instead
•	If there are any type of benches placed, they would have tho be the anti homeless ones. The have a bar In the middle sms are very uncomfortable. Many options out there to keep dirtbags out of the area
•	Sidewalk furniture is inviting to the transient population that continues to grow in our town.
•	Street furniture will invite more homeless people.
Suggestions/Other Examples	
•	Please take pictures of the following: - Yucaipa Village: their new streetscape and diagonal parking spaces. - El Paseo Dr. Street scape: Palm Desert. Also check their landscaped walkways/"alleys"(between stores) that connect rear public parking lots to El Paseo Drive. - Claremont Village - Any of the original "downtowns" of Southland cities built before 1900 (i.e. Monrovia).
	Mix of residential lofts, retail and office is OK.
•	Greenville, SC did a good job of redeveloping its downtown after WWII and today it is still attractive and supports mixed use in the face of stiff competition from outside areas. For us, the trick is easy and convenient access to route 10 to make coming to Beaumont for entertainment attractive.
•	down town like redlands state street

Table 2: Thoughts and comments related to the Downtown streetscape	
•	Beaumont doesn't really have a downtown. They should look at downtown Redlands. Bring in restaurants, bars, and shops. A whole street of antiques is depressing.
Other Comments	
•	Whatever is chosen has to limit the ability of the ever increasing homeless population to gather in the downtown area. If it doesn't it will end up being like every other downtown where I won't go.
•	Built in a style that matches the environment just like the folks in Arizona. I dont like this options neither, they look like west L.A.
•	If you let that (used to be called) Gateway project in, there's another such use right behind it. We are going to wind up like Santa Fe Springs.
•	2, 3 and 4
•	Dont just randomly spend money. This is a beautiful city with terrible leadership. Please dont screw up with city any more.
•	d
•	don't undrstand how to fill out this one
•	Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes.
•	Why should these all be seperate options? Is there any reason why we can't have bike paths AND safe streets AND wide sidewalks WITH furniture AND art?
•	or any of the combinations above.
•	Lower the residential property taxes.

The sixth survey question asked respondents to prioritize the type of building character preferred in the future downtown. Respondents identified “Option 2 – Cohesive Storefront Identify” as their top choice (47.51%), “Option 1 – Street Furniture” as their second choice (38.21%), and “Option 3 – Alignment to Street” as their third choice (56.96%).

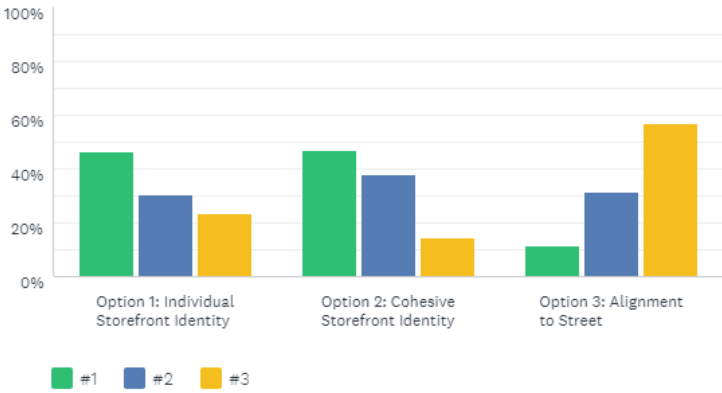


Table 3: Thoughts and comments related to the Downtown streetscape

(Response Count=26)

Comments related to individual vs. storefront identity	
•	I like the individual storefronts but with a general theme. That way there can be variety to provide interest, but with the same theme so it looks cohesive and not junky.
•	Development should be complimentary in massing, scale, and articulation but should provide visual interest and character rather than looking like one continuous mass of building.
•	Rustic style, Old West style,
•	The individual storefront identity is great, but there should still be an expectation of upkeep.
•	cohesive in the sense it needs to convey a sense of planning rather than randomness due to decades of change. It does NOT mean that all stores are alike or match, rather individual attractiveness with guidelines.
•	It can be cohesive, yet colorful and vibrant with accents. It can reflect multicultural elements with colorful accents it does not have to be bland and boring.
•	Wide sidewalks, some cohesion to frontage appearance (adherence to a theme) tied together with public art
•	NOT a cookie-cutter, just-like-every-suburb look!
•	Single story, before we can't see the beautiful mountains. Remember, Beaumont stands for beautiful mountains?
•	PLANT MORE FREAKING TREES WE LOOK LIKE A DAMN FARM TOWN
•	Stores, shopping malls, restaurants, theaters, you know, civilization.
•	Lots of trees and trendy store fronts.
•	Please leave enough room for wide sidewalks. As new parents we always struggle on outings due to the fact that the sidewalks are not wide enough for strollers and other people walking by. Please make our city FAMILY FRIENDLY, Our Kids are the future.
•	I really only like #2
•	Needs a central drawing point such as a community gazebo and/or coffee shop with music.
•	Aligned systems carry the potential to look to sterile or monotone.
•	Love these ideas!
•	Sidewalk Cafe, No more than 3 stories
Comments Related to Parking	
•	Public Parking keeps many potential shoppers away from downtown. Need much more public parking. Since Beaumont doesn't really have a strong "individual storefront" identity, this may have to be recreated from scratch. Design various sized building pads, then attract businesses that would want to build on the pads, then go through planning commission/architectural commission, to get unique storefront and floor plan approved. OK to have residences over storefronts.
•	Easy convenient parking is the key, along with easy crossing route 10.
Other Comments	
•	Allow Class Acts to develop his property on the corner of Wellwood and 6th. Allow a fence to protect the cars they are working on instead their current situation. Give current business owners the chance to improve their businesses so they stay in our town to create revenue.
•	Please choose picture with same backgrounds. The picture with the dreary background will not be as popular.
•	None this will eventually make me sell and leave the area. We are a dessert community not west L.A.

Table 3: Thoughts and comments related to the Downtown streetscape	
•	Lower the residential property taxes.
•	Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes.
•	These variations are not easy to visualize. Could you make them yet smaller?

The seventh survey question asked respondents to identify preferred building intensity in the future downtown. Respondents identified “Option 2 – Mixed-Use 2 Story as their top choice (47.7%).

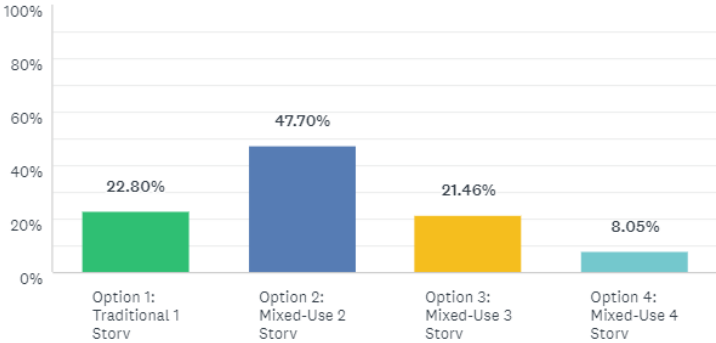
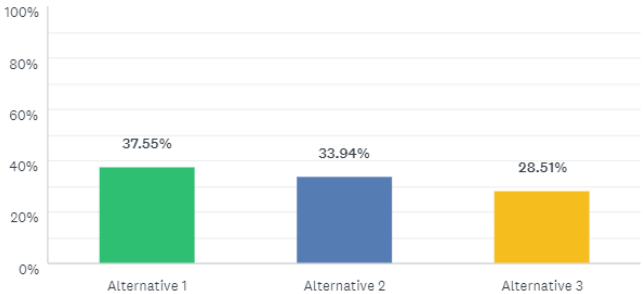


Table 5: Thoughts and comments related to the Downtown Building Intensity (Response Count=23)	
Comments related to 2-story	
•	Limit to 2 stories. Consider 3 stories only if the building provides a public benefit (LEED certified, public art, unique innovation, etc). Maintain a small town feel that is safe and walkable. Don't give in to every pressure by Orange County developers looking to maximize profit before they sell off and leave the area.
•	I find 2-story to be the most humane building height...
•	I think it would be great to have storefronts on the lower floor, with living quarters on the upper levels.
•	no higher than 2 stories so you dont totally block the mountain view
•	A careful mix of 2 & 3 story building would be interesting and not as limiting as just one story requirements.
•	We are too close to the two major faults on either side of us to allow more than two stories
•	Anything above a two story building will make this feel like a big city.
Comments related to Other Heights	
•	We don't want the views of the mountains blocked by multiple stories. Please keep it to single story buildings.

Table 5: Thoughts and comments related to the Downtown Building Intensity	
<ul style="list-style-type: none"> • Different heights of mixed-used 	
<ul style="list-style-type: none"> • NO multi story!!! 	
<ul style="list-style-type: none"> • Depending on the type of establishment that is being built. <p>It might need two stories if we are talking about a restaurant, if there will be seating upstairs. If it it a store, it might need to be three stories.</p>	
<ul style="list-style-type: none"> • Vertical height is dependent on parking and easy egress. 	
<ul style="list-style-type: none"> • Too many seniors in Beaumont to have 3 and 4 story buildings. Beaumont is too windy for high structures...will cost extra money to build to meet codes. 	
<ul style="list-style-type: none"> • Doesn't have to all be three story. 	
Other Comments	
<ul style="list-style-type: none"> • some denser, affordable, residential housing for young singles, and young-marrieds above store fronts and community buildings, would improve the liveliness and support for restaurants and businesses... 	
<ul style="list-style-type: none"> • Option 3 followed by Option 2 followed by Option 4. <p>At the corners at the Intersection of Beaumont Avenue and 6th Street, we need a radically different/dramatic streetscape: Tear down buildings at each corner. Build expansive sidewalks with bike lanes, and a diagonal crosswalk. Also "mini parks" at each corner for seating/shade and vendors, then build a diagonal promenade on Northeast Corner that would go diagonally to the corner of 7th Street and Magnolia, and connect to City Hall. Much more here.</p>	
<ul style="list-style-type: none"> • PLANT MORE DAMN FREAKING TREES!!!!!!!! ?? ?? 	
<ul style="list-style-type: none"> • Get rid of the trashy liquor stores. 	
<ul style="list-style-type: none"> • None 	
<ul style="list-style-type: none"> • Lower the residential property taxes. 	
<ul style="list-style-type: none"> • No development until roadways are corrected and schools are built 	
<ul style="list-style-type: none"> • None 	
<ul style="list-style-type: none"> • Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes. 	

The eighth survey question asked respondents to identify land use types and character preferred for the future South of Potrero. Respondents identified "Alternative 1" as their top choice (37.55%).



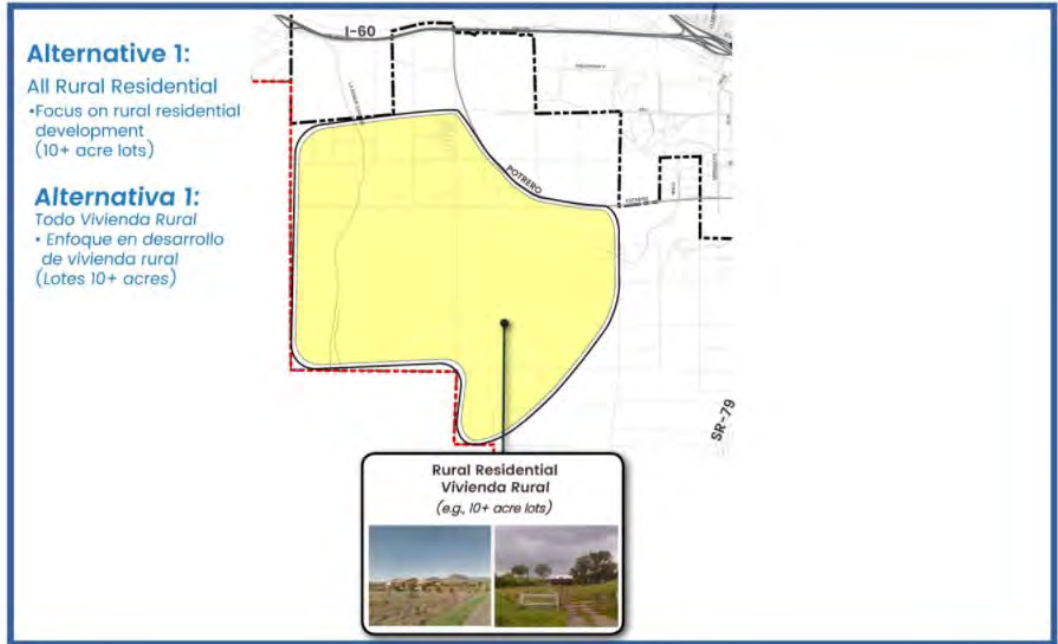
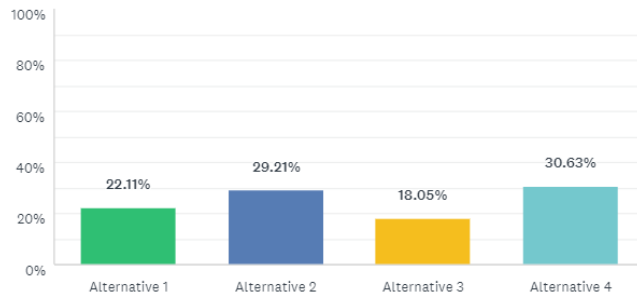


Table 5: Thoughts and comments related to South of Potrero <i>(Response Count=31)</i>	
Comments related to limited/no development	
•	Don't disturb this area with more houses there's already too many homes and not enough business stores.
•	In all honesty, it would be nice to have some land undeveloped. It's ok to have open space. I grew up in the pass and remember Beaumont with less than 8,000 residents and one stoplight. It is hard to preserve the "small town" feel when the town keeps growing.
•	Please leave it rural, we don't need more congestion!
•	I don't think there should be ANY new development in this area
•	NO residences!
•	I don't support any building of anymore homes or warehouses.
•	NO MORE WAREHOUSES
•	open land
•	WE NEED MORE TREES PEOPLE ENJOY NATURE OUT HERE WE DO NOT HAVE SHADE OR TREES!!!!!! THINK OF THE NATURE PEOPLE WE LOVE HIKING OUT HERE!!!!!!!!!!!!!!
•	A large park venue, that could offer weekly/monthly concerts, fairs, farmer markets.
•	1. Sports Fields 2. Rural Residential with City Park.
•	There is already too much building in Beaumont, it is taking away the small town feel. At least until the infrastructure and shops and business can catch up. Also the sewer and water capacity issue is addressed.
•	Our streets are not in any shape ready for a higher population.
•	Potrero land use should include a large public park

Table 5: Thoughts and comments related to South of Potrero	
•	The cities infrastructure doesn't currently support the homes we have, or are building. NO MORE HOMES!!!!
•	Everything else would be too destructive to the beautiful nature and serenity down there...
•	Please do something this this land that will keep the shooters and others out of the area, but that is wild-life friendly like Four Seasons.
Comments related to education	
•	High School & middle school
•	How about another High School?
Other Comments	
•	Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes.
•	Public executive golf course
•	Please do not make the area car-dependent suburban. The elderly and local community should be able to catch a bus throughout Beaumont to get to doctor's appointments and grocery store. Also people should be able to bike around town instead of depend on cars. We need to make Beaumont more walkable and green. Maybe an electric charging station? Maybe bike/golf cart lanes?
•	We need more high density options. Condos, PUDs & apartments. Single story condo & townhouse type structures provide for more first time buyer opportunities.
•	I don't know this area.
•	3 would be my 2nd option
•	Ensure there us more basic shopping near housing so everyone doesn't have to drive to the highland springs area and the bottleneck traffic there.
•	2 or 3 is good but be very careful about how the freeway interchanges work.
•	Not a fan of any really, but chose 3.
•	Un
•	None
•	Build for estate residential subdivisions ranging from 1 acre to over 10 acres. The estates at Wildwood Canyon Rd. and Oak Mesa and Mesa Grande (Wildwood Canyon Rd ridgeline) in Yucaipa are good reference. Potrero Blvd south of SR60 needs to be iconic. Also need to separate the residential traffic from the commercial traffic. 4th street intersection will need much planning. Preferred if there were zero commercial/industrial/warehouseing south of SR60. This is also an excellent place for a 36 hole golf/tennis destination resort. Or maybe a headquarters (but only if it met stringent architectural/streetscape guidelines). Don't forget the existing ranch off Jackrabbit trail already does good business with weddings, bbq., horseback ridding, quasi-dude ranch amenities. We should draw from that property. Also tons of wildlife in this area. Regional/State Park?

The ninth survey question asked respondents to identify land use types and character preferred in areas West of SR-79. Respondents identified “Alternative 4” as their top choice (30.63%), closely followed by Alternative 2 (29.21%).



Alternative 4:
 Traditional Neighborhood + Rural Residential + Jobs
 •Focus on traditional neighborhood and rural residential development.
 •Provide for highway commercial development and jobs.
 •Develop gateway element.

Alternativa 4:
 Vecindario Tradicional + Vivienda Rural + Trabajos
 • Enfoque en desarrollo de vecindarios tradicionales y vivienda rural.
 • Proveer comercio y trabajos al borde de carretera.
 • Crear entrada a la ciudad.

Rural Residential Vivienda Rural (e.g., 10+ acre lots)

Traditional Neighborhood Vecindario Tradicional (e.g., complete neighborhoods)

Highway Commercial Comercio a borde de Carretera (e.g., retail center near highway)

Gateway Element Entrada a la Ciudad (e.g., gateway signage)

Alternative 2:
 Rural Residential + Jobs
 •Focus on rural residential development (10+ acre lots).
 •Provide for highway commercial development and jobs.
 •Develop gateway element.

Alternativa 2:
 Vivienda Rural + Trabajos
 • Enfoque en desarrollo de vivienda rural (Lotes de 10+ acres).
 • Proveer comercio y trabajos al borde de carretera.
 • Crear entrada a la ciudad.

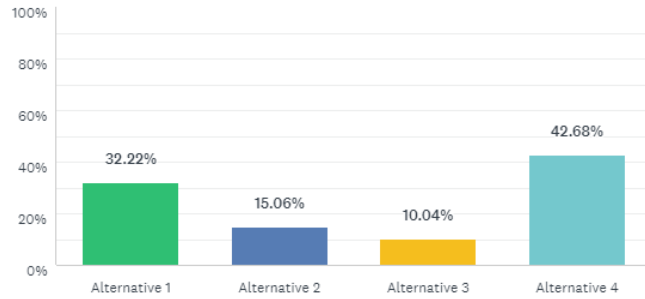
Rural Residential Vivienda Rural (e.g., 10+ acre lots)

Highway Commercial Comercio a borde de Carretera (e.g., retail center near highway)

Gateway Element Entrada a la Ciudad (e.g., gateway signage)

Table 6: Thoughts and comments related to West of SR-79 <i>(Response Count=25)</i>	
Comments related to specific images or combinations of images	
<ul style="list-style-type: none"> This is ideal for a regional/state park with lakes, hiking trails, wilderness areas, equestrian, picnicking, overnight camping, fishing, star-gazing, Rocky Mtn Style Lodge resort. There's also a Least Bells Vireo Nest in this section which could be a focal point for bird viewing. Also note this has mucho birdlife (along the Pacific Flyway). Create (dude) ranch amenities. Historical points. <p>Chino Hills State Park might be a good model to start with.</p>	
<ul style="list-style-type: none"> No gateway sign. That's a waste of money. 	
<ul style="list-style-type: none"> None 	
<ul style="list-style-type: none"> No more houses!!!! 	
<ul style="list-style-type: none"> Houses are too close together as it is. Don't want to look like santa rosa. 	
<ul style="list-style-type: none"> WE NEED MORE TREES PEOPLE ENJOY NATURE OUT HERE WE DO NOT HAVE SHADE OR TREES!!!!!! THINK OF THE NATURE PEOPLE WE LOVE HIKING OUT HERE!!!!!!!!!!!!!! 	
<ul style="list-style-type: none"> SCHOOLS HIGH SCHOOL MIDDLE SCHOOL 	
<ul style="list-style-type: none"> All jobs 	
<ul style="list-style-type: none"> (
<ul style="list-style-type: none"> No more residential areas! 	
<ul style="list-style-type: none"> No homes, no warehouses 	
<ul style="list-style-type: none"> Beaumont Ave especially between 1st and 6th can't handle ANY new development without widening and fixing the Beaumont ace on and off ramp, FIRST, not after you get a whole bunch of people in the area. 	
<ul style="list-style-type: none"> Splash pad area 	
<ul style="list-style-type: none"> We do not need any development here. Leave it alone. 	
<ul style="list-style-type: none"> No ware houses if that is what you mean by gateway element in the other 2 options 	
<ul style="list-style-type: none"> Lower the residential property taxes. 	
<ul style="list-style-type: none"> Traditional neighborhood, Highway commercial, and Gateway element. 	
<ul style="list-style-type: none"> I would like to see the greenbelt, and housing moved more north and the commercial and gateway be closer to the dump (more south) for environmental issues in the future. <p>Also could we please have compostable waste options for the city?</p>	
<ul style="list-style-type: none"> The industrial area should be higher quality though than simple home depots and corporate repetition... <p>Same for the other areas..</p>	
<ul style="list-style-type: none"> Focus less on the rural residential development. Too many open fields. 	
<ul style="list-style-type: none"> Just leave this area!!!! 	
<ul style="list-style-type: none"> ABSOLUTELY NOT 4. NO MORE WAREHOUSES AND NO MORE TRUCKS ON THE I-10. 	
<ul style="list-style-type: none"> open land 	
<ul style="list-style-type: none"> Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes. 	
<ul style="list-style-type: none"> Make all commerical. 	

The tenth survey question asked respondents to identify land use types and character preferred in areas East of SR-79. Respondents identified “Alternative 4” as their top choice (42.68%).



Alternative 4:
Urban Village South + Traditional Residential
 •Focus on high density mixed use near SR-79.
 •Traditional residential development in closer proximity to mountains.
 •Provide for highway commercial development and jobs.
 •Develop access to open space and recreation.

Alternativa 4:
Aldea Urbana Sur + Vivienda Tradicional
 • Enfoque en usos mixto de alta densidad cerca al SR-79.
 • Desarrollo residencial tradicional en proximidad a las montañas.
 • Proveer comercio y trabajos al borde de carretera.
 • Desarrollar acceso al espacio público y la recreación.

Regional Commercial Comercio Regional
(e.g. regional focal point for retail)

High Density Residential Vivienda Alta Densidad
(e.g. mixed use)

Open Space/Recreation Espacio Publico/Recreacion
(e.g. access to trails, open space, etc.)

Traditional Neighborhood Vecindario Tradicional
(e.g. complete neighborhoods)

Table 6: Thoughts and comments related to East of SR-79 (Response Count=31)	
Comments related to specific images or combinations of images	
•	We are done with urbanized development south of the existing city limits. This needs to be preserved as open-space. Add it to the Potrero Preserve.
•	Regional commercial instead of highway commercial.
•	Beaumont should stay rural as much as possible. Job creation should not be part of the city's plan. People have been coming to Beaumont FOR its rural character. Jobs are being created in nearby cities. Beaumont should be residential, not industrial or commercial. Think of wealthy areas in Los Angeles county. They do NOT feel the need to create jobs. Land values stay high BECAUSE the people work elsewhere and go to their homes for refuge and beauty. Do NOT develop further the industrial character of Beaumont, it will keep land values DOWN rather than raise them. There is great potential for Beaumont to be the go to for upscale rural living if you do not destroy it with more warehouses and industry! Then people will continue to go to Cherry Valley or other nearby areas and those property values will continue to be higher than Beaumont's.
•	But what will you do to ebb the traffic???
•	I like alternative 4, but without the high density mixed. We don't need apartments.
•	Keep the rural character of this area as much as possible.
•	None

Table 6: Thoughts and comments related to East of SR-79	
	<ul style="list-style-type: none"> Just wish you'd buy our house so we could get out of here. It's sad to see how outsiders come in to small towns and see \$ signs and don't take into consideration the full effects of what this kind of building does on so little acreage. We have trouble getting out of our driveway as it is.
	<ul style="list-style-type: none"> WE NEED MORE TREES PEOPLE ENJOY NATURE OUT HERE WE DO NOT HAVE SHADE OR TREES!!!!!! THINK OF THE NATURE PEOPLE WE LOVE HIKING OUT HERE!!!!!!!!!!!!!!
	<ul style="list-style-type: none"> I really like option four but without the high density living. Perhaps just all traditional living.
	<ul style="list-style-type: none"> The mountains and open space should be preserved. Beaumont may be one of the last places to prevent over development. You have a large population that moved here because of the country feel. Please keep it that way. Development is already threatening the character of the area please do not overbuild this area or your large economic base may move out.
	<ul style="list-style-type: none"> No residential areas!
	<ul style="list-style-type: none"> Alt 1,2,&3 need some open space recreation/trail head access.
	<ul style="list-style-type: none"> Try to stay away from high density areas, because it will increase crime rates. I understand there needs to be some, but try to keep at a minimum.
	<ul style="list-style-type: none"> Add some kind of recreation to option 1
	<ul style="list-style-type: none"> Same as last Answer. Beaumont Ave and highland springs from 1st to 6th street have to be completely fixed, gutted, made into cohesive multi lane, better ingress egress at all shopping centers etc BEFORE building anything else.
	<ul style="list-style-type: none"> Splash pad area
	<ul style="list-style-type: none"> Leave it alone!
	<ul style="list-style-type: none"> Really opposed to high density housing in this area
	<ul style="list-style-type: none"> Build a second High School for all the kids living on the east side of town.
	<ul style="list-style-type: none"> Lower the residential property taxes.
	<ul style="list-style-type: none"> Executive golf course
	<ul style="list-style-type: none"> Please make sure you are thinking of how people will be able to have access to other parts of Beaumont without a car. What is being put in place for having it a walkable city and a drought-tolerant, environmentally friendly city? <p>How will we handle the spike in population?</p> <p>What programs and space are we developing for our seniors, children and disabled citizens?</p>
	<ul style="list-style-type: none"> Not really excited about the high density residential. <p>It may make more sense to combine regional commercial with a traditional neighborhood and rural residential...</p>
	<ul style="list-style-type: none"> Connect the Potrereros at the upcoming interchange--so residents east of 79 have a better route to the 60 freeway, and it will ease the backup on Beaumont Avenue.
	<ul style="list-style-type: none"> What about the cemetery?
	<ul style="list-style-type: none"> I moved to this area because its one of the last beautiful open spaces in the city. Do not touch this land. Leave as is.
	<ul style="list-style-type: none"> NO MORE HIGHWAY IMPACT PERIOD.
	<ul style="list-style-type: none"> open land
	<ul style="list-style-type: none"> Lower our property taxes in the new development areas, like Fairway Canyon. 2.4% is insane. I've lived here 10 years and have seen so many leave our town to Yucaipa, Cherry Valley, Redlands, etc because of our property taxes.

Table 6: Thoughts and comments related to East of SR-79

- You also need some apartments/townhomes to house those that don't have funds to buy housing. Need commercial and businesses so Beaumont can get a better tax base, as it seems we have to drive somewhere else to buy what we need.

Don't turn Beaumont into another Moreno Valley.



COMMUNITY SURVEY #2 – VISUAL PREFERENCE SURVEY

VISUAL PREFERENCE SURVEY

OVERVIEW

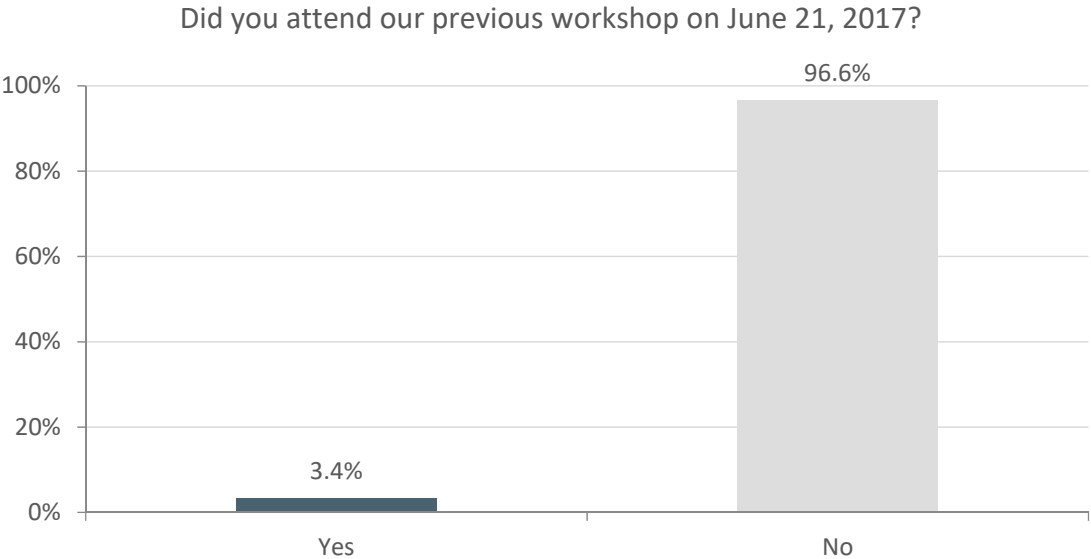
The Beaumont Visual Preference Survey was developed to provide community members with an opportunity to offer feedback on different design options. The survey included several series of four photographs related to design elements in the community. Respondents were asked to rate their preferred images for each series of photographs.

The survey collected data that will inform the development of the General Plan update. The survey was made available in an online format and was publicized through the Elevate Beaumont website, the City of Beaumont’s website, and social media outlets.

The survey included nine questions and received 854 responses. However, not all participants answered every question. While the survey respondents provided the City with valuable insights and ideas, the findings of this survey may not be “representative” of the visual preferences of all community members. On a national level, community survey respondents are more likely to be female, older, and have higher educational attainment levels than the general population. In order to develop a more comprehensive understanding of the needs and priorities of city residents, we will continue to solicit feedback from community members through other methods. These survey responses will inform and support other community input collected as part of the General Plan update.

BEAUMONT VISUAL PREFERENCES SURVEY FINDINGS

The first survey question asked respondents to specify whether they had attended a previous workshop on June 21, 2017. Of 850 respondents, 3.4% responded “yes” and 96.6% responded “no.”



The remaining sections of this report correspond to the visual preference survey topics:

- 1. Open space,
- 2. Parks and recreation space,
- 3. Arts and culture facilities,
- 4. Street design,
- 5. Shopping types,
- 6. Employment facilities,
- 7. Single family residential homes, and
- 8. Multi-family residential homes.

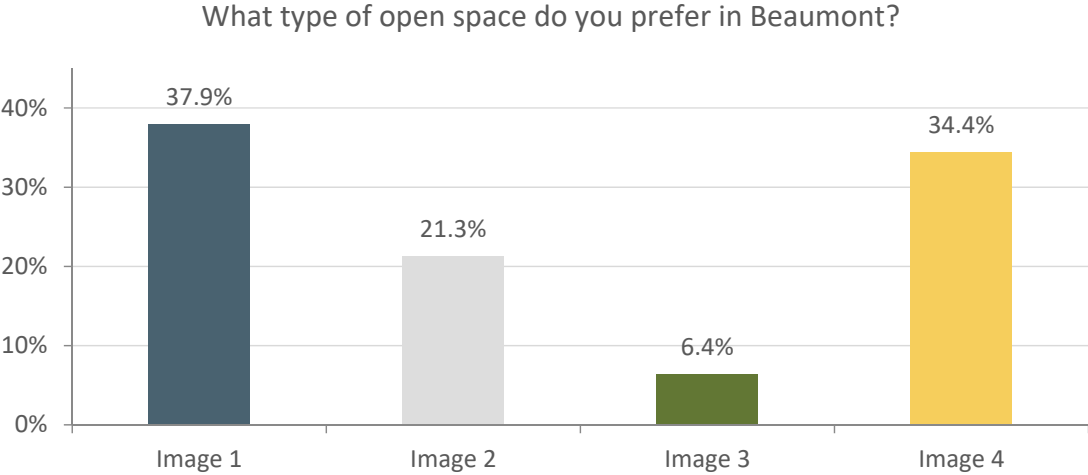
OPEN SPACE

The first series of photographs asked respondents about the type of open space they would prefer to see in Beaumont.

Figure 1: Image Options Related to Open Space



There were 799 responses to this question. Respondents indicated a preference for Image 1 (37.9%), followed by Image 4 (34.4%). In addition, 21.3% preferred Image 2 and 6.4% preferred Image 3.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 1: Thoughts and comments related to open space

(Response Count=147)

Comments related to specific images or combinations of images

- Anything but image 3
- I also like Image 1. I think a combination is best to suit different types of people.
- Can't image #1 and #2 be one in the same. Also,, if it is a walkway can it go far and wide. Like the trail that mianders through Rancho Cucamonga, Upland, San Dimas, and Glendora. It has horse spots, pretty spots, panoramic outlooks, and even those exercise equipment spots.
- I like the looks of this open space, however I would want all residents with or without families to enjoy, as in other pics
- Actually a combination of 1, 2 & 4.
- 1 and 2 mixed use. Bike walking and riding trails winding throughout
- A combo of 1 and 2 would be ideal. Public places that are neatly groomed and use able for foot traffic
- A little of both image 1 and 2
- Actually I like 1 & 2
- I also like the idea of 3. That would be a strong second Choice.
- Option 1 is also nice

Comments related to building of warehouses and homes

- NO WAREHOUSE!!! Too much noise, too much traffic!!
- No warehouses
- No more warehouses built in this area, that will cause more traffic congestion in Beaumont, Banning and Cherry Valley area.
- NO WAREHOUSES! And no more houses!!
- No more houses.no more people
- It is an absolute MUST that the mega gateway warehouse project be defeated.
- Fewer homes and warehouses.
- Stop building houses
- No more houses, trailer parks, and certainly no distribution centers
- Limit the number of new family homes being built...there are too many! More senior homes should be built and Beaumont should be the City that caters to the senior population.
- Stop building so many track homes
- Stop building houses and let nature stay.
- Stop the building of the Houses at the old egg ranch, the Gateway warehouse project and the low income trailer park. AND rid this place of fireworks and more serious crime. Spend your money on more police protection and detectives. Some plain un-marked cruisers would really help. There are always huge explosions going off on Marueen and Brookside. The police come in their MARKED cars and see nothing. There is evidence in the streets but no one around.
- Too much new housing growth is ruining the small town feel. Also too much housing growth without fixing road conditions, freeway accessibility and accomodating increase of children in the schools.
- NO MORE HIGH DENSITY HOUSING DEVELOPMENTS
- stop building houses so we can have more green space
- I do love beautiful trails to walk on. Just don't want houses and businesses taking up the open land. I like the looks of pictures 1 and 2 as well.

Table 1: Thoughts and comments related to open space

Comments related to green space and recreation

- With plenty of shade and color....dog park....paths....kids playgrounds.
- Keep as much green space as possible. Nature soothes and relaxes us.
- Downtown needs added planters and trees, to give shaded walkways which would encourage walking and shopping through downtown. A small parking structure is needed as well.
- More flowering trees and flowers in hanging baskets from street lights and flowers in pots lining the city streets. Also would love to see Christmas lights and decorations along city street lights during the holidays. Could also decorate with various flags for major holiday days, Cherry Festival etc. This would give Beaumont a more homey small town feel.
- We need more trees. Our city should be planned like Redlands with a historic area, market night, shopping area etc
- Love the flowers and trees around practical space. Would love for them to tolerate plants as well for conservation.
- I would like to see more greenery and pathways for walking and bicycling.
- Low maintenance greens not desert landscape. Desert tends to look like weeds or poorly maintained property.
- I am drawn in by the green, rather than the hot and dry looking pictures.
- Community garden
- Botanical garden
- Garden with grassy hills and hedge maze
- city parks, community gathering places, sites for venues
- Big beautiful park with a pond and ducks for the children to feed
- Park area with walking trails and picnic areas
- More parks and community centers
- I'd like to see a large tree filled park with a lake to fish, even catch and release. Possible section of lake for paddle boards, canoes, and other water activities. And a partially cement lagoon area for swimming that is part of the lake to reduce upkeep. Maybe a long twisted slide, and large air docks for the kids to climb on and bounce in water. Walking/jogging paths with possible exercise stations along the path. Large grass areas with tables and BBQ's. Maybe a small sports complex with basketball, handball, racket ball, and a couple baseball diamonds. Light on until maybe 10:00pm to allow everyone to do something. Lights can always be coin operated to offset expense. The two parks we have probably offer some of these things, but not a fishing lake and lagoon, or a long path through lots of plants and trees. Sure would beat the ugly fields around the city that are not being taken care of
- Dog parks and trails
- More things for teenagers to do. Not another sports park
- The only functional "open space" is a recreational one. Just looking at serene nature doesn't reap the same rewards as does one with the public in mind. Don't forget the bicycles.
- Open green belts
- Area to sit down and read a book. Small area for children to play. Small lake for fishing.
- Public water features would be nice like man-made lakes, ponds, fountains, waterfalls, etc.
- Need a lake
- Splash pad for children that doesn't require HOA keys
- Splash pads, public water play areas
- Splash pad for kids
- Splash pad. A great way to bring the community together
- Kid friendly. Splash pad

Table 1: Thoughts and comments related to open space

- A splash pad would be nice for communities not having Hoa. More restaurants as well.
- equestrian facilities and Rural living with an upscale theme.
- Something fun for young kids. Splash pads/indoor playgrounds
- Both equal structures an unstructured opportunity for outdoor activity
- Fun places to take children to would be nice!
- Shaded areas for sitting and relaxing. In regards to Image #2 If you have it combined with horse trails people would not want to walk or run if the horses leave waste behind.
- If something is going to be built, and water could be incorporated. Then it would be cooler. There is very little shade in any picture.

Comments related to trails and bicycling and pedestrian paths

- Make space available for bicycling.
- More foot/bike paths in green areas. Less cement.
- Having paths and safe bike lanes would be nice.
- I like wide sidewalks/bike trails
- More bike paths/trails
- Horse trail/ bike trails. Like yorba linda.
- Would love to see trails
- We need open space that will work for equestrians, bikers and people on foot.
- More bike/walking trails off the highway (for safety) to enjoy nature and promote good health. Perhaps allow residents to walk the golf course trails before opening for golfers ;-)
- It looks well maintained with definite areas to walk.
- Add more trails and
- Bike/Rollerblade trail
- Bike trails with no cars allowed
- Maintained hiking trails, bike trails, a target and Costco would be nice.
- Safer places to walk. Nature pathways through the city
- Running trails would be good
- I enjoy hiking and walking and space to do that and feel safe and secure while doing so with family or friends or just my dog would be optimal
- More walking area that aren't littered with trash
- Walking and jogging trails that are safe with lighting. Should also include water fountains for people and pets. Bike riding trails would also be nice. Let's be an active community.
- Labeled and mapped hiking trails
- Paved paths , along with clear designated dirt paths for horses, mountain biking would suit our Beaumont community all in view of the areas beautiful Mountains!
- There should be adequate non motorized linkages from within town to the open space areas.

Comments related to improvements

- The painted street markings are practically invisible. Lane marking, stop restraining lines, etc are a necessary safety prerequisite.
- improve Highland Springs/Hwy 10 and Beaumont Ave./Hwy 10 intersections
- Also, see offramp beautification done by Redlands, just completed.
- Overall city beautification is needed.
- Slum areas need to be cleaned up.
- Trash picked up. Off ramps and on ramps put concrete design to control weeds.

Table 1: Thoughts and comments related to open space

- Clean up city! Clean up 6th street! No more tire shops or barber shops!
- Limit growth until infrastructure can handle the growth. Schools, roads, public safety are not at a level in which houses are being built.
- Highland springs and the freeway is our biggest problem especially in an emergency. We need alternate freeway access. It would be nice to keep the veterans tree and make Highland Springs split around it using the center as a median.

Comments related to retail, amenities, and facilities

- Beaumont needs amenities! I am so sorry I moved to this no man's land. We need restaurants and stores and theaters. Where is the Panera Bread we were promised?
- Costco
- Outdoor shopping centers like Redlands
- Small town living feel, with more outdoor shops and boutiques
- Shops and retail badly needed within the area.
- We need more places to shop. Use downtown Redlands as your guide. Our town looks ghetto.
- We need a target!
- More dinning. Stop building houses. More elementary schools.
- Need a movie theater and a skating rink.
- We need a Michael's
- 6th street needs to be improved, along with Beaumont ave. City needs a plan or look that is cohesive!
- Target , Costco and barns and nobles
- Want our city to have more kid friendly shops & restaurants. Love to keep the landscape as natural as possible
- Malls with pathways,open air markets selling fresh fruits and vegetables. Beautiful restaurants.Lots of flowers and art shows.
- Costco, target, Trader Joe's, Bristol Farms, etc!
- More shopping centers or movie theatre
- Cafes/Target store/dining places (not fast food)
- Build a gun range
- I would like to see more amenities such as shopping and theaters.
- It would be good if Beaumont were a little city like Redlands with good restaurants so we could spend our monies in Beaumont.
- Grape vines, Winery!

Comments related to preservation and open space

- Keep it nateral.
- Please help maintain the natural rural feel in our surroundings.
- Keep our rural area green, insure habitat for wildlife.
- Rural beautiful Beaumont. Less homes. Focus on preserving what we have and fixing current traffic congestion
- Keep it as natural to the existing environment.
- Please save our hillsides! Help to preserve to Cherry Valley.
- Preserve what we have
- Each developer, development should take a pice of OLD BEAUMONT and re do, roads,sidewalk, street lights. Reasoning behind this is the superstructure was made and paid for by OLD BEAUMONT so new development could, can use it for their new homes
- With all of our growth we are taking away from the wild life.

Table 1: Thoughts and comments related to open space

- I used to live in a rural area called Chino Hills, moved here 4 years ago because of rapid growth and it lost its small town charm. Please keep the atmosphere of small town USA.
- Leave some empty space! All there is is houses everywhere it's crazy!
- I prefer an open space not depicted: one that includes healthy natural vegetation communities, including oak woodlands and savannahs, riparian woodland corridors consisting of native species and no non-natives, chaparral, coastal sage scrub, and grasslands. I like having access to these areas not only because they are visually appealing, but because I can view native wildlife species in these areas.
- Keep the aesthetics of the city as is...a small town feel with less constructed homes. We are becoming too much of a congested mini LA. The prime reason that residents of this city moved to this area is because of its small town feel. We aren't trying to keep up with the jones...
- The city of Redlands has worked hard to ensure they have many open spaces. We should look at their Emerald Necklace plans. We moved here because we love the open spaces.
- The more open the better I like
- Preserve open space
- Leave room for rural homes and ranches
- Nothing can compare to open spaces.
- Keep the land off Highland Springs open!!
- We are on the very edge of the Inland Empire. Just about all space that can be developed, has been developed from the the Pacific Ocean to Yucaipa. Please don't feel pressured into following suit by either building or putting in manicured open spaces. Let us have a little nature before getting to the desert.
- Rural, mountain, and rustic

Other comments

- Should be very low maintenance to keep on going cost low.
- Close banning jail so we don't have to deal with released inmates
- When you pull off the fwy it's this little hidden gem
- Too many hikers out here don't have beautiful holes out here all we have is desert
- Affordable housing for people who can't afford to buy a house!!
- Less congestion with more emphasis on nature.
- Thinking future, I see safe areas where children can play, okay with ranch/rural area but clean wide and well maintained roads to drive/walk/ride around
- none
- Na

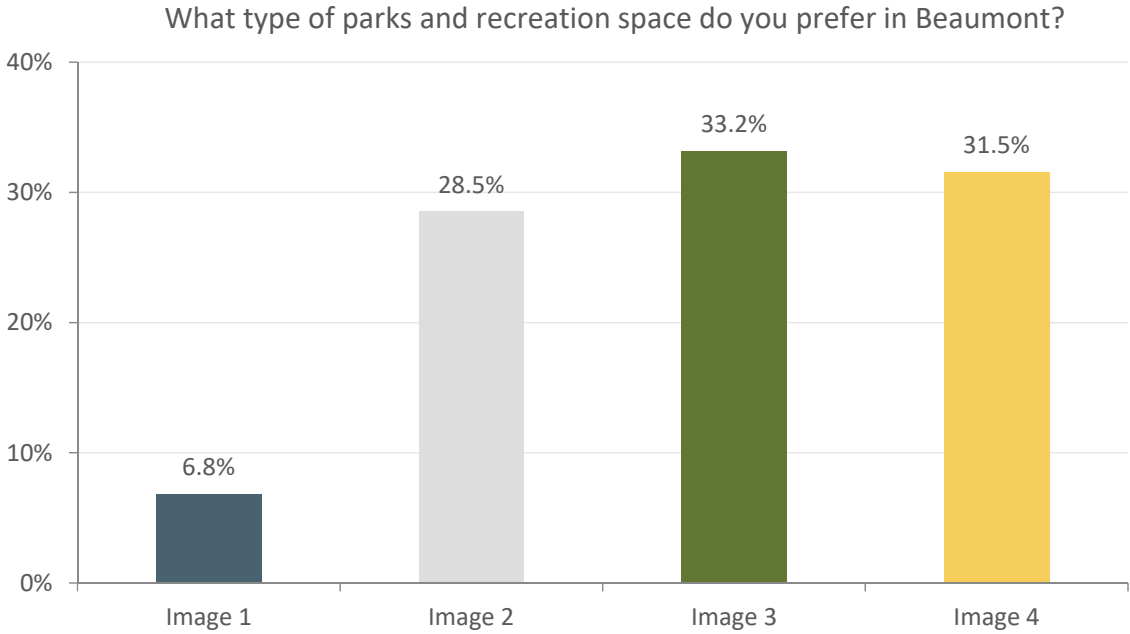
PARKS AND RECREATION SPACE

The second series of photographs asked respondents about the type of parks and recreation space they would prefer to see in Beaumont.

Figure 2: Image Options Related to Parks and Recreation Space



There were 793 responses to this question. While respondents generally preferred Image 3 (33.2%), they indicated similar levels of preference for Image 3, Image 4 (31.5%), and Image 2 (28.5%). Only 6.8% of respondents preferred Image 1.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 2: Thoughts and comments related to parks and recreation

(Response Count=129)

Comments related to specific images or combinations of images

- Blend of #1 and #2
- My preference is a combination of Image 1,2,3, & 4
- I don't see why we can't have a some of all of these type of throughout our community
We have a diversified group of peoples here
- I like #4 as well, but we have some parks throughout the city...it would be nice if paths cross nine Ted some. But we only have one public pool area.
- All of the above are needed.
- They are all lovely
- Image 3 is my second choice.
- 3 with the option of 2
- All of the above, please.
- A combination of all these images is truly ideal
- Combination of all?
- Number 2 AND 3. We need an area with splash pads at a minimum, but preferably like the Domegoni water park in Hemet with achildrens slide area. We need an outdoor promenade of shopping. A smaller scale like Mountain Grove in Redlands.
- The City currently has two locations with #1. Work to combine the concepts and 2 and 3 together. The west side of town has 2 golf courses, so #4 should not be pursued any further.
- Not even sure what 3 us supposed to be. We ant shops in Beaumont, but those aren't "parks"
- Two and three are awesome choices
- I also like the look of 2 and 3 but also really like that Beaumont is now a sports town right now promoting outdoor activities
- Images 1,2 and 4 are all desired
- I would love to see image 1&2 or 2&3 combined
- Images 2 & 3 are equally desirable to me
- And 4
- I like a combination of 2, 3 & 4
- I feel Beaumont represents image 1 and 4 but I would like to incorporate image 2 while maintaining all 3 types of parks.
- I like both 3 and 4
- All 4 images great. Noble creek is good for #1 but adding #2,3,4 would be lovely and make the town more desirable and increase our property values.
- I think a combination of 2 and 3 is needed.
- all of the but especially 1, 3 & 4
- Why not have all four types?
- We should have enough space for all 4!
- Image 3 would also be nice. We already have plenty of areas similar to images 1 and 4.
- We already have some of images 1,2 and 4, I feel we need to bring more of what image 3 shows
- Actually like them all and prefer a variety
- All of the above!
- Improve downtown area to look lke a shopping mall such as area 3
- I would have picked #2 about 7-10 years ago, but my kids are older now.
- I like 2,3 and 4 and would like something like this combined, and be something where the general public can use rather than have basketball, baseball and soccer used strictly for school or city teams.

Table 2: Thoughts and comments related to parks and recreation

- I actually like 1 and 2 because children/youth need positive things to do.
- Each of the 4 parks would offer something for all residents. It would be nice if our city had a variety of parks.

Comments related to parks, open space, green space, and recreation facilities

- I would also love to see an all-abilities park, so that special needs children can have a place to go for fun as well.
- 1, 2, and 4 are all great. You might also consider an accessibility park like Thunder Junction in St. George, Utah (<http://utahsadventurefamily.com/thunder-junction-st-george/>), where children of all abilities can play.
- Would like to see and "all abilities" type of park. Thunder Junction is an example of this type of park (I visited it last weekend).
- An "All Abilities" Park such as Thunder Junction located in St. Georg, Utah. As a parent of a child with special needs, I would like to see our city take strides toward more integrative activities and facilities. I think many local families would benefit from this type of design.
- More walkable space where I can take my wife in her wheelchair would be fantastic.
- My kids spend a lot of time at the Beaumont Sports Park. I would love to see more parks with playing fields incorporated. I also think it would be great to have a fun park in town that is intentionally accessible to people of varied abilities.
- Walkability and traffic orientated development would be nice.
- Safe open spaces
- Street trees in center divider from Highland Springs to Beaumont Ave.
- Open park space with cooling fountains for kids.
- Love to have open spaces around us.
- Plenty of green space
- Open space for the young and old alike
- Large open spaces can be multi functional for hosting community events or private events such as family reunions at a park.
- Wide open spaces
- Even Image 4 is too groomed. My ideal area to visit in Beaumont is Bogart Park...and not the open grass areas. I enjoy the chaparral and single wide walking trails. There are enough places to have picnics around the city and neighboring cities. Please preserve the last of the wild Southern California that is quickly disappearing.
- Multi use places for kids
- Our kids need stuff to do please!
- Places for the kids to play and be outside. Older folks would benefit from the same
- Nice areas to gather for picnics would be nice. We have 1 Pavillion in town, would be nice to see more structures like that. Wildflower does have a cover, and those would suffice if the city doesn't want to do rentals. A nice water area like the picture would be fun, maybe only operational certain times? And then the water used could drain back into the ssystem if we ever get reclaimed operating.
- One that will give kids as well adults a place to hang out, enjoy the area and have some fun.
- A mix of use spaces for recreational use is best
- If there is a way to incorporate play area with paseos like in Image 3, that would be preferable.
- We need a splash pad!!!! I love #4 the most though. The more shade created for this town the better.
- Add a splash pad too but do not take away the reasons why people came to live in Beaumont. The nature. The green TREES, cows and horses in fields.
- Splash park
- A splash pad would also be amazing!
- I would like a splash pad but love having athletic fields as well
- This (mini water park) could easily be added to one of the existing parks, maybe the large park on Beaumont avenue and Brookside

Table 2: Thoughts and comments related to parks and recreation

- Water area is also a nice idea
- I think we already have a lot of green parks for sports. Would be nice to have the water activities as well.
- Need a lake
- Water park, skating ring, batting cages, playgrounds with permanent chess /checkers boards seats made of concrete . Make a bigger pavilion /open air to accommodate population growth. Bring park n recreation back to this park . Offer line dancing, kareoke, ping pong tournaments. Cç
- Water sports would be great too!
- Perhaps a large new public pool with adult hours
- Olympic size swimming pool.
- Rec
- Pickleball courts
- More large playground with swings
- Jogging paths linked together with several circuit training stations.
- Places that provide walking trails with points of interest
- Need one good track with a surface other than concrete for running. The concrete at the sports park is the worst surface for running.
- How about a courtyard with walking paths surrounded by beautiful flowers and shrubs with a splash pad in the center.
- Physical fitness station along walking paths
- More shaded parks with bathrooms
- Another dog park would be great.
- Shaded picnic tables; small-dog park.
- I like maintained parks that provide a gradation of nearby wildland areas to more maintained areas where recreation would be concentrated (e.g., picnic tables/ bbq areas, dog walking areas, playground equipment). This gradation would include the use of native trees (e.g., western sycamore, coast live oak) inside the park, with a maintained lawn. Griffith Park in Los Angeles has parkland areas featuring western sycamores that are gorgeous. There are other parkland parks throughout Southern California that provide trail heads into wildland areas, and I'd like to see parks like that in Beaumont.
- Clean, maintained, with grass, with child attractions, and with space to play games
- There seems to be plenty of sports activities and it's nice that we have some of festivals up at Highland Springs. An equestrian type Community would bring lots of Revenue to the city.

Comments related to retail, amenities, and other facilities

- Clean up old town and make it a charming old town with unique shops and eateries for all ages.
- There are no nice places to stroll, hangout or eat outside.
- Same as before. Desperately need sores, restaurants and theaters.
- Walks with outdoor venders.
- a Victoria Gardens type place would be great, so would a splash pad
- We need Costco and some nice restaurants. Better shopping.
- Costco
- This would be awesome. Chini Hill's The Shops and Rancho Cucamonga's Victoria Grades has these. Is it possible we will have an open shopping, entertainment, concession area we could incorporate a splash pad for summer into?
- Complete First Street project, but also need better traffic flow.
- Spread out shopping,,all in one area is way too congested
- Farmer Markets, area's where seniors can walk safely.
- Theatre, bowling alley,
- Redland built such a nice shopping center recently. Can't you do that instead of houses. Wait you need the high CFD tax instead.
- More retail stores pharmacys, gas stations are needed in area

Table 2: Thoughts and comments related to parks and recreation

- We have enough open area grassland parks. What Beaumont needs is more urban amenities. Take note from Banning's old town strip.
- Areas for kids to play while the parents are shopping. Some areas just geared to seniors. Beautiful mosaics and museums.
- I like them all, but there is a lack of shopping in this town. Creating a facade like this in the existing downtown area (similar to Downtown Redlands) would draw in costumers AND tenants.
- More restaurnts
- Build a gun range
- Beaumont has plenty of open space, thankfully. To my knowledge we are not lacking in sports park facilities, but we are very deficit in things to do for entertainment and shopping!!! This should be our focus. Image 3 & 2 are needed here.
- If the city added a shopping and main court yard with entertainment that would bring in more revenue.
- Open air market place as well. We need places where kids can go and have fun in a positive way. Movie theater maybe there is nothing for teenagers to do in the area
- Movie theater
- Open air shopping, restaurants with parks and fountains and splash pads . Small version of Victoria gardens and some areas in Redlands. Where families can go to dine, shop, socialize and relax in a friendly, safe, healthy environment.
- Areas of entertainment & shops. Would love to see more healthy choices for food. Trader Joe's, Whole Foods, Sprouts
- Shopping
- Some kind of indoor fun center for children to have fun and learn during the hot summer days
- More places to eat !!!!! Shop!!!! So I can put my hard earned money back in my city and not surrounding ones
- Shopping
- There are plenty of kid activity areas. Think about adults (who have income). If you don't have nice areas to go to, you will drive to other towns and spend for food, entertainment and other retail items.
- something needs to be done about a downtown area.

Other comments

- Weed abatement would help a lot.
- NO MORE PARKS, MALLS, SPORTS FIELDS. WE HAVE ENOUGH ALREADY
- No more houses. No more people. No more reason for outsiders to invade.
- Beautify Old downtown area.
- Very little green scape, no up keep, very little water...
- No warehouses
- Stop building so many track homes
- No more houses
- Anything that the city will actually maintain would be nice. It would also be nice if the city would maintain the current parks.
- It gets realky hot in the summer
- none

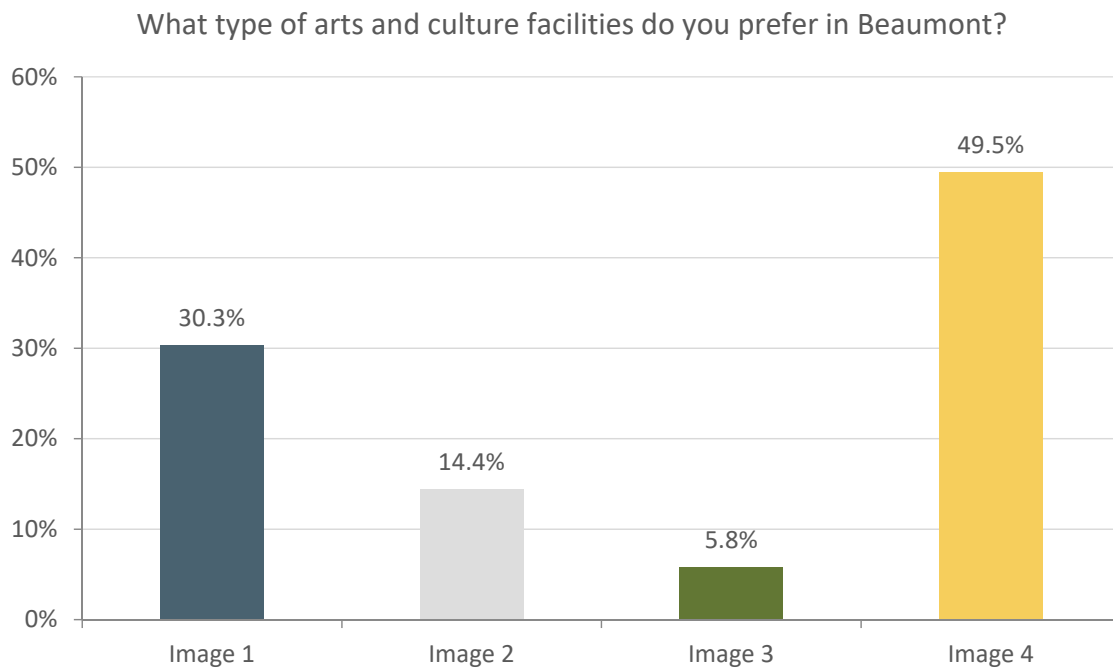
ARTS AND CULTURE FACILITIES

The third series of photographs asked respondents about the type of arts and culture facilities they would prefer to see in Beaumont.

Figure 3: Image Options Related to Arts and Culture Facilities



There were 778 responses to this question. Approximately half of all respondents preferred Image 4 (49.5%). The second most preferred option was Image 1 (30.3%), followed by Image 2 (14.4%). Only 5.8% of respondents preferred Image 3.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 3: Thoughts and comments related to arts and culture facilities

(Response Count=75)

Comments related to a specific image or combination of images

- I think 1 will bring more revenue to the city
- 2 and 4 are ideal, public murals tend to look like grafetti, and bring the image of the city down.
- A combination of 1 and 4 will be ideal
- Image 2 is also nice, but image 4 is my first choice.
- Actually #3, but I fear gangs would gratiffity over it.
- And #2.
- 2 would also be great, but we really don't have anywhere nice to put any large artworks. Everything can't go in front of city hall
- A nice mix of all four would be great.
- Have a variety of art/culture facilities.
- a combination of family cultural events and access to performance venues and art
- I think a combination of all the above would benefit the community.

Comments related to preferences for arts and culture facilities and activities

- Art museums.
- Art Museums, aaaaand CostCo and Target
- Art museums food truck exhibits
- How about art shows showcasing local talent?
- I like the idea of art and a theater sounds appealing too
- Am not sure what this is...but an outside arena thing might be nice
- Outside theater
- I would like for Beaumont to have an outdoor amphitheater, perhaps one associated with a neighboring parkland area. I like the one in Redlands, and it would be great to see live music concerts regularly at such a facility.
- More concerts, plays, music.
- We need an area for concerts as well as equestrian events it could be combined or sectioned off. Think of the casino in Las Vegas called Southpoint where it has shows rodeos Casino events and hotel amenities.
- Get some shows at number four so that it's worth while to have number four
- It would be great to have a theatre where we can enjoy the arts without driving to LA or Palm Springs.
- Beaumont needs a theater. Many residents leave the area and spend their dollars in other towns. It should have more seating than Beaumont High School theater.
- A community theater of some sort would also be nice for a variety of live performances.
- A Theatre company, city band, local youth and adult dance company, local choir that would perform at holidays, etc. would be so nice and elevate our town.
- A community art center wwould be great!
- A cultural center that allows for mix use, theater, music, & other
- Free and low cost cultural events build a sense of community across socio-economic and ethnic boundaries.
- A center to host performing arts as well as community meetings and gatherings is needed
- Functional. My daughter performs with Dance Spectrum, and we have to drive to either Redlands or Rancho Mirage to house the performances.
- Beaumont needs to upscale in many areas or it will be destined to just a place you reside but go elsewhere for nice activities, stores and food.
- We need more museums and cool cultural centers with unique architecture

Table 3: Thoughts and comments related to arts and culture facilities

- We need a place like the Redlands Bowl! But with shade! For live music and other activities
- Spaces that include art that represents the area history and future is also good
- Monuments are always a good idea. Landmarks seem to grow attached to a community depending on it's age.
- We need a big library. One that has everything, not just what they who run it choose to have.
- It would be amazing to have a theater here.
- We could really use a nice movie theater for our children.
- Movie theaters or Palm Springs Riverwalk theme
- Movie theater.
- Movie theater
- Amc
- How about a movie theater?
- We need to encourage a movie complex to move into our area. Why spend Beaumont money in Redlands? We could also use a multi purpose theater and bring acts in from outside of us as well as use local artists.
- Beaumont could really benefit from a movie theatre
- We need a multiplex movie theater in Beaumont.
- Intermixed with shops and dining. A small town walkable space with street markets on weekends
- An organized regular and recurring market night
- Something for families to do
- A children's museum and any indoor gathering places would be great such as coffee shops with live music. It is so hot here and we have no space to go and meet a friend for coffee or socializing indoors. A social downtown with indoor seating as well is what we need. Like the city of Claremont.
- Family involvement is good.
- More family oriented
- We need our children to be able to enjoy our city and experience Art and Culture with hands on activities.
- Definitely the family activities.

Other comments

- Honestly, this is not very important to me as Los Angeles and its beautiful museums are near here.
- None
- none
- None I can go to Redlands for it.
- none of the above. You should do more with the local parks, bring some culture arts to this town. A play, orchestra, a classic movie all in the park. It doesn't always have to be about kids entertainment.
- Don't build anything
- No more houses
- Too many gangs to have a good street faire. How about reducing your fees for renting a city facility for a day. They are outrageous then there is insurance and security rental for \$40 per hour. To teach in your facilities your rules demand a fingerprinting and insurance from the citizen. I was recently fingerprinted at the police station to meet the requirements for Foster Homing a child, but your facility will not take them. I have to pay an addition \$40+ fee plus provide my own insurance. Yet kids and adults can come and go playing on your property and in the gym. This seems very unfair!
- None!! We moved here for peace and quiet and there are enough things to do for families. Why doesn't the City redo the City pool...damn it needs it! That's were the money should go and also to the City Library! What happened to the plans of expanding the City Library?
- Beaumont is more of "hobbyland". I feel that most of the population needs an education about art and culture. I don't ever think of the possibility of a museum of art like Palm Springs has...
- movable, rotational, only semi-permanent

Table 3: Thoughts and comments related to arts and culture facilities

- If we are going to commit to share with all groups we need have places to share together as one community
- Many different groups could use this type of facility.
- Open air with plenty of shade.
- open space
- more bike and golf cart paths
- City of Riverside has done well in revitalizing their city.
- We really enjoyed Banning's Got Talent night.
- Need a lake
- Indoors seem more practical for our local winds and heat.

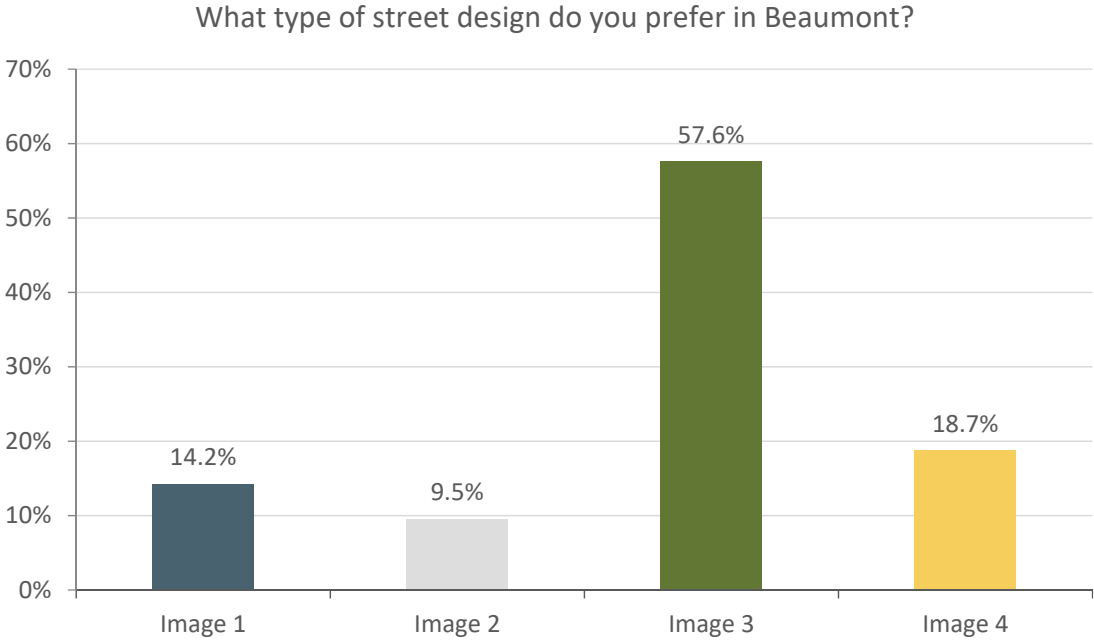
STREET DESIGN

The fourth series of photographs asked respondents about the type of street design they would prefer to see in Beaumont.

Figure 4: Image Options Related to Street Design



There were 780 responses to this question. The most preferred option was Image 3 (57.6%). Among the other options, the next most preferred was Image 4 (18.7%), followed by Image 1 (14.2%) and Image 2 (9.5%).



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 4: Thoughts and comments related to street design (Response Count=74)
<p>Comments related to a specific image or combination of images</p> <ul style="list-style-type: none"> • 1 or 2 with a separate bike path or wide sidewalks • Images 3 and 4 are both appealing. • 3 with downtown looking like 4 • Image 2 would be good if Beaumont's topography were better suited for bicyclists. As it stands though, better lighting on some of the streets would be great, so 4. • 3 or 4, something low maintenance, the people choosing the plants for parks are picking the wrong ones, they tend to be messy, wrong climate and require tons of man hours from the maintenance dept. • I love 3 with all the trees, also like 4 for the evening lighting look • And 4. We need more businesses. • Image 3 is how I remember Beaumont growing up. Everything looks so dirty now. • 1&3 are great for residential areas. 2&4 are beautiful for business districts. • Image 4 for a downtown area but maybe three for residential. The question is, what does Beaumont want to as a community. • Again, variety is important. • Again, a mix of all four would be nice • Each of the examples are nice • all of the above. Get rid of the Dog Awful "billboard" at Highland Springs and Hwy 10!!!!!!!!!!!!!! • Combination of 3&2 <p>Comments related to trees, green space, and open space</p> <ul style="list-style-type: none"> • Tree lined streets are nice and visually appealing. • Lots of shade trees on both sides of the streets. • A lot of residential streets, like Beaumont Ave, look really junky because front yards aren't maintained. More trees would probably help appearance and reduce climate change effects. • Parks that are for families to enjoy on the weekend.. that we can actually park and play . Not drive around looking for a parking because there's another baseball tournament that seems to be every weekend • As long as maintenance is accounted for in regards to roots care, tree lined streets with sidewalks is idyllic. • Green. Green. Green. • I would prefer to see large and mature native California trees used along streets and parkways, including western sycamore, coast live oak, and Engelmann oak. I'd prefer to see better maintained landscaping along city streets, with less use of non-native and invasive species, and with more effective control of invasive weed species. • Sidewalks and trees • The more shade the better. • Tree lined, small town feel. • The tree lined street adds a nature vibe and makes it feel calming, but it'd be awesome to have a bike path along the side as well. • Boulevards and roundabouts provide opportunity for floral and tree presentations adding to a calming and eco environment • We need large trees to cool the heat in the summer! Would love to see a downtown area like Redlands. Shops, restaurants, shaded walkways. • I think that green grass and shade trees draw people in year round and give streets a cleaner and more inviting feel.

Table 4: Thoughts and comments related to street design

- Leave the trees on Beaumont ave
- Desert scape with lots of trees for shade
- Keep it natural
- Keep natural landscape but incorporate large sidewalks such as Oak Valley
- Natural habitat

Comments related to bicycling and pedestrian paths

- I would love to see bike trails completely separate from city streets and roads. It's a safety issue. One of my favorite places to bike is in Yosemite Valley for this very reason. Well, that and the breathtaking scenery. :)
- I also likedesignated bike and walking lanes.
- More creative bike paths and walkways are needed to encourage outdoor recreation in the city.
- Wide roads with bike lines/walking trails
- Bike and walking paths encourage physical activity. Use natural cooridor to allow separation from vehicle traffic.
- I would love to see more sidewalks (desert lawn, by golf course, as well as cross walks near the antique stores on 6th. Would like that area to be fixed up like state st. in Redlands, or upper Yucaipa Blvd.
- With bike lanes
- Anything would be better than bike lanes
- we are NOT a walking/biking/running community. We do need sidewalks but not promenades, a cohesive commercial downtown would be the ideal but not practical here.
- As a bike rider, I'm biased. I just want wide sidewalks where small, and a sidewalk of any kind where lacking. Pedestrian traffic is small enough to disregard #2.
- Wide sidewalks for people to ride bikes, walk a dog, or walk holding hands. Benches would also be nice to take a quick break or for students who rides a bus to school.
- There are few places where it feels safe to bike to stores.
- Need better walking and bike paths separating walkers and riders from cars. I fear for the local kids that walk to school having to walk along the street with no real sidewalks. I don't have kids and it still freaks me out to see. Can't imagine how parents feel.
- We definitely need a nice walkable downtown area. I would love to see more bike trails as well and tree lined streets are beautiful.

Comments related to improvements

- So many streets in "old Beaumont" need to be repaved. What cities have mobile homes on lots surrounded by stick built houses. Sad...
- Need to do more to improve the roads we do have. Not just patch the holes, the roads are terrible in this town.
- The street behind Starbucks shopping center is disgusting. The property owner needs to clean it up.
- Streets without potholes
- It really doesn't matter the choice of the city doesn't have the funds for the upkeep. I.e. Potrero St. Landscape has suffered. Look at Pennsylvania and other streets. Tree trimming is not being done.
- Of any city I have lived in, condition of Beaumont streets is the worse. Fix what we have.
- Beaumont needs to step it up, clean up the city making it a welcoming "old town" much like Pasadena with shops and good restaurants.
- More traffic circulation and street repair/replacement is needed.
- We need sidewalks without blighted curb plantings.

Comments related to retail and amenities

- Downtown area to include daytime as well as evening pathways.
- Shops and restaurants with outdoor setting and umbrellas.
- New business attractive communities

Table 4: Thoughts and comments related to street design

- Updated with an atmosphere! Able to enjoy the surroundings by hanging out & eating inside or out with nice lighting (that is kept working, unlike Oak Valley/San Timoteo) and music piped onto the streets. Also, live bands performing from time to time.
- A welcoming evening and daytime downtown would greatly improve our town. There is currently no theme and a bit run down.
- Ice cream parlors and candy stores.

Other comments

- Narrower streets elicit a more small town feel.
- Like the original western feel of Beaumont
- Always nice to have beautiful areas but it's the people and the friendliness that makes it a good community
- No more houses
- Rural with a small town city feel. Think of Denver or Durango Colo.
- Keep it simple
- None of these pictures are what Beaumont is or will be.
- Like State street in Redlands
- Need a lake
- none

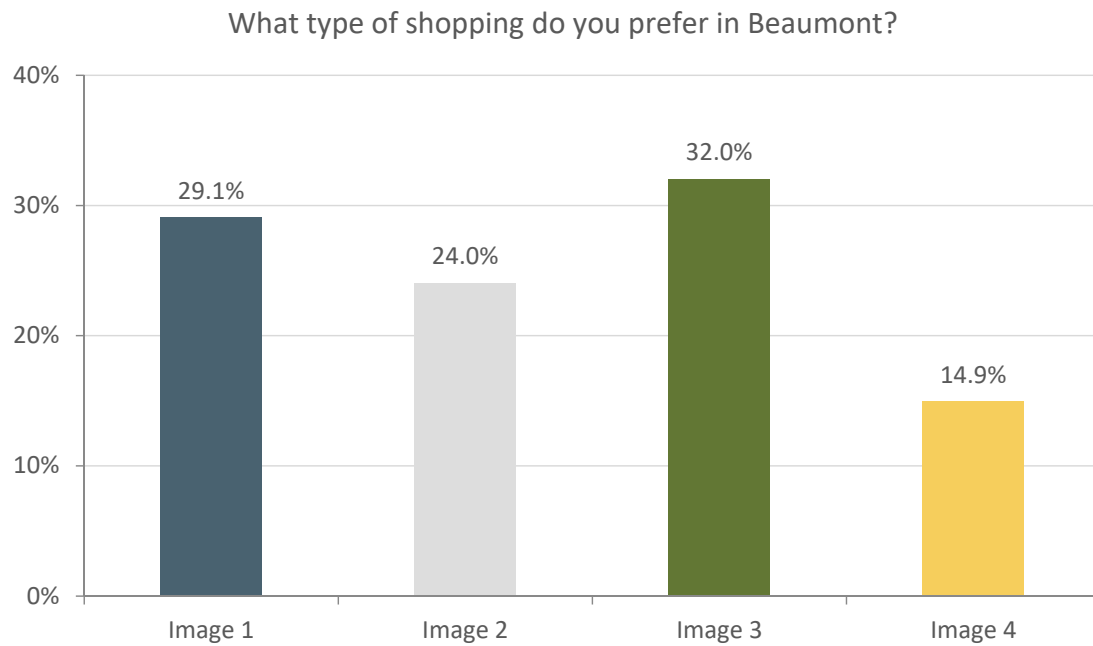
SHOPPING TYPES

The fifth series of photographs asked respondents about the type of shopping types they would prefer to see in Beaumont.

Figure 5: Image Options Related to Shopping Types



There were 778 responses to this question. Respondents generally expressed a preference for Image 3 (32.0%). The second most preferred option was Image 1 (29.1%), closely followed by Image 2 (24.0%). The least preferred option was Image 4 (14.9%).



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 5: Thoughts and comments related to shopping types

(Response Count=102)

Comments related to a specific image or combination of images

- And #1.
- #1 would lead to more pedestrian traffic which would be fun.
- 3 or 4; big box stores with hometown, specialty shops
- Choosing #one however again, all four could have great potential and pitfalls. Example number two is generally run by people outside of our community...not so good
- Mix use again 1 and 2 are the same concept
- Image 4 shows authenticity. We just need to clean up the look of the older buildings. A fund to assist small business owners in this clean up would be nice.
- Like all the images
- #2 is the idea. Between 1st & 2nd you could put a mix of nice stores, large & small/cafes with indoor/outdoor seating; parking areas
- Three followed by 1. Both models would be attractive in areas and both are needed
- A mix of 1 and 2 is perfect, kinda like Santa Monica with Third Street Promenade
- 2& 3 I think are good styles in Beaumont
- 1 will be a perfect combination of big city life style
- 2 with big brand names like number 3. Number 4 is hideous and run down.
- Two and four play into the small town feel that we have here in Beaumont. An open air shopping center would be nice closer to the 60/10 freeways. Organized farmers markets and a planned downtown area with restaurants and small shops that reflect an older western look as an homage to our history

Comments related to larger businesses and retailers

- Keep spending my money elsewhere. We need more and better stores in our area besides a movie complex. Clark's, Trader Joes, Eureka Burger, Target
- Bring in Costco, Winco, Vons Market, Target and Home Goods.
- We need to have a Target, a Barnes and Noble and a Ralph's supermarket.
- Costco, Target would be nice.
- We need store like Trader Joes, Target and Costco
- We need more major retailers here! Less mom and pop places. My family usually leaves town and spends money. I'd rather spend it here but we don't have enough choices.
- Love to have a Costco/Sam's Club.
- Costco
- Costco Target Barnes and Noble
- Nordstroms rack!
- I love quaint shops, but I would also love to see something similar to Victoria Gardens here in Beaumont. We need more retail and restaurants in general to accommodate our booming population growth, not warehouses.
- Name brand stores will plenty of parking is a necessity.
- Victoria Gardens. CostCo and Target
- Target, Trader Joes and Costco please!!!

Table 5: Thoughts and comments related to shopping types

- Costco and Trader Joe's with Target!
- Costco and target
- We need a Costco and sams club!!
- Big box stores are convenient and more cost effective.
- The small big box stores, unfortunately mom and pop stores are too expensive or don't carry a variety. A public gathering like 2, will result in trash, look at market night, trash from public and vendors.
- Victors gardens mall
- Outdoor mall or retail strip. Like a Victoria Garden feel. Having a Target would be awesome!
- Victoria gardens style shops
- A new shopping center with a movie theatre would be a great addition to the city near the 10 freeway and oak valley
- Victoria gardens type mall
- We need more big name stores

Comments related to smaller businesses and retailers

- I love small businesses. There is room for growth and beautification of 6th st. I would love for Beaumont to have the feel of Claremont.
- Lots of small ma and pa type stores with a variety of items, from gifts, to antiques.
- Mom and pop shops all the way
- Small local businesses all the way. Let's keep it cute over here.
- Also like small mom and pop stores with street parking similar to downtown Redlands.
- Mixed-use, small-town, locally owned shops and restaurants with affordable, clean apartments above would be a lovely way to keep younger adults in the area!
- More local home grown food stores and businesses
- Small businesses are great too
- While I'd prefer to eventually get to a point where we can have some sort of downtown shopping, I believe that making it easier for small businesses to open here is more important. If we could create a downtown atmosphere with small businesses, then maybe we can build up from there and attract bigger businesses.
- NO MORE BIG BOX STORES, MINI MALLS, ETC.
- No huge big stores like redlands .. take a look at downtown Livermore ca . That's what we need
- We need to be more small business friendly.
- Preserve mom and pop style
- Small town shopping
- My family and I purposefully patronize small businesses and locally owned shops/restaurants.

Comments related to downtown development

- encourage major tenants in downtown area
- Redevelopment in the downtown area would be nice and continue development of the area by Walmart./Kohl's
- A viable, identifiable downtown
- Walkable "Downtown"
- Downtown facelift.
- Walking and eating outdoor would be nice. We have nothing like that in our city nor any cities around us. Redlands State Street doesn't count. Zone some spots and try to entice some businesses who will have outdoor eating between shops and some sort of nightlife

Table 5: Thoughts and comments related to shopping types

- It would be nice to have our local business more visually pleasant and revitalized...something like an "Old Town" feel such as San Diego or Temecula so people would shop and keep our tax money local.
- I would prefer to see a rejuvenated downtown area, with businesses and a layout that attracts tourists for shopping opportunities.

Comments related to general shopping design preferences

- I also like walking malls, free of cars.
- I honestly can say that I feel Beaumont will do well with big box stores and our local shops. I just think they should be intertwined more rather than split on either side of the freeway. Discourages window shopping and expanding upon a civilians broadening of shopping possibilities.
- make landscaping appealing
- a height restriction on shopping buildings
- also outdoor markets.
- Beautiful store fronts
- Something other than on highland springs where you can't get to anyways
- A decent sandwich/hamburger joint would be nice.
- We could always use another street market. The only other choice for me, would be a plaza, but there's no option for that here.
- Additional grocery store near Tourament Hills and Oak Valley Parkway
- Fishing ponds. Dance clubs for adults and teens.
- Outdoor mall with splash pads
- Farmers Market on 6th Street, either a week night or weekend.
- An indoor outdoor plaza like the brand off americana in glendale
- Need shaded walkways and restaurants with patio seating.
- Walkable shops with pleasant outdoor space would be amazing.
- Nice to have the little stores with the wide sidewalks. Looks walking friendly for the families or kids hanging out with their friends. Looks community oriented as well.
- We have enough strip plazas/shopping centers but they are only basics. We could use a section with nicer retail stores and restaurants. Has anyone counted the number of fast food places we have.
- I moved here 5 yrs ago from San Diego beach town which was busy, family friendly and invited walking, eating, shopping. Beaumont is a drive to business, pick up and leave and go back home town. I never go out at night here unless a well lit strip mall like Ross, Stater Bros., etc.
- More spaces outdoors to be able to enjoy shopping and walking around.
- No large malls.
- Having better shopping options will create more jobs
- Hard to tell much about some of the pictures but outdoor shopping area with LOTS of options, movie theater, dining, music. Think Redlands, Chino Hills/Chino Spectrum, Rancho Cucamonga, Corona, Glendora's new shopping area, Upland off the 210 fwy, Cabazon without the luxury stores, etc. Nice lighting. A welcoming atmosphere with plenty to do.
- Love what The city of Redlands has Movies,shopping ,Restaurantso all in the same space
- Redlands has been able to accomplish a great downtown feeling of shops on State St plus and outlet type mall where Target and Kohls is located. Is that even possible here? It was hard to choose since I like image 1,2 &3.
- We need stores and shopping that will keep us from spending our tax dollars in Moreno Valley or Redlands. There are very few places to shop in Beaumont, and I find myself driving to Redlands all the time. We need to stop building so many houses, and catch up on our shopping and dining needs. I am not a huge Walmart fan, I would prefer some where else to shop.

Table 5: Thoughts and comments related to shopping types

- Reduce the big box look, create attractive shopping, dining, & entertainment spaces
- State street Redlands theme where no vehicles can enter parking on outskirts
- More stores, more traffic. Not what Beaumont is about.

Other comments

- Need to attract small manufacturing business/tech schools to provide training for young adults.
- All shopping and other should have a cohesive plan, like Redlands, Rancho Cucamonga and other well planned cities.
- Very hard to see and decipher what these photos really represent.
- We NEED more shopping and restaurants!
- Can you bulldoze both sides of 6th street? The freeway out to Applebee's should do it.
- Na
- none
- Stop building so many track homes
- Need a lake
- No more houses
- Hands down!

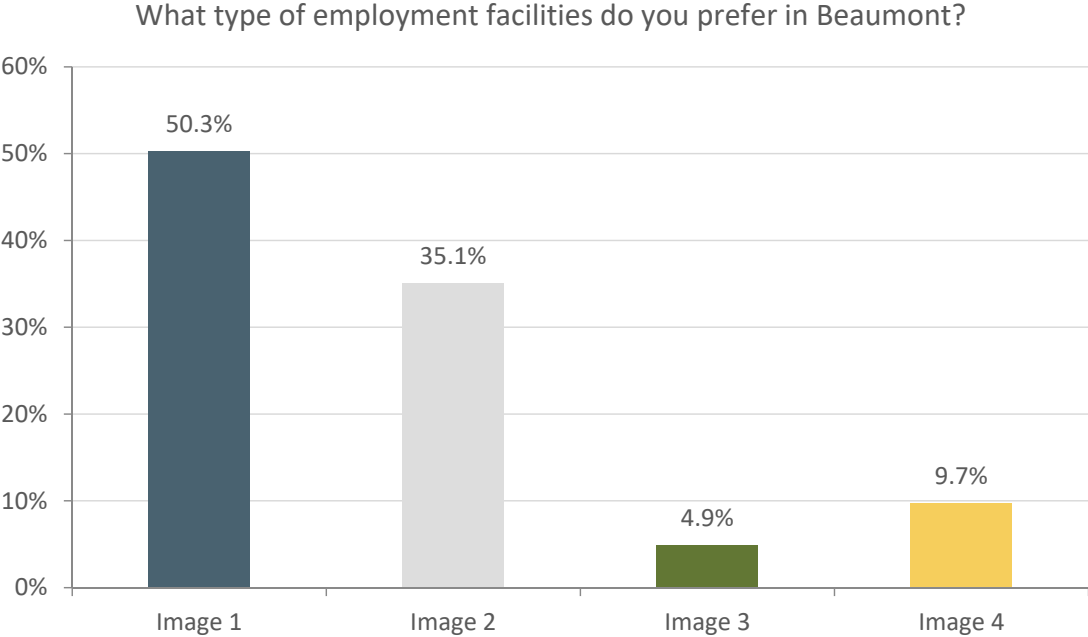
EMPLOYMENT FACILITIES

The sixth series of photographs asked respondents about the type of employment facilities they would prefer to see in Beaumont.

Figure 6: Image Options Related to Employment Facilities



There were 761 responses to this question. Approximately half of respondents (50.3%) selected Image 1 as their preferred option. In addition, just over one-third of respondents (35.1%) preferred Image 2. Among the remaining respondents, 9.7% preferred Image 4 and only 4.9% preferred Image 3.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 6: Thoughts and comments related to employment facilities

(Response Count=86)

Comments related to a specific image or combination of images

- Absolutely no #3s, #2s would be a 2nd choice
- Limit the Image 3 type of facilities to a designated area in the city.
- image 4 or 1 but no Big Warehouses
- 1 or 3; large warehouse distribution centers coupled with professional offices
- Again all have potential. Depends on if these jobs will serve our community or mostly commuters, causing far more traffic without benefit to us
- What are these buildings? Retail and restaurants can employ many people. Also schools at all levels, utilities, City, real estate offices, variety of small businesses, and medical offices offer a wide range of employment to people with varying levels of skills.
- Number three would absolutely kill the area,,be smart about what you allow,,put distribution along the sixty with the rest of it make Beaumont, Cherry Valley a place where people want to come shopping as well as a nicer place for the residents,,do not by any means need more housing and all the traffic that brings along with the crazy amount of crime since all the houses have been built,,,put in nice shopping, maybe condos , open spaces,
- Really - all the above.
- Never number 3, NO 18 wheelers or I'll move
- I think a variety would be best. With our tracks though warehouse seems rather practical.
- I'm not opposed to 3
- Again, number 2 and number 1 are both desirable and appeal to different styles of business entities
- Definitely NOT 3
- Another questionable set of pictures. Leaning toward image 1 followed by image two with some limited image 3 located away from homes/subdivisions (like on 79 going toward Lambs Canyon). NOT in areas where the need for shopping & other services is deficit (on the west side.)
- All 1,2,3 are good.

Comments related to employment facilities that respondents would not prefer

- NO WAREHOUSES!!!
- No factories!
- I do not feel that an increase of large truck terminal buildings is good for our area. It will decrease the our home value, increase our auto insurance, because of the increase in trucks on the highway. Beaumont is a collection of retirement subdivisions, with 55+ inhabitants. We want a quite relaxing life style NOT noise, the smell of truck exhaust, congested streets and highways. Consider the residents in your decision.
- Anything with less truck traffic. Move here 3 years ago and considering leaving due to warehouse takeover and traffic.
- No more warehouses
- No warehouses.
- No more warehouses
- None. They all look like a bunch of warehouses. We need commercial not industrial. Huge empty warehouses do nothing for us.
- Retired now, but I did office work. We definitely do not need more warehouses. So many came to Redlands area it made traffic and air quality very bad.
- I don't like any of these images! These are all corporate/industrial buildings without pedestrian-friendly streets, green-spaces, or community-interaction!

Table 6: Thoughts and comments related to employment facilities

- Small business owner. Why did you ONLY put pictures of INDUSTRIAL businesses? That is NOT what represents Beaumont!
- Small manufacturing businesses - NOT MEGA WAREHOUSES that bring trucks/pollution /added wear & tear on highways already overloaded by such traffic.
- No more warehouses
- No to warehousing on Cherry Valley Pkwy.
- No warehouses near homes
- No large warehouses, factories, or distribution centers
- No big buildings.
- Warehouses tend to offer mainly temp jobs and many of the jobs are becoming automated. While I see the benefits to warehouses in the short term, I feel as though we could do better to offer quality employment around here and shouldn't settle for solutions that only patch the problem instead of help fix it.
- Not an industrial look.
- No warehouses!!
- I hate all of these ew
- But not near homes.
- Please no giant warehouses, office buildings or any other of those items. We live in Beaumont to get away from that.
- No truck hubs or wide rise warehouses
- NO Warehouse districts. Smaller business complexes suitable for small businesses
- Do not want to see more warehouses and trucks polluting our environment as well as increasing traffic in our area.
- NO WAREHOUSES, NO INDUSTRIAL CENTERS.
- None .. we already have built a massive warehouse .. I came here to leave all that hustle and bustle behind and enjoy my city ..
- No big warehouses, the south side of town is zoned for industrial and this town needs to keep it that way.
- No big warehouses, just additional big box stores.
- NO warehouses or industrial complexes! NO increased air pollution and traffic!
- We could use more professional facilities targeted to our residents' needs, not warehouses.
- No large warehouses bringing in truck traffic. Need more medical facilities.
- Strip commercial buildings provide both centralized facilities, and also limits businesses that are too large. Our streets and on-ramps cannot handle large trucks always coming and going.

Comments related to employment facilities that respondents would prefer

- More white collar, better paying jobs.
- Professional office spaces would be a welcome addition to Beaumont. We certainly have practitioners (e.g., law, medicine, health, administrative) that could use the space, which would free up some of the historic downtown Beaumont area to be developed for shopping. There are examples of many communities throughout Southern California that feature professional offices adjacent to a historic downtown shopping area. I'd like to see that developed in Beaumont.
- Build some places that would bring in lots of jobs, good paying jobs! Something that would attract educated people and hard workers.
- Neat and clean exteriors are great!
- inexpensive real estate and low traffic should attract regional office employers
- Retail will grow as a city grows. We have a lot of educated people here in Beaumont. It would be in our better interest to invite and incorporate technologically, management, and industrial careers that would keep our community closer. Closer mom and dad's equals less free roaming juveniles as well.
- Small business, no more large eyesores

Table 6: Thoughts and comments related to employment facilities

- I've said in the past, bring in Costco, Amazon, Vons Market, Trader Joe's and a Target That will give the City plenty of tax revenue. Also new car dealerships would be good, NOT used cars! NO warehouses that have truckers coming in and out of our City!
- More restaurant choices such as healthy food options ex: pita jungle, poke bowls, vegan restaurant
- You need office warehouse and ag support. To attract call centers and office lease customers you must first upgrade all the schools and shops. We have a heavy plus 55 community. The natural job path would be medical support. Quality of life companies.
- We need more commercial jobs, no more industrial warehouses.
- The better choice is the one out of the limits. Office space is cheesy, garage industry is quick to degrade. A warehouse is the best option.
- Offers contrast if we can green up the city. Sleek looking buildings, uniform, makes it look as we are one not a bunch of rag tag stores or buildings.
- Hospitals medical plazas
- Ugh. These all look horrible. I want small businesses, nit warehouses
- Again, try and keep the small town feel.
- We like the small business shops and the high tech corp building however the small business won because it brings more start up businesses to our community members. The landscape also adds a nice touch.
- Clean industry.....without adding hundreds more trucks to our roads and freeways which contributes to air issues
- newer office bldgs would be nice. Too many here look old, decrepit, representing old ideas and thoughts. Too bad...
- Shpuld be multiple employment types.
- Any employment except option three if good. Forget giving up that much land in the city to only employ one person per 20,000 square feet of space.
- Multi use and business parks for professional offices, small entrepreneurs, or light industrial uses.
- We need people to wNt to be here. More businesses, which offers more employment.
- We so need tech businesses in our area. Businesses that bring good wages to support shopping & entertainment.
- Any business that generates revenue for the city.
- Professional buildings bring more higher salary jobs to the town. There are too many warehouses and trucking businesses. The future doesn't need old farm building faces.
- Again small business friendly.
- Any that are within proper zoning and supply jobs to the local people
- Not sure what is what here I think I see warehouses? some is okay but Beaumont is not a very large city we need to keep warehouses minimum, creating shops and restaurants will bring jobs, the better paying jobs are out of the City
- Industrial tilt up buildings gives versatility to the types of businesses that will occupy the space. (Commercial businesses, dance and exercise studios, local businesses)

Other comments

- The city of Beaumont city hall seems to only hire white people it is extremely evident we need to be an equal opportunity community and city this is southern California and the beauty of that is diversity it makes our city seem racist and that's bad for business
- I retired early from large corporation and either traveled or worked from home. Employment buildings are not something I am passionate about.
- none
- Na
- No more houses
- I have no preference other than better zoning.
- These are all warehouses!

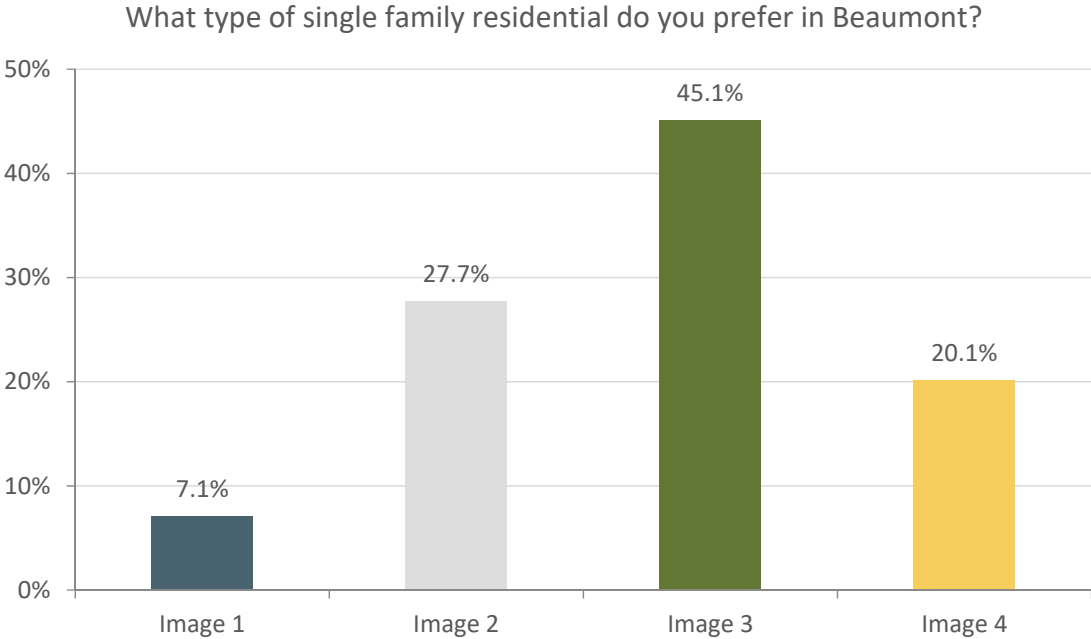
SINGLE-FAMILY RESIDENTIAL HOMES

The seventh series of photographs asked respondents about the type of single-family residential homes they would prefer to see in Beaumont.

Figure 7: Image Options Related to Single-Family Residential Homes



There were 761 responses to this question. The most preferred option among respondents was Image 4 (45.1%). The second most preferred option was Image 2 (27.7%), followed by Image 4 (20.1%). Only 7.1% of respondents preferred Image 1.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 7: Thoughts and comments related to single-family residential homes
(Response Count=85)

Comments related to a specific image or combination of images

- All are good.
- And Image 4.
- We need a mixture - the single family homes going in now (2) are all the same.
- Need all types of housing with a plan. Do not put all apartments in one area. Mix together single family, apartments, condos etc!
- Need mix of SFH, condos, townhouses and apartments. Ranch Cucamonga is good example
- I like all of these. I prefer variety over just tract homes.
- I also like image 3. I prefer craftsman houses or those that incorporate classic California craftsman style in their design.
- I like Image 2 as well. In image 3, the house can be modern but look older with front porches. Nice touch to have porches.
- a mix, all of the above
- All are fine. Even Sundance. But those houses are incredibly cramped. Less cramped is my preference. I like that this area has mixed old, new, farm-like, ranch, cottage...etc. Character.
- There needs to be a wide variety of housing available to residents, from low-income apartments and condos to larger family homes near schools, shopping and public transportation. Many older homes in this area need refurbishing and access to public transportation.
- Pictures 2-4 pretty much look the same to me. Nice neighborhoods with sidewalks would be preferred
- All images okay. Rural areas need different types of housing due to people and animal needs. I personally like more of a traditional housing person.
- But we all know it is already #2
- I like all 1, 2,3&4.
- #2 is common here as I live in gated Tournament Hills. #3 would be a nice change.
- Two definitely compliments what we already have here but three is equally beautiful. Maybe three could have its own section in beaumont somewhere.
- 2,3 & 4 look good. With a lot of land here, why do houses have to be built on top of each other? Almost anything new would look good.
- Actually, I prefer a variety of styles
- a variety of residential areas provides a more pleasing, "small town" vibe.
- No preference here.
- 4 is also nice
- 1 is better suited for Cherry Valley, and I believe that if we can get a better grip on our residential areas in Beaumont then Cherry Valley could stand a better chance at being rural. That said, instead of going with housing developers who encourage HOA's and the like we should focus on building within the community and grow that instead of create more micro-communities. As things are, if we're building within the normal bounds I'd say 4. but if we start talking about the more underdeveloped parts I think we could possibly look at houses more like 3 for higher income people who want to live in a quiet area, similar to the south/south east area in Redlands.
- Also image 3 for those that can afford them.
- Variety is best. Not particularly fond of apartments but variety works best for everyone.
- All of the above
- All are good. One and three are best
- We have lots of cookie cutter houses with little space between. I almost picked #4, but it is too uniform with 2 stories. #3 has character.

Table 7: Thoughts and comments related to single-family residential homes**Comments related to features of single-family housing that respondents prefer**

- Keep it simple, the rustic look as was before.
- Neighborhood friendly homes, with HOA control over common grounds, to keep everything in pristine shape.
- Modern houses but with old-timey references.
- Try to keep houses from being too close to each other.
- lots of room for families with an eye toward solar and green living
- My only real preference is to be clean and friendly
- Single level, gated communities that provide active senior living at an affordable price. Property TAXES are too high and the mello roos bond should go away! If a mello roos bond is necessary, the builder should pay for it, but the builder could make it up in his home pricing.

Yes, i live in Four Seasons and the property tax is killing me and with in a few years i may have to sell.

- We need walkable neighborhoods with community spaces for interaction and town activities.
- New communities such as Sundance and oak valley greens are a big step for Beaumont. However, our older neighborhoods need a facelift.
- More code enforcement needs to be done to assure resident's homes are keep presentable
- Affordable housing for all demographics - college students, young families and 55+ retirees in safe communities.
- Houses need more land; houses placed way too close to each other.
- small lot single family and duplex
- on more single floor plans so neighbors can't look down into my yard
- It is too hot here for 2 story housing, we need more one story options with large lots.
- A rural housing feel kind of like what Norco is doing but a upscale homes such as their phases in 2003 and up.
- As long as we see an end to the cookie cutter monstrosity that is Sundance, I'm good. We all know that will never happen.
- Affordable housing for people who can't afford this 500,000 homes.
- Bike riding areas like Palm Ave.
- With at least .5 or 1 acre lots
- Might need to cut down on some of the building, start making homes people can afford to stay in and pay taxes year after year instead of asking the city to reduce taxes or being a commuter city, would be nice to have some jobs for the younger crowd, make it more of a community then a bed.
- Beaumont will continue to develop single family communities. There should be more development of new apartment, town home and other housing options that don't take so much land and resources
- More spacing between homes; homes with different configurations on outside; multi use parks
- I like rehabbed older buildings or homes. We have history in Beaumont.
- This is a housing stock that is different from what has been built. A variety in residential architecture to break up the homogeneity of the newer housing stock.
- we need to keep the wide open land in town. Look at all the new housing going up on highland springs road. Nobody is thinking maybe we should widen the road, make it 2 lanes in each direction. You keep adding houses but nobody improves the roads. We just keep adding damn stop signs.
- We have far too many housing developments with 2-story homes so darn close to each other and the occasional single story sandwiched tightly in between on ridiculously small lot sizes. I would like to see far more single story homes going up than there are currently and much larger lot sizes with better spacing between the homes. It would be nice to have some semblance of privacy from our neighbors.
- But with single story or 1 level home too.
- New homes need to come with a front porch area to encourage meeting your neighbors and creating a tight knit neighborhood. The calls for code enforcement and police services would go down because

Table 7: Thoughts and comments related to single-family residential homes

the neighborhoods start to create a neighborhood watch community and communicate with each other as well as watch out for one another.

- Custom homes that are able to attract responsible home-owners without creating a cookie-cutter community.
- We need more condos, tow houses, apartments too

Comments related to features of single-family housing that respondents do not prefer

- NO MOER COOKIE CUTTER HOUSES.
- Stop with the concrete boxes and get some neighborhoods with character.
- I think we are already saturated with the residential market. No new plans should be made until proper services are in place for those already brought here. There are over a thousand households that have to drive 5 miles or more for any shopping or services. Those residences already planned would hopefully fall into image 2 or 3.
- Stop allowing builders to build homes so close together.
- Please stop with the high density housing. Why not estates? Or houses on 1/4 acre or more?
- We have enough residential units in Beaumont. Time for the infastructure and shopping and dining needs to catch up.
- No large condo developments.
- None of the above. I would prefer single level senior housing.
- Enough with the crowded, tan stucco. I'd love some affordable options that look older, have character.
- We don't need any more houses at this point. Revitalizing the older parts of Beaumont would be nice.
- No more tract homes
- None,,there is enough
- Stop building so many track homes
- I'm tired of seeing houses like in picture number 2. Change it up. Be different
- No more houses
- None! Too many already
- No more houses!
- No more houses
- No additional housing would be preferred as it is felt we have far more than our small infastructure can handle as is.
- Track homes are overrated and too cookie cutter. Sure, they are nice on the inside and practically low maintenance... but why continue building when, we can barely sell the inventory currently on the market. Let's make this town, beautiful but with the open small town look. Natural to nature, not plastic to status quo.

Other comments

- Really 900 +homes on san timeteo rd. Hope there building another elementary school and high school .. where are all these kids suppose to go to school ???
- No vacant land anywhere, huh?
- The builders should pay to help our cramped roads such as Highland Springs and Oak Valley. We do not need any more housing until our traffic needs are met.
- Where do you get these pictures?????
- none
- Na

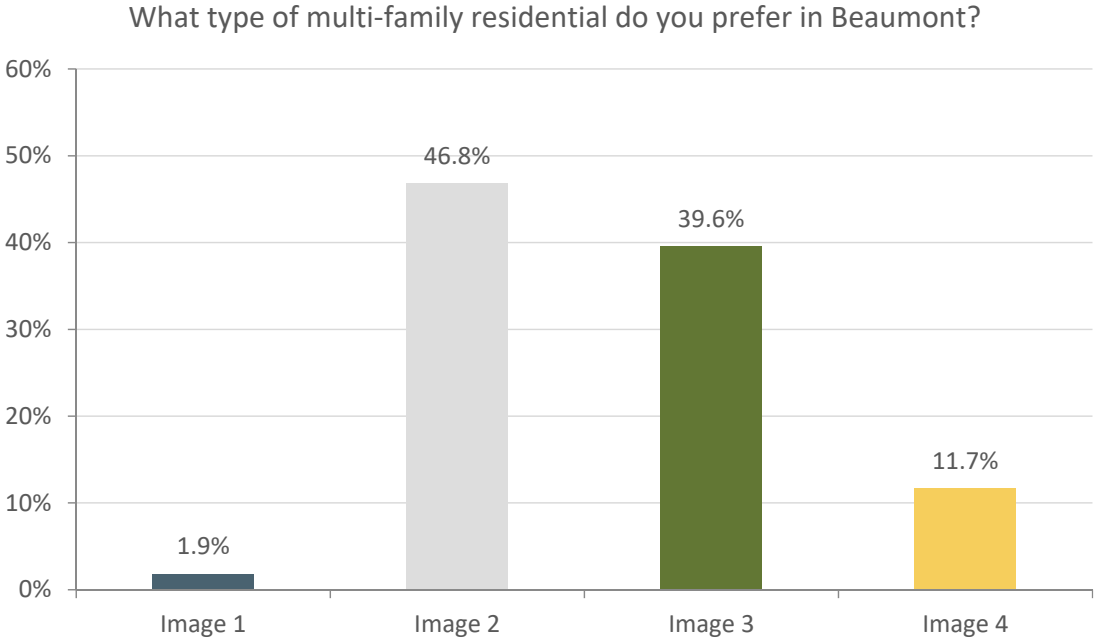
MULTIFAMILY RESIDENTIAL HOMES

The eighth and final series of photographs asked respondents about the type of multifamily residential homes they would prefer to see in Beaumont.

Figure 8: Image Options Related to Multifamily Residential Homes



There were 752 responses to this question. Respondents generally expressed preference for Image 2 (46.8%), closely followed by Image 3 (39.6%). The third most preferred option was Image 4 (11.7%). Only 1.9% of respondents preferred Image 1.



Respondents also had the opportunity to share other ideas and additional thoughts. Below, we present these comments, ordered by general topic area.

Table 8: Thoughts and comments related to multifamily residential homes

(Response Count=68)

Comments related to a specific image or combination of images

- Three or two
- My personal preference is 4, but 1 is more realistic. 2 and 3 seem good, but 1 could help change the feel of Beaumont to something more upgraded.
- Photos 1 and 2 did not show up
- 4 is beautiful but doesn't fit our city
- All of the above
- Definitely the second one with the open areas number three has.
- These look nice!
- 2,3&4 I like.
- 2 and 4 are my favs
- 2 or 3 would be nice. We have no upper end condo/townhouse type living units! No everyone wants to take care of a yard.
- All are good so long as builders pay for streets and schools
- Image 4 just seems too close. Other images okay.

Comments related to features of multifamily housing that respondents prefer

- Townhomes, not low income apartments
- Please put in Trader Joe's and Costco or Sam's Club. The people in Beaumont are spending their money outside their community. Also we need restaurants. Thanks for listening.
- More affordable housing but with HOAs so grounds and codes can be enforced. Maybe with more xeriscaping so we don't have dead, unmoved lawns.
- Condos instead of apartments. Not more than 2 stories high.
- Rather than multiple fast food eateries would prefer larger sit-down restaurants like Mimi's Cafe, Outback, etc. We need variety! Also it is getting very difficult to enter freeway on Highland Springs - need more freeway entrances to access the 10 fwy. Thank you.
- Style and architecture needs to be the goal. No more stucco jungles
- Let's build *UP* instead of using our last few empty spaces. Condos and apts. And I mean nice apartments.
- Again preference is clean and friendly. Preferred nothing cold-stark modern as in image # one
- Good quality homes for low-income people are needed.
- With shopping and open spaces mixed in
- Couldn't we discourage palm trees? All of Southern California (AZ, and NM too!) are full of palm trees! Let's have deciduous trees, and enjoy the seasonal changes we have here in Beaumont!
- NEED MORE OPEN SPACE!
- classy multi-family units with some open space
- I prefer smaller apartment complexes that mitigate the amount or degree of density and congestion. Smaller apartment home complexes that blend with the style and feeling of the remainder of the neighborhood is essential.
- We have a big need for NICE apartment complexes/condos. No more low income places.
- I like the court yard green areas in multi-family residences
- Are we kidding ourselves? The best option is the cheapest option. Other cities can take care of the higher end consumers.
- Affordable housing
- Community parks and street fairs.
- Affordable housing for young people

Table 8: Thoughts and comments related to multifamily residential homes

- Definitely need affordable housing. Condos, tiny houses ,apartments
- Maintain the small town feel. No massive developments
- We need nicer/ luxury apartments.
- Apartments are not good, brings in low income. I would prefer condos if necessary for low income.
- Condos with group areas would be a useful alternative from single family. The other images don't have the group space pictured.
- Mixed use should be brought into Beaumont since getting to shopping & services is such an issue here. It can look like image 2 or 4 regarding the character.
- Green space/plants/trees added to multi-family neighborhoods enhances the immediate area as well as the surrounding areas, better for residents.
- I don't really care for any of the above but like a park like setting in lieu of high rises.
- Less of multi-family housing such as Apartments.

Comments related to features of multifamily housing that respondents do not prefer

- I don't! There is enough multi family homes in Beaumont and we don't need any more. Keep the community owner single family and that will help keep Beaumont clean and safe where as if you went to non-owner multi family renters, that brings in the riff-raff and crime! Unless if it is senior housing... there is a major need for senior housing!
- No more mobile home parks
- No more houses
- None
- I actually prefer no multi-family residential, but I know that's not realistic. However, when it comes to renters specifically, I would like to see a cap in the city as a whole but also in individual housing communities.
- Not a big fan of multi family homes as no yards and too close together.
- None. Single level senior housing.
- none
- NONE
- None
- None!
- None
- None. Only single family residences
- Limited to certain areas not near Sundance please
- Prefer no multifamily housing. If necessary, it should be higher end to attract young professionals. Don't want or need low cost apartments or section 8 housing! Attracts lower class people, more transient, not invested in community, more crime, drives our schools down.
- Please don't do subsidized housing.
- No apartments
- Multi-family housing does not help the quality of life for the area. A good example would be to look at San Bernardino.

Other comments

- Nothing wrong with diversified demographics, but we as a city should be promoting growth out of low income into a better situation.
- Gives more of a southern CA feel.
- More homes .. more traffic .. and still high property taxes .. great job
- This is ridiculous ...
- None of these are affordable to residents in this area of the IE.
- Na



COMMUNITY SURVEY #3 – PREFERRED ALTERNATIVE

PREFERRED LAND USE ALTERNATIVE

SURVEY RESULTS

OVERVIEW

The Beaumont Community Survey was created to provide community members who live and work in the City (who are 18 years or older) an opportunity to share thoughts and ideas on their community. The purpose of the survey was to collect data to inform the General Plan update. The survey was made available in an online format. The survey was publicized through the Elevate Beaumont website, the City of Beaumont’s website, and social media outlets. The survey was open from January 12-28, 2018.

The survey included 28 questions, including demographic questions, open response, and multiple-choice questions around. A total of 733 respondents participated in the survey. However, not all participants answered every question. While the 733 respondents provide the City with valuable insights and ideas, we do want readers to interpret this data as “representative” of the city. Nationally, community survey respondents are more likely to be female, older, and have higher educational attainment levels than the general population. As such, the results of the questions, including open-ended comments, will be used to inform and support other community input collected as part of the General Plan update.

BEAUMONT SURVEY DESIGN

This report contains topical sections that correspond to 5 areas of land use change in the City + Sphere of Influence:

- Downtown
- 6th Street Extension
- Urban Village South
- Traditional Neighborhoods
- Rural Residential (South of Potrero)

DEMOGRAPHICS

WHERE DO YOU LIVE OR WORK?

Respondents that identified living in the City of Beaumont (93.42%) had the highest participation in the survey. Participants were allowed to select more than one response.

Answer Options	Response Percent	Response Count
I live in the City of Beaumont	93.42%	681
I work in the City of Beaumont	10.97%	80
I live/work in the County (Sphere of Influence)	7.27%	53
I do not live/work in the City or the County (Sphere of Influence)	2.47%	18
	<i>answered question</i>	729
	<i>skipped question</i>	7

IF YOU LIVE IN THE CITY, WHERE DO YOU LIVE?

Respondents were asked to review an area map of the City + Sphere of Influence. Those respondents that identified living in Downtown (.56%) had the lowest response rate to the survey.

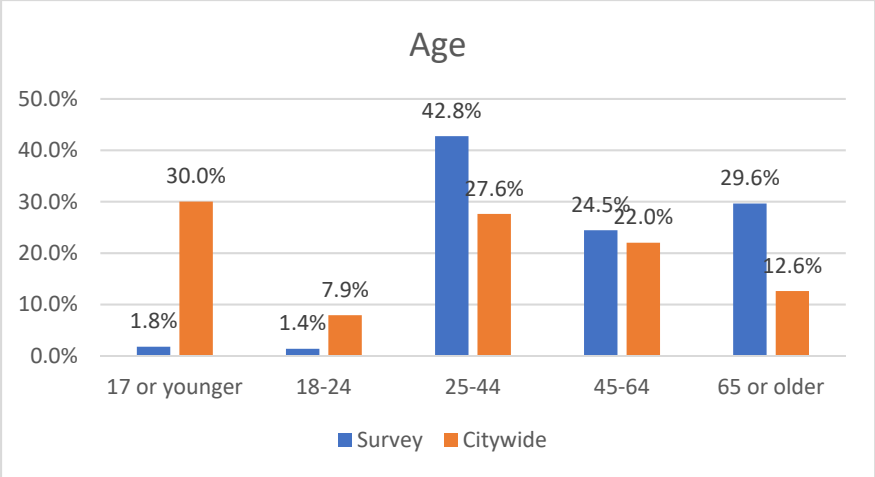
Answer Options	Response Percent	Response Count
Downtown	0.56%	4
Northeast	26.23%	187
Northwest	33.8%	241
Southeast	27.49%	196
Southwest	8.13%	58
County (Sphere of Influence)	3.79%	27
	<i>answered question</i>	713
	<i>skipped question</i>	23

HOW OLD ARE YOU?

The following age groups had the highest participation rate in the survey: 25-44 (42.76%), 45-64 (24.45%), and 65 or older (29.64%).

Answer Options	Response Percent	Response Count
17 or younger	1.78%	13
18-24	1.37%	10
25-44	42.76%	313
45-64	24.45%	179
65 or older	29.64%	217
	<i>answered question</i>	732
	<i>skipped question</i>	4

Based on data from the 2012-2016 American Community Survey, respondents in the following age groups were overrepresented in the survey results: 25-44 (15.2%), 45-64 (2.5%), and 65 or older (17%).



WHAT IS YOUR RACE OR ETHNICITY?

Respondents that identified as White (67.78%) and Hispanic/Latino (19.31%) had the highest response rate to the survey.

Answer Options	Response Percent	Response Count
American Indian or Alaskan Native	0.56%	4
Asian	1.81%	13
Black or African American	41.67%	30
Hispanic or Latino	19.31%	139
Middle Eastern	0.56%	4
Native Hawaiian or Pacific Islander	0.97%	7
White	67.78%	488
Other	4.86%	35
<i>answered question</i>		720
<i>skipped question</i>		16

WHAT IS YOUR GENDER IDENTIFICATION?

Survey respondents identified as male (40.3%), female (59.4%), and non-binary (.28%).

Answer Options	Response Percent	Response Count
Male	40.33%	294
Female	59.4%	433
Non-binary	0.27%	2
<i>answered question</i>		729
<i>skipped question</i>		7

DOWNTOWN

DO YOU WISH TO ANSWER QUESTIONS ABOUT DOWNTOWN?

A majority of respondents (93.38%) chose to answer questions about Downtown.

Answer Options	Response Percent	Response Count
Yes	93.38%	677
No	6.62%	48
<i>answered question</i>		725
<i>skipped question</i>		7

WHAT TYPE OF DOWNTOWN DO YOU PREFER? (CHOOSE 1)

Most respondents (66.04%) identified preferring a mix of 1 and 2 story buildings in Downtown.

Answer Options	Response Percent	Response Count
1 story building	21.38%	136
2 story building	12.58%	80
Mix of 1 and 2 story	66.04%	420
<i>answered question</i>		636
<i>skipped question</i>		100

WHAT TYPE OF DOWNTOWN PARKING WOULD YOU LIKE TO SEE? (CHOOSE 1)

The majority of respondents identified preferring angled parking (62.05%) in Downtown.

Answer Options	Response Percent	Response Count
Angled parking	62.05%	394
Median parking/flexible event space	25.98%	165
Parallel parking	11.97%	76
<i>answered question</i>		635
<i>skipped question</i>		101

WHAT TYPE OF FEATURES WOULD MAKE DOWNTOWN FEEL SAFER? (RATE YOUR TOP 3)

The top three features that survey respondents identified as making Downtown safer were: public spaces (55.26%), wide sidewalks (51.08%), and slower car traffic (41.64%).

Answer Options	Response Percent	Response Count
Bicycle lanes	143	22.14%
Public spaces (i.e. plaza, park, etc.)	357	55.26%
Wide sidewalks (15 feet or more)	330	51.08%
Flashing crosswalks	235	36.38%
Slower car traffic	269	41.64%
Pedestrian scale lighting	225	34.83%
Wayfinding/signage	103	15.94%
On-street parking	184	28.48%
	<i>answered question</i>	646
	<i>skipped question</i>	90

OTHER COMMENTS

Additional Thoughts or comments on quality of life in Beaumont

(Response Count=47)

- 1 We need more trees for a better outdoor look no one likes to look at nothing
- 2 <http://beaconfoodforest.org/>
- 3 i Would like to see the building design follow historical preservation or models to keep with our ties as an older small town
- 4 Crosswalks should be wide and painted with wide horizontal lines the entire length of the crosswalk instead of only a line on each side with open space in the middle. Crosswalks should have traffic signals activated by pedesteians pushing a signal button in order to keep the flow of traffic moving or else the street traffic has to stop every second a pedestrian steps off the curb and no one will want to drive down the main street. (Think of the situation of pedestrians constantly crossing in the stater bros parking lot, there is no system for crossing and it is frustrating for pedestrians and motorists)
- 5 Would like to see more community events/concerts/farmer's markets. Also would like to see a bowling alley, maybe a rink, or a theater. Nothing to do in Beaumont.
- 6 My wife is in a wheelchair and the uneven pavement makes it somewhat difficult to navigate. Also, there are utility poles which utilize a significant portion of the sidewalk, and force us onto the road in certain sections of Beaumont Avenue.
- 7 I would love to see a Trader Joe's put in the new shopping center.
- 8 You need to drive the old town residential streets. They are an absolute roller coaster. Beaumont has the worst streets for a city I have ever lived in. I trust someone cares about the taxpaying people who own property I describe. Lefts undone to long.
- 9 Clean up the homeless situation should be number one it is not on the list!
- 10 would like an old time feel but with modern shopping and gathering coffee shops
- 11 I do not want really small downtown dwellings i.e. extra small apartments.
- 12 What a completely biased survey! Every question is pre-set to leave the false impression of choice and the 'small town feel' rhetoric comes in handy. Have you considered abandoning all zoning, planning for shrinkage, rather than growth, unincorporating, . . . ? Of course not ! You and all others

- of your ilk are only capable of planning, that is controlling others to mold the world into your own horrible image.
- 13 The downtown should be pedestrian friendly. Foot traffic is essential for small shops, restaurants, and other small businesses.
- I like the idea of proactively improving Beaumont's downtown area very much, many cities in the area have done that, and when a city's government has a conscious plan it makes a huge difference (even Yucaipa has a far superior downtown to Beaumont currently). Historically, Beaumont has been very reactive at best or passive at worst, and having a more interesting/welcoming downtown would mean a lot for the city, not only to residents but to the city's reputation throughout the Inland Empire, actually. Also, our location in the pass (on the way to Palm Springs/Coachella, etc. from LA and Orange County) makes Beaumont a natural place for people to stop and spend some time, if we choose to create a downtown worth stopping in.
- 14 Nice restaurant, nice movie theatre, good places to sit and eat local food benches and cute seating with nice light, lights like palm springs overhead, mexican food, ice rink, med shop
- 15 Many more important things needed, but it's a start
- 16 More street lamps and well lighted bus stops would make downtown feel safer.
- 17 Overall, I think we need to add more parking to downtown and clean it up a lot. It reflects negatively on our town as a whole if we keep the main downtown dirty and fail to fix up the older buildings.
- 18 A new big local gym would be great so we don't have to drive 20 miles 1 way sometimes just to go to a gym. Maybe some other specialty stores and dinning as well.
- 19 There should be housing for senior citizens in this area who cannot drive and be close to shopping areas
- 20 Even thought Beaumont wants to retain "Slow Town Feel", it should not stand in the way of future development that is well thought.
- 21 No one goes downtown, their are not to my interest. Don't spend any of my tax dollars their
- 22 Beaumont needs more businesses such as retail shopping like Target and better/quality restaurants.
- 23 Beaumont should consider Rancho Cucamonga's developments.
- 24 Coffee shops, bakery, median to upscale jewelry store, median to upscale antique store - No tattoo shops, no liquor stores, no tire stores or auto repair shops
- 25 Downtown Beaumont should model itself after Downtown Redlands with great restaurants and parks and shopping.
- Wide sidewalks could be 10 ft, if that fits the street layout better along with good lighting. You can't simply randomly pick a factor without considering the overall impact. Right now it's the unkempt look with barred windows that makes it look and feel unsafe.
- 26 none at this time
- 27 It would be better to have traffic speeds reduced, so that vehicles could travel at the same speeds along the same roads/streets.
- 28 Downtown looks junky
- 29 Mixed use would be nice. We need to give a greater selection of shops to pedestrian traffic. A safe place to park is another issue. A parking garage perhaps. On street parking should be monitored -- no more than two hours. Beautification is always nice.
- 30 I love the idea of median parking to create an atmosphere for events, as long as there is a definite alternate plan for parking when events take place. If parking is going to be a disorganized mess at each event, then it won't be worth it because it will take away from the event. Riverside has nearby parking structures to help accommodate events. If we can do that, it would be worth it. If not, my second choice would be angled parking.
- 31 Would love a thriving downtown with shopping center and splashpad like in downtown Summerlin.
- 32 I'm not sure what all these terms above mean---pedestrian "scale" lighting or wayfinding--a picture example would be nice.
- 33 My biggest safety concern is the growing homeless population downtown. Right now I always do my best to never stop in that area because of safety concerns.
- 34 consistent, GREEN, clean areas...NO WEEDS including on ramps and off-ramps
- 35 Wide side walks are very important specially for new families with babies and strollers it can be challenging when there's big crowds trying to walk by a stroller and other children.
- 36

37 We need less thrift shops and transient hang outs. There are already too many vacant buildings and
 overgrown sidewalks to count.
 38 Victoria gardens or Redlands citrus plaza
 Too many homeless people in this area. It does not feel safe
 39
 None of these are priorities as far as safety.
 40
 The growing homeless people in old down town has become a public nuisance. Patrons visting
 business in the downtown are often approached by homeless for money. Alcohol and syringe
 41 needles found near buildings.
 Unfortunately, the actual downtown area is located on two very busy intersections (Beaumont
 Avenue and 6th Street)-- so something would have to be done about that before it would be more
 walkable and pedestrian friendly. Perhaps moving the center up around 7-8th streets would be a
 better idea. Definitely the parking on 6th street needs to be changed back to parallel -- the "head in"
 type is very dangerous. Maybe our "downtown" is just not conducive to some of those ideas you
 42 presented.
 Bicycle lanes only take from the safe movement of vehicle traffic and bike riders don't seem to like
 riding in their lanes so I think they are a waste. Bicycle riders also ride through stop signs. They
 43 should stop just like cars.
 44 All areas well lit at night.
 45 I am flexible about 1 or 2 story, but it needs to be high quality architecture...
 My actual first feature would be street renewal and water/flooding prevention most of all effected
 46 street specially in Philadelphia R/R under the overhead bridge.
 We need a Target on the north side of the freeway. It takes forever to get to the south side on
 47 Saturdays!!!

6TH STREET EXTENSION

DO YOU WISH TO ANSWER QUESTIONS ABOUT THE 6TH STREET EXTENSION?

A majority of respondents (90.06%) chose to answer questions about Downtown.

Answer Options	Response Percent	Response Count
Yes	90.06%	616
No	9.94%	68
<i>answered question</i>		684
<i>skipped question</i>		52

WHAT TYPES OF NEIGHBORHOOD RETAIL WOULD YOU LIKE TO SEE? (CHOOSE 1)

The top rate types of neighborhood retail survey respondents identified wanting to see were 1 story corner buildings (44.96%).



Answer Options	Response Percent	Response Count
1 story corner buildings	44.96%	272
2 story corner buildings	36.2%	219
3 story corner buildings	18.84%	114
<i>answered question</i>		605
<i>skipped question</i>		131

WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE? (CHOOSE 1)

Survey respondents were split over the type of housing they'd like to see, but most preferred housing behind retail (45.96%).

Answer Options	Response Percent	Response Count
Live-work	31.15%	181
Multi-family housing	23.06%	134
Housing behind retail	45.96%	267
<i>answered question</i>		581
<i>skipped question</i>		154

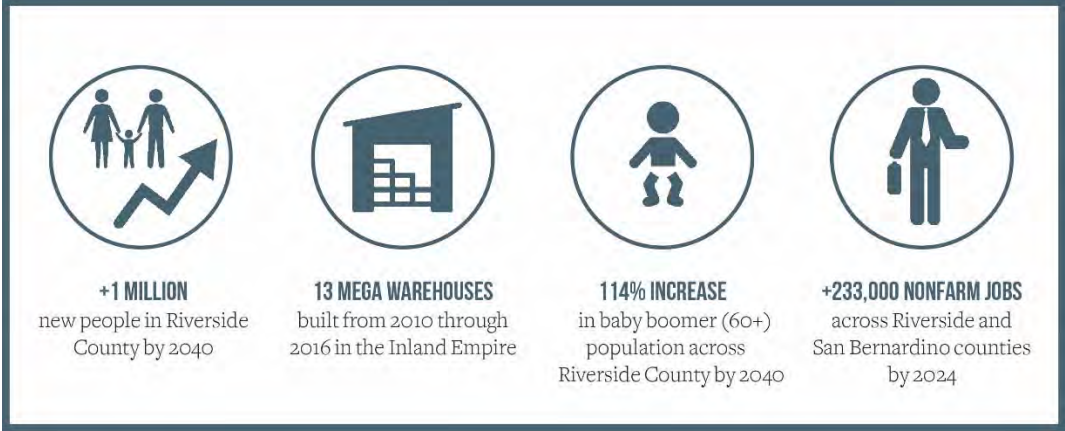
OTHER COMMENTS

Additional Thoughts or comments on quality of life in Beaumont <i>(Response Count=32)</i>	
1	http://beaconfoodforest.org/
2	none of these really, would cause WAY more home traffic
3	NONE. TOO MUCH TRAFFIC AS IT IS IN THAT AREA AND ALL IT WOULD END UP BEING IS LOW-INCOME PROJECTS! WHAT'S WRONG WITH YOU PEOPLE!!!!
4	We are currently reaching the point of overpopulation .. condos with stores on the 1st floor are a very modern feel with keeping with a traditional architecture
5	architecture
6	None of the choices above are meeting the goal of keeping Beaumont a rural community.
7	again stay with larger dwellings away from downtown.
8	Not sure what live-work means. Is mix housing and business? I believe it is VERY important not to have multifamily housing right on a main corridor (6th avenue). In order to improve property values, this extension of the main street of Beaumont should be distinctive, with upscale, but small restaurants, book stores, antique stores, specialty shopping.
9	If ANY multifamily use is permitted it should be signed in an upscale fashion (NOT like the very ugly and low class Beaumont freeway sign that is being used to sell cheap advertising instead of interesting things about Beaumont. I hate that sign. The likelihood of it being removed is very small, so it should AT LEAST be used only for minimal "Welcome to Beaumont: items that tell that Beaumont is a beautiful and interesting place to visit and live, e.g. Cherry Festival, Lavendar festival, antiques, etc.. Again, multi use properties this close to the freeway should be GATED, all around the property with upscale signs, amenities, and landscaping, adequate parking to NOT

- encourage or allow street parking. It must be upscale in order to reverse the perception that Beaumont is low income, high crime area. Affordable multifamily properties must be set farther back from the main arteries. ^6th and 8th streets
- 10 We need more retail spaces for all the homes already being built
- 11 These options are all similar
- 12 None of them. I prefer property owners to do as they see fit with the land and buildings they own, so long as they do not impinge on the health and welfare of others.
- The type of housing that Beaumont lacks most (compared to other cities) is multi-family housing. Cities such as Redlands, Loma Linda or Palm Springs have quality rental properties, and even Moreno Valley has much more choice for apartments or condos. For single professionals, it doesn't always make sense to buy a house, so many people choose to rent in a nearby city rather
- 13 than in Beaumont, so some higher quality rental properties would be definitely useful.
- A nice bookstore and a local coffee shop such as cafe agape would be a wonderful addition to
- 14 downtown Beaumont.
- 15 No more housing!!! There are too many people and not enough shopping areas already.
- 16 No more housing. We have enough housing.
- Our town is so traditional that I would hate to see modern housing. Beaumont is known for its antique style, and I think it should stay that way.
- 17
- 18 Housing behind retail would be a close second choice
- 19 Very in favor of multi-use buildings.
- 20 None of these options
- 21 Dont like any of them really.
- 22 We need a movie theatre and more restaurant space
- Having lived in a neighborhood in Bend, OR that successfully utilized 2 to 3 story retail with office space above and also on the 1st floor spots, I'm wondering if that option was considered. With that option, residential is located on the blocks behind and adjacent, but not attached to retail/office
- 23 bldgs.
- 24 why mix the two?
- I don't know if any further information will be provided on the transportation stop mentioned for South of the 10 fwy but I would like to make sure we think about secured parking if cars are to be left there to commute with public transportation. Right now, we already have out of control problems with cars being vandalized in our city--especially on the North West side. Please take precautions when planning for cars to be left out in our city! Again, a structure or security would be ideal.
- 25
- 26 None ..!!!! No more
- 27 N/a
- 28 I would like to see no new development
- I don't think multifamily housing is a good idea. This is not a large city and its not necessary. What
- 29 is the benefit to kids of growing up with stores and high traffic areas in the front yard?
- The multi-family housing should be affordable for those folks who have lived here for years, not
- 30 just for high income people moving in.
- 31 Flexible about 1 or 2 story, as long as its quality architecture...
- 32 We have enough housing! Let Banning build apartments.

GIVEN THESE TRENDS ACROSS THE REGION, SHOULD OUR CITY PLAN FOR THAT CHANGE?

Survey respondents were provided with a graphic identifying four key trends across the region and asked whether the City should plan for future change. The majority of respondents (93.02%) identified wanting the City to plan for future change.



Answer Options	Response Percent	Response Count
Yes	93.02%	626
No	6.98%	47
<i>answered question</i>		673
<i>skipped question</i>		47

URBAN VILLAGE SOUTH

DO YOU WISH TO ANSWER QUESTIONS ABOUT THE URBAN VILLAGE SOUTH?

Most survey respondents (89.44%) chose to answer questions about the Urban Village South.

Answer Options	Response Percent	Response Count
Yes	89.44%	593
No	10.71%	71
<i>answered question</i>		663
<i>skipped question</i>		72

WHAT TYPE OF AMENITIES WOULD YOU LIKE TO SEE IN THE URBAN VILLAGE SOUTH? (CHOOSE 3)

The top-rated amenities identified by survey respondents for Urban Village South were: restaurants (81.99%), movie theatre (62.44%), open air shopping (60.21%), entertainment (40.82%), and walking paths (34.48%).

Answer Options	Response Percent	Response Count
Open air shopping	60.21%	351
Restaurants	81.99%	478
Entertainment	40.82%	238
Library	14.41%	84
Movie theater	62.44%	364
Cultural/community center	17.67%	103
Park	27.1%	158
Plaza	21.78%	127
Walking paths	34.48%	201
Bike lanes	14.07%	82
Other (please specify)	6.17%	36
	<i>answered question</i>	583
	<i>skipped question</i>	153

Other Responses	
<i>(Response Count =36)</i>	
1	Recreational activities and new restaurants like Black Angus, Red Lobster and Olive Garden
2	Food Forest http://beaconfoodforest.org/
3	Shopping for basic food goods is needed. Groceries are purchased most often by every household. Don't create a food desert.
4	gym
5	Address the homeless/soliciting for money/etc..
6	Dog park
7	They need enough amenities so they don't come to Highland Springs area, they need to stay in their own area.
8	Does
9	Costco & Target
10	Bowling ??
11	not sure, my browser wouldn't let me return to the map to understand better exactly where this is, so my responses are general
12	I would not like to see an 'Urban Village South' (horrors)
13	A bookstore would be nice, Beaumont is much too large a city to have zero bookstores.
14	Leave it as open space
15	Stop building
16	NO BASKETBALL AND OTHER LOUD ACTIVITIES
17	Nice place to walk, shop, have lunch or dinner, and hear running water. Something more upscale to enjoy.
18	Gym
19	Costco
20	gym

21	Don't plan it, there is way to much traffic now. Hard to get on the freeway as it is, and then jammed all the way to work., on the I10-West
22	Splash area for kids
23	Office Space
24	Target
25	Hook ups to our sewer system fees should dramatically increase
26	no more development
27	B
28	Schools
29	fire station
30	Ranches
31	Gym
32	I would like to see this left undeveloped.
33	Elementary school, middle school, high scho
34	make this area a quality restaurant entertainment are no businssness.
35	Providing for a relaxing area to utilize as a meeting area for citizens
36	Costco

WHAT TYPE OF DESTINATIONS WOULD YOU LIKE TO HAVE ACCESS TO IN THIS AREA? (PICK YOUR TOP CHOICE)

Survey respondents identified the top rated destinations to have access to in the Urban Village South as retail (52.52%) and transportation hub (20.17%).

Answer Options	Response Percent	Response Count
Transportation hub (e.g., for potential rail)	20.17%	116
Retail	52.52%	302
Education	6.09%	35
Affordable housing	4.35%	25
Health services	6.78%	39
Jobs	7.13%	41
Other (please specify)	2.96%	17
	<i>answered question</i>	575
	<i>skipped question</i>	161

Other Responses	
<i>(Response Count =26)</i>	
1	CVS and Target
2	Food Forest http://beaconfoodforest.org/
3	Parks
4	L
5	again, not sure, see above. Transportation hubs make me nervous

- 6 Golf course
- 7 A biker bar would be nice for balance
I think what our city lacks the most (more than affordable rental housing even) is non-chain retail. Beaumont should have a coffee shop other than starbucks, a book store, etc.
- 8 a book store, etc.
- 9 Leave it as is
- 10 Access to Public transportation and bike routes.
- 11 Nothing
- 12 We should try to get a new University hospital, Kaiser
- 13 Keep it rural! No more houses!
- 14 no development
- 15 O
- 16 E3
- 17 Restaurant
- 18 No more houses !!!!!
- 19 Ranching
- 20 Elementary school
- 21 Elementary School
- 22 Gym
- 23 None
- 24 open air type of retail to match the theme of the rural residential
- 25 school for the southeast area, I hate going into the northside of the R/R Track.
- 26 See above

WHAT RESIDENTIAL TYPE AND CHARACTER DO YOU SUPPORT IN THE CITY'S MULTIFAMILY NEIGHBORHOODS?

Most survey respondents supported 2 (67.95%) over 3 story (26.19% multi-family housing.

Answer Options	Response Percent	Response Count
Multi-family housing (2 story)	67.95%	371
Multi-family housing (3 story)	26.19%	143
Multi-family housing (4 story)	5.86%	32
	<i>answered question</i>	546
	<i>skipped question</i>	190

Other Responses

(Response count = 39)

- 1 Need to address the traffic issues, i.e., back-ups on Highland Springs around the freeway entrance and exit and the growing congestion, before adding new housing
- 2 <http://beaconfoodforest.org/>
- 3 WE NEED BETTER ACCESS TO HWYS....

4 CITY CAN'T MANAGE THE WAY THINGS ARE NOW, I DOUBT THEY WILL BE ABLE TO
MANAGE THIS PLAN!

This new community needs to have their own shopping, medical etc. we are too over crowded in the Highland Springs area. Highland Springs cannot handle anymore traffic .. it's a mess right now. It was poorly planned with lights backed to back .. Keep the new community in their own
5 environment. PLEASE

To answer the above question... NONE!! We have enough new home developments in this community!

I came to Beaumont because it was one of the last small town rural communities and coming from
6 LA, I needed that with peace and quiet!

Does everything have to be in browns, oranges and browns? Let's get other colors on the
7 buildings besides the same boring browns and always Spanish influence.

My concern is multi density housing above 2 story may increase crime within our community. As it
8 is our police department will need to expand.

Something MUST be done about the traffic mess under Interstate 10 at Highland Springs. We
encounter impossible exits at the eastbound offramp (people trying to get on the WB fwy blocking
the through lanes as far back as the prior stoplight on NB Highland Springs, also blocking people
trying to get off the fwy, and the westbound offramp stalled because the through lanes are stalled,
resulting in having to wait 2-3 lights to get off.

Additional on/offramps need to be put in before development on the South side takes up the
space...it's the development on the south side that is causing the problems, and the development
you're proposing will just make a terrible traffic plan worse. There should be at least 2 more
9 onramps to the 10 built with easy access from the south side.

10 It won't let me pick health services

11 I do not support rabbit hutch housing

I think if Beaumont builds a large new area, for retail or housing, they should try to include some
fairly distinctive landmark along with it. Maybe a park, or a small lake or a stream, or a walking
area, something like that. Dos Lagos in Corona or The River in Rancho Mirage are examples of
unique developments with a memorable aspect, and if Beaumont is going to make a large,
permanent addition to the city, it would be worth considering some similar unique themed location
12 that sets it apart from generic retail locations.

13 Need to plan for the excess traffic, there is not enough infrastructure to sustain the growth.

14 None of the above. If you don't build it they can't come.

15 None

16 No more housing!

Please try and keep this a small town feel, not like large city living. Apartments styled with
17 architecture not straight up cold walls with no style.

Dont even mess with this area. Very large open area that welcomes a lot of people to our town. It
18 is essential to maintaining the small town feel. Of all places in the city, just leave this area as is.

As housing increases in the city, transportation becomes overwhelming. Highland Springs,
Pennsylvania and Beaumont access from either side of I 10 is always backed up now. A
19 monstrous problem.

20 None dont like this type od housing.

21 Keep it rural! No more houses!

I don't wish appts

22 Single family homes preferred

There should NOT be anymore housing built without the builder providing for infrastructure. We
23 can't handle the amount of traffic we have now.

i do not like multifamily housing.

24

25 Consider studying the neighborhood of NW Crossing in Bend, OR as well as other city neighborhoods having small retail/office mixed in for walkability. Bend went from a small town in 1990 suffering from dwindling jobs to currently over 90,000 population, and the overall appearance of the city changed dramatically, in my opinion for the better. Parks and education were not neglected, but enhance the overall attractiveness.

26 since there is so much open land in this area, sticking to one story seems adequate I always thought that this type of shopping village would be ideal on the other side of town where the 10 & 60 meet, since you brought in thousands of homes on this side with nowhere close by to spend our money in Beaumont. Also, we really feel like the city pulled a bait & switch to get people to buy the homes, then never followed through on any of the promises for schools, shopping & entertainment. Most of us on this end currently shop in Calimesa, Yucaipa, Redlands & Moreno Valley. You are really out of tune with financial planning for the city if you continue ignore the shopping & entertainment needs of the North West end of town (thousands of households going elsewhere yo spend their money....) The new households here have the potential of really providing a lot of future revenue for the city if you plan accordingly. Please do not be short sighted in your planning and not maximize the additional revenue that can generated for our city from this new housing. There is only so much land left to do this and to also plan for the educational needs of all these new families.

I always thought this area you are referring to for the Urban Village would be a great site for a 2nd high school on the east side of the city. Again, since you have planned for so many new families to come to the city, you cannot neglect the needs to designate specific areas for school expansion. Where have you designated space for a new high school so that students don't have to travel across town just to get to the only high school in the city? Of course, there is a need for elementary & middle school expansion as well but the largest site will need to be set aside for a 2nd high school. The city & school district already dropped the ball on the North West side of town by not ensuring that the lot gifted to the city/school district designated for a new elementary school was sufficient in size. From what I have researched, these new laws went into place in 2000!! Isn't it the job of our planning & building department to check into these plans to ensure they meet codes? I really hope the era of developers having our city employees in their back pockets is gone because that was ridiculous! We are watching! And then you approve MORE HOUSES to further exacerbate the problem (more families, more kids, still no school!) Someone who is really working for our city's future benefit (as you are paid to do) would have kicked it back to the developer and said thank you for the gift... but we need you to modify the plan to accommodate California school regulations. A few less houses would have done the job and the developers would still make a killing... especially since they agreed to burden the homeowners with costs typically taken on by the developers. PLEASE do your job. From now on, a designated school site needs to meet size & location (and all other) regulations and should be required (including parks) in EVERY major home development in the city. That's part of the negotiation that takes place between the city & the developer. Don't build any more new homes if you can't do this because you are creating an imbalance in the city infrastructure. In fact, it's already here, congratulations! Now please fix it before it's too late. I've seen this happen in other cities and then when the infrastructure is in need of repair, there is insufficient revenue to make the necessary repairs because the city never planned for adequate income sources from sources other than homes. Now that you have brought in thousands of new families, plan for and actually follow through with building the education, shopping & entertainment needs to accommodate these families so that we have a great balance between homes & retail, entertainment, warehousing...and don't forget he schools & parks! Use Rancho Cucamonga or current Redlands as your guide. Don't mindlessly piecemeal like you've been doing. That is what the unsuccessful cities have done. And bring in a variety of shopping experiences...NOT 10 more Stater Bros. We don't need ANY more Stater Bros in The Pass! I don't have anything against the company but any monopoly shouldn't be allowed. They don't have enough variety and don't accommodate the specialty wishes of the community that you brought here. Again, that is why you are missing out on our shopping dollars because we only have discount stores. What about a Vons, Ralph's, Trader Joe's, Sprouts, Costco, Winco, etc. Plan for a variety to accommodate all our citizens. That about a Target with a grocery inside? If you just

27

- 28 would listen to the community on the Neighborhood app you would be so much more in tuned with what the needs & wishes are for this community.
- 29 None
- 30 Please no apartments
- 31 No housing.
- 32 We do not need this type of housing in Beaumont. Please stop ruining our town.
- 33 No multi-family housing in this area!
- 34 Single family resident home
I would prefer vertical if it keeps more open space. Not to make room for more warehouses and trucks.
- 35 I am very concerned about a transit center. Look at Yucaipa's transit center. It's full of homeless. Not heart of gold tv movie homeless, but heroin addict car burglar homeless. I do not want that in Beaumont.
- 36 My main complaint over the years has been that all of the alternatives to pick from have been what big cities have chosen. Look around this area -- anything that obscures the views and affects the air quality should not even be considered. Just because there is open land doesn't mean that there has to be something huge built on it. Once you start clogging the openness with structures 3-4 stories tall -- there goes the views and the small town atmosphere that you've indicated is so important. Aren't there going to be any "small towns" anymore? Why does every square inch of ground have to be developed is a good question to ask.
- 37 flexible about 2 or 3 story. Depends on the views and the quality of the architecture...
none I hate all of it you already have a bunch of housing in the northside I don't want it in the southeast side. This kind of homes bring bad mocho to any city, because it can turn to low income housing at anytime base on the times.
- 38 Increased water supplies, sewage, water recycling and fire stations will be sorely needed. City needs alternative financing for this. Mello Roos have been a criminal disaster! I am already paying for all these things on my Mello Roos bond and have nothing to show for it. No increased water, no sewage plant, not water recycling and no fire station.
- 39 Apartments will be needed somewhere in Beaumont eventually. I think the preferred location for this would be heading south on Beaumont Avenue to the right just as you pass First street.

TRADITIONAL NEIGHBORHOOD

DO YOU WISH TO ANSWER QUESTIONS ABOUT TRADITIONAL NEIGHBORHOOD (WEST OF 79)?

The majority of respondents (85.56%) chose to answer questions about a traditional neighborhood west of 79.

Answer Options	Response Percent	Response Count
Yes	85.56%	545
No	14.76%	94
<i>answered question</i>		637
<i>skipped question</i>		97

SHOULD THERE BE A CONSISTENT ARCHITECTURAL STYLE IN A TRADITIONAL NEIGHBORHOOD?

When asked about consistency of architectural style, survey respondents preferred a variety of housing styles (76.18%) over all homes looking the same (23.82%).



Answer Options	Response Percent	Response Count
Yes, I prefer all homes to look the same	23.82%	126
No, I prefer a variety of housing styles	76.18%	403
<i>answered question</i>		529
<i>skipped question</i>		207

ARE THERE FEATURES THAT YOU'D LIKE TO HAVE IN A TRADITIONAL NEIGHBORHOOD? (RATE YOUR TOP 3)

Survey respondent's identified neighborhood serving retail (79.15%), multi-use trails (60.89%), a mix of uses (56.46%), and parks for recreation and gathering (56.27%) as top-rated features in a traditional neighborhood.

Answer Options	Response Percent	Response Count
Connected network of bike lanes	35.42%	192
Multi-use trails (e.g., walking, biking, etc.)	60.89%	330
Continuous network of sidewalks	46.13%	250
Neighborhood serving retail (e.g., grocery store, coffee shop, dry cleaners, etc.)	79.15%	429
Walkable blocks to improve pedestrian safety and access	48.15%	261
Housing to accommodate people of all ages and income levels	38.38%	208
Parks for recreation and gathering	56.27%	305
Innovative companies and flexible work spaces	35.24%	191
A mix of uses (e.g., jobs, housing, retail, and public spaces)	56.46%	306
Access to public transit (e.g., potential rail, bus, etc.)	41.33%	224
<i>answered question</i>		542
<i>skipped question</i>		194

Other Responses

(Response Count = 22)

- 1 All are important, difficult to rate top 3
- 2 and a Free Food Forest <http://beaconfoodforest.org/>
WE NEED TO CREATE A " LITTLE VILLAGE " THAT WOULD HAVE HOUSING, RETAIL
- 3 AND PARKS-OPEN AREAS....
- 4 Make it walkable so people don't use cars for short errands.
- 5 Safety and consistency in maintaining these areas.
- 6 None of that should be planned. As needs and interests arise, let builders / owners provide what people will actually use and pay for
- 7 enough is enough, no more housing in Beaumont!

- 8 Public safety is very important. All should be safe taking a walk, biking no matter what age
- 9 Keep it rural! No more houses!
- 10 You need all of these things...
Building appts. In my opinion bring gangs and undesirable people. Single family homes mean stability and people with good earnings.
- 11 There's no feeling of a city centre. It would be great to build a mixed use hub somewhere similar to Victoria Gardens in Rancho Cucamonga.
- 12 Insure that developers are required to cover the entire cost of improving freeway on/offramps and impacts to surrounding surface streets. They build thousands of homes and are not required to cover the costs of their development's impact.
- 13 Access to transportation is also important. Don't forget to plan for schools too. Real concrete planning... not arbitrary. This will be a designated school site for elementary, middle & high school that meets all regulations & codes. Don't build anymore new homes unless there are concrete plans for education, shopping, entertainment, parks & transportation, etc. We are already at an imbalance citywide.
- 14 Access to public transportation will increase crime and homelessness in Beaumont. Train stations in major cities have huge homeless problems and crime associated with that population.
- 15 We need a bridge for the kids to cross on desert lawn ..across the golf course .. kids have only 2 ft to ride there bikes while cars speed from champions all the way to oak valley
- 16 Stop building these horrible track houses. This is not Moreno Valley!
- 17 I think all of the above are important and should be included.
- 18 Building anything along Hwy 79 is going to be problematic. There is already a huge amount of traffic on that highway. The dotted line indicating "Proposed Potrero" is in a very poor location -- adding more and more traffic right into the heart of one of the busiest intersections in Beaumont (Hwy 79 and First Street) A more logical approach to a "Bypass" which Potrero was supposed to be, would be to angle it further south and to come into Hwy 79 at a place that would not increase the problems of additional traffic at an already over-extended intersection. And besides that -- the solid line that connects Potrero east to Highland Springs would add truck traffic to neighborhoods on the south of First Street which is basically what got the previous administration into trouble when they proposed doing that! Again -- why does every square inch of ground have to be covered with housing and other types of buildings? What about regional parks or other play areas? Here's one suggestion -- every developer MUST put in large parks accessible to everyone not just the residents and before they leave that development there will be a neighborhood shopping center up and running. The city of Beaumont has been way too accommodating to developers -- pretty much letting them decide what they will build or not build. Since they want the land that's available -- make them build what will work best for Beaumont and its residents. And here's a novel idea -- don't change the General Plan just to suit a developer. Make them adjust their ideas and plans to fit what has already been decided.
- 19 Definitely access to wildlands...
- 20 See my previous comment.
- 21 We need more "sit-down" restaurants in Beaumont.

SOUTH OF POTRERO

DO YOU WISH TO ANSWER QUESTIONS ABOUT RURAL HOMES SOUTH OF POTRERO?

The majority of respondents chose to answer questions about rural homes south of Potrero (81.77%).

Answer Options	Response Percent	Response Count
Yes	81.77%	507
No	18.23%	113
<i>answered question</i>		620
<i>skipped question</i>		116

ARE THERE FEATURES THAT YOU WOULD LIKE TO PRESERVE?

Survey respondents identified panoramic views (86.68%) as the top rated feature to preserve, followed by sensitive habitat (44.93%) and natural vegetation (41.55%).

Answer Options	Response Percent	Response Count
Topography	39.76%	200
Panoramic views	86.68%	436
Ridgelines	38.37%	193
Natural vegetation	41.55%	209
Sensitive habitat	44.93%	226
Rural-urban buffer zones	39.36%	198
Other (please specify)	1.19%	6
<i>answered question</i>		503
<i>skipped question</i>		233

Other Responses	
<i>(Response Count = 6)</i>	
1	all of the above
2	Places to shoot If the city could create and maintain a few trails in this area, it might contribute to Beaumont developing a reputation as a place for residents to be active and enjoy nature.
3	nature.
4	Ranches
5	All of it! Don't build here
6	build around the surrounding habitat

ARE THERE OTHER FEATURES THAT YOU WOULD LIKE TO INCORPORATE? (CHOOSE TOP 3)

Survey respondents identified the top features to incorporate as: access to open space (57.06%), conservation development (46.32%), limits on scale of homes (43.14%), scenic roads (42.54%), and scenic vistas (42.35%).

Answer Options	Response Percent	Response Count
Scenic roads	42.54%	214
Dark sky lighting	34.99%	176
Access to open space (e.g., hiking trails, multi-use trails, etc.)	57.06%	287
Environmentally sensitive design	34.39%	173
Limits on scale of homes	43.14%	217
Scenic vistas	42.35%	213
Conservation development (e.g., minimum of 50% of total development dedicated to open space)	46.32%	233
Other (please specify)	1.79%	9
	<i>answered question</i>	503
	<i>skipped question</i>	233

Other Responses	
<i>(Response Count = 9)</i>	
1	Free Food Forest http://beaconfoodforest.org/
2	We need closer schools
3	Places to drink and neck
4	Keep it rural! No more houses!
5	No more building!
6	No more Homes
7	More street lights
8	Zero development
9	None. Just leave it the hell alone



CITY OF BEAUMONT

Zoning Code Amendments

December 2020



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Chapter 17.01 INTRODUCTION

17.01.010 Title and authority.

This Title (Title 17) shall be known as the Zoning Ordinance of the City of Beaumont and may also be referred to hereinafter as the Zoning Ordinance. This Zoning Ordinance was adopted pursuant to Article XI, Section 7 of the Constitution of the State of California and was prepared in compliance with the requirements of Title 7 of the Government Code. This Zoning Ordinance is enacted pursuant to the authority vested in the City of Beaumont by the State of California Constitution, the State of California Planning, Zoning, and Development Laws (Government Code Sections 65000 et. seq.), the State of California Subdivision Map Act (Government Code Section 66510 et. seq.), and the State of California Health and Safety Code. The City of Beaumont Zoning Ordinance consists of the following:

- A. *Zoning Ordinance.* The Zoning Ordinance establishes zoning districts (also referred to as zones) that govern the use of land, indicates standards for structures and improvements that are permitted within the various zones, and establishes procedures for the granting of permits and entitlements.
- B. *Zoning Map.* The zoning map delineates the boundaries of the zoning districts that are applicable to specific properties within the City.

(Ord. 920 §2, 9/2007)

17.01.020 Purpose and scope.

The primary purpose of this Zoning Ordinance is to serve the public's health, safety, and general welfare through the promotion of compatible land uses. Additional objectives of this Zoning Ordinance include the establishment of development standards related to health and safety, the protection and enhancement of the environment, the maintenance of property values, and the enhancement of the City's appearance.

(Ord. 920 §2, 9/2007)

17.01.030 Applicability, interpretation, and severability.

All City departments, officials, and public employees vested with the authority to issue permits or licenses, must comply with the provisions of this Zoning Ordinance. No license or permit for uses or structures that would be in conflict with this Zoning Ordinance shall be issued or otherwise permitted. The following will apply in the interpretation of certain provisions of this Zoning Ordinance:

- A. *Uncertainty in Interpretation.* Where uncertainty exists regarding the interpretation of any provision of this Zoning Ordinance, or its application to a specific case or situation, the Community Development Director is authorized to interpret the intent of the provision in

question. Thereafter, the Community Development Director's interpretation shall apply in all similar situations, unless modified by the Planning Commission or City Council, on appeal.

- B. *Abrogation of Other Regulations.* No provision of this Zoning Ordinance is intended to abrogate or interfere with any deed restriction, covenant, easement, or other legal agreement or any such agreements that are more restrictive than those provisions contained within this Zoning Ordinance.
- C. *Preemption.* In those instances where this Zoning Ordinance imposes greater restriction than that required by an existing regulation, this Zoning Ordinance will preempt the existing regulation. The following rules that govern the preemption of any existing code(s) and regulation(s), shall apply:
1. The provisions of this Zoning Ordinance shall not be interpreted to repeal, amend, modify, alter, or change any other code or regulation that was not specifically repealed, amended, modified, altered, or changed.
 2. Nothing in this Zoning Ordinance shall be interpreted to authorize the use of a lot or parcel in any manner that is in violation of any other applicable statute, code, or regulation.
 3. Whenever the provisions of this Zoning Ordinance are different from the provisions of any other ordinance, regulation, adopted code, the more restrictive provisions shall apply.
 4. The rights granted by any permit, license, or other approval under any ordinance repealed by this Zoning Ordinance will be permitted to continue. In the future, to the extent permitted by law, such rights shall be exercised in accordance with the provisions of this Title.
- D. *Severability of this Zoning Ordinance.* This Zoning Ordinance is severable in the event that any part, sentence, paragraph, section, or clause is found to be unconstitutional or otherwise invalid. In such instances, the remainder of this Zoning Ordinance shall not be affected.
- E. *Limitations of Land Use.* Except as provided in this title, no building shall be erected, reconstructed, or structurally altered nor shall any building or land be used for any purpose except as that specifically permitted in this Zoning Ordinance.

(Ord. 920 §2, 9/2007)

17.01.040 Authentication.

This Zoning Ordinance shall take effect within 30 days from its adoption by the City Council.

(Ord. 920 §2, 9/2007)

17.01.050 Reserved.

Chapter 17.02 ADMINISTRATION AND ENFORCEMENT

17.02.010 Purpose and authority.

The purpose of Chapter 17.02 is to outline those activities and/or procedures that will implement this Zoning Ordinance. The purpose of this section of the Zoning Ordinance is to accomplish the following:

- A. To identify each reviewing and approval authority within the City of Beaumont along with their powers, duties, and related information;
- B. To identify the steps necessary to obtain the requisite City approvals related to land use and development;
- C. To establish and identify the procedures for filing applications for permits and other approvals; and,
- D. To establish and identify the appeal process.

(Ord. 920 §2, 9/2007)

17.02.020 Community Development Director duties and responsibilities.

The Community Development Director shall be responsible for the enforcement of the Zoning Code and shall have the authority to undertake the activities and duties indicated in this section.

- A. The Community Development Director shall administer the Zoning Ordinance;
- B. The Community Development Director shall consider and approve administrative plot plan applications which are in conformance with applicable zoning standards and which do not require a public hearing;
- C. The Community Development Director shall review and make recommendations to the Planning Commission and the City Council on planning applications, land use and planning issues, or other activities as may be directed by the City Council, the Planning Commission, or the City Manager;
- D. The Community Development Director shall assist applicants in the submittal of development applications; and,
- E. The Community Development Director shall review and make recommendations to the Planning Commission and City Council on all applications and any attendant approvals and environmental documents.

(Ord. 920 §2, 9/2007)

17.02.030 Planning Commission duties and responsibilities.

The duties of the Planning Commission are outlined in this section.

- A. The Planning Commission shall instruct the Community Development Director to exercise administrative duties where applicable;
- B. The Planning Commission shall conduct public hearings to consider and make recommendations to the City Council regarding general plan amendments, zone changes, zone variances, and specific plans;
- C. The Planning Commission shall conduct public hearing to recommend approval (to the City Council) of all the tentative parcel maps and tentative tract maps;
- D. The Planning Commission shall consider the appeals of determinations made by the Community Development Director regarding site plan reviews, signage plans, and temporary use permits; and,
- E. The Planning Commission shall conduct public hearings to approve plot plans, variances and conditional use permits.

Table 17.02-1 identifies the permits and approvals that may be necessary as required by this Zoning Code, as well as approving authority and appeal body.

Table 17.02-1 Permit Approval Matrix			
Application	Staff	Planning Commission	City Council
Conditional Use Permit	Review	Approval	Appeal
Final Map	Review	—	Approval
General Plan Amendment	Review	Recommendation	Approval
Lot Line Adjustment & Parcel Merger	Approval	Appeal	Appeal
Administrative Plot Plan Review	Approval	Appeal	Appeal
Plot Plan (without EIR)	Review	Approval	Appeal
Plot Plan (with EIR)	Review	Approval	Appeal
Sign Plans	Approval	Appeal	Appeal
Modification of Standards	Approval	Appeal	Appeal
Specific Plan	Review	Recommendation	Approval
Temporary Use Permit	Approval	Appeal	Appeal
Tentative Parcel Map	Review	Recommendation	Approval
Tentative Tract Map	Review	Recommendation	Approval

Variance	Review	Approval	Appeal
Zone Change	Review	Recommendation	Approval
Zoning Ordinance	Review	Recommendation	Approval

(Ord. 920 §2, 9/2007)

17.02.040 Application process.

Applications for permits, permit modifications, amendments, and other matters pertaining to the Zoning Code, shall be filed with the Planning Department on the appropriate City application form. The following procedures apply to the granting of a development application:

- A. *Submittal Information.* All plans, and any other information required by the Planning Department shall be submitted with the application form. Applications shall be completed by the owner(s) of properties, their agents, or other persons who have written authority from the property owner(s) to complete and file the application on the owner's behalf. Any person or authorized representative desiring a permit or approval required by this Title, shall file an application with the Planning Director or the designee on forms provided by the Planning Director.
- B. *Pre-application Meeting.* Prior to the filing of an application for any discretionary permit requiring approval by the Planning Commission or City Council, the applicant may request a pre-application conference with the Community Development Director or the designee. The purpose of the pre-application conference is to advise the applicant of the development regulations applicable to the property for which the application is being filed and to review any preliminary site plan or other development plans the applicant may have prepared.
- C. *Application is Deemed Completed.* No application shall be processed until it is deemed complete by the Community Development Director or the designee. No application shall be deemed complete until all required information is provided in the required quantity and format.
- D. *Concurrent Applications.* Whenever more than one permit or approval is required for a proposed Project or use, all applications shall be filed and processed concurrently. All such related applications will be reviewed in accordance with the procedures set forth for the application requiring the highest level of review.
- E. *Application Fees.* Each applicant for a land use action authorized by this Zoning Ordinance shall pay those fees and costs as established by resolution of the City Council.
- F. *Re-submittal of Application.* Whenever an application or portion of an application has been denied or revoked and the denial or revocation becomes final, no new application for the same or similar request may be accepted within one year of the date of the denial, unless the Community Development Director finds that the conditions surrounding the application have sufficiently changed to warrant a new application. Changed conditions shall mean a substantial change in land use on properties in the vicinity, improved infrastructure in the

vicinity, altered traffic patterns, or any such similar change resulting in a changed physical environment.

(Ord. 920 §2, 9/2007)

17.02.050 Public hearings.

For applications requiring a public hearing, upon accepting an application as complete, the Planning Director shall establish the time and place of the public hearing consistent with the requirements of this Section. The City Council shall have the authority to change the time or place of a hearing. The hearing body for any given matter shall be determined based upon the nature and type of permit as set forth in this Zoning Ordinance. However, in all cases, the hearing shall be held within 30 days of the date on which the application has been accepted as complete, unless a longer time period is required to accommodate the requisite environmental review under the provisions of the California Environmental Quality Act.

(Ord. 920 §2, 9/2007)

17.02.051 Public hearings, noticing.

The procedures for the noticing of public hearings are indicated in this section.

- A. *Newspaper Publication.* The notice of the public hearing shall be published in a newspaper of general circulation not less than ten days prior to the date of the hearing, or as prescribed in the California Environmental Quality Act where relevant. The notice shall include the time, place, and identity of the hearing body or officer, the nature of the application, the application number, and the location of the property under consideration.
- B. *Notice to Surrounding Properties.* Notice shall be given to all owners of property located within the designated radius of the exterior boundaries of the subject property pursuant to the requirements of the State of California Planning and Zoning Development Law.
- C. *Additional Notice.* Additional notice of the hearing shall be provided in accordance with procedures established by the Planning Commission and as may be required under the California Environmental Quality Act.

(Ord. 920 §2, 9/2007)

17.02.052 Public hearing, evidence of noticing.

When notice of a public hearing is given, the documentation indicated in this section shall be deemed sufficient to serve as proof that such notice was given.

- A. *Affidavit of Publication Required.* When notice is given by publication, an affidavit of publication by the newspaper in which the publication was made is required.
- B. *Affidavit of Mail Delivery Required.* When notice is given by mail or other delivery, an affidavit or proof of mailing/delivery must be made, showing, at a minimum, the date or dates of mailing/delivery and the list of persons and groups to which the mailing/delivery was made.

- C. *Failure to Comply.* Failure to send notice to any property owner whose address is not on the most recent roll of the Riverside County Assessor shall not invalidate any of the proceedings.

(Ord. 920 §2, 9/2007)

17.02.053 Public hearing, procedures.

The conduct of the public hearing(s) must include the following elements identified in this section.

- A. *Discretionary Review.* At the public hearing, the authorized hearing body shall review the application and any pertinent materials submitted with the application, and any report prepared by the Community Development Director or his designee based on City staff's investigation of the application.
- B. *The Applicant's Rights at Public Hearing.* During any public hearing, the applicant for the application shall have the right to be represented to provide testimony and to present evidence.
- C. *The Public's Rights at Public Hearing.* All other persons shall have the right to comment on any relevant aspect of the application under consideration.
- D. *Discretionary Action.* Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement, the subject of the public hearing.
- E. *Continuation of Public Hearing.* If the action is taken to continue the item being considered or to take the matter under advisement, before adjournment or recess, the person presiding at the public hearing shall publicly announce the time and place to which the hearing will be continued. No further notice shall be required.
- F. *Final Decision.* The decision of the hearing body shall be considered final unless a decision is appealed. In all cases, the City Council shall represent the final authority.

(Ord. 920 §2, 9/2007)

17.02.060 Appeals and revocations.

An applicant is afforded the right to appeal a decision made by the Community Development Director and/or the Planning Commission. The appeals procedures are indicated in this section.

- A. *Appeal of Community Development Director's Decision.* Decisions of the Community Development Director, authorized by this Zoning Ordinance, may be appealed to the Planning Commission. All such appeals shall be filed in writing with the Secretary of the Planning Commission.
- B. *Appeal of Planning Commission Decision.* All actions and decisions of the Planning Commission, authorized by this Zoning Ordinance, may be appealed to the City Council. All such appeals shall be filed in writing with the City Clerk.

- C. *Persons Eligible to File an Appeal.* Any person may appeal a decision or action of the Community Development Director or Planning Commission, in accordance with the terms of this Zoning Ordinance.
- D. *Time Limit for Filing an Appeal.* All appeals must be filed within 15 calendar days of the date of the rendering of the decision. If the 15th day occurs on a holiday or weekend, the appeal period shall be extended to the next City workday. No appeal shall be accepted after the appeal period has expired.
- E. *Appeals Form.* All appeals must be submitted in writing on the appropriate form provided by the City. The appeal must specifically state the grounds for the appeal and instances in which the review body erred in reaching the particular determination subject to the appeal.
- F. *Payment of Fees.* A fee shall be paid concurrent with filing of the appeal in accordance with the fee schedule established by resolution of the City Council.
- G. *Scheduling of Public Hearing.* Within 15 days upon receipt of an appeal, the Planning Commission Secretary (in the case of an appeal of a Community Development Director decision) or the City Clerk (in the case of an appeal of a decision by the Planning Commission) shall set the matter for public hearing. The hearing shall be noticed as provided for in Section 17.42.
- H. *Findings.* All actions to affirm, reverse, or modify in whole or part any decision of the Community Development Director or Planning Commission shall be made with supporting findings for the affirmation, reversal, or modification.

(Ord. 920 §2, 9/2007)

17.02.061 Revocations and right of revocation.

Upon determination that there has been a violation of the terms or conditions of any permit or approval granted under this Zoning Ordinance; or if a determination is made that a permit or approval was obtained by deception or fraud, or represents a public nuisance; or the use subject to the approval no longer exists; or the permit or approval has not been activated in accordance with the terms of this Title 17, the Community Development Director shall have the authority to initiate revocation proceedings.

- A. *Public Hearing Required for Revocation.* The Community Development Director shall schedule a hearing before the Planning Commission for the purpose of considering revocation of the permit or approval. In the case where the Planning Commission's original action consisted of a recommendation to the City Council, the Planning Commission's action on the revocation shall also consist of a recommendation to the City Council, and the City Council shall have the authority to revoke the permit or approval.
- B. *Written Notice to Permittee.* At least 30 days prior to the revocation hearing, the permittee (the owner of the property, use, or business subject to the revocation) subject to the revocation hearing shall be given written notice of the City's intent to conduct the hearing. The notice to the permittee shall be served either in person or by registered mail, return receipt requested.

- C. *Public Notice.* At least ten days prior to the revocation hearing, public notice of the hearing shall be given in the same manner as was required for the original permit or approval.
- D. *Evidence in Support of Motion.* At the hearing, the Community Development Director shall present evidence supporting the motion for the revocation of the permit or approval. The permittee shall be given the opportunity to present reasons why the permit or approval shall not be revoked.

(Ord. 920 §2, 9/2007)

17.02.070 Plot plans.

A plot plan permit shall be required of any party proposing to establish a new land use, or to assume an existing use, consistent with the zoning of the proposed location of the use, prior to the use and occupancy of any property for such land use. The purpose of a plot plan permit is to implement the provisions of the Zoning Ordinance and to protect the character and integrity of residential, commercial and industrial areas in the City. Plot plan applications shall be processed by the Community Development Director and shall entail a review of the configuration, design, location and impact of the proposed use by comparing the use to established standards and design guidelines in order to determine whether the permit should be approved. The Community Development Director is empowered to grant and deny administrative plot plan applications for projects which entail use and occupancy of existing facilities and to impose reasonable conditions upon the granting of such permits. The Planning Commission is empowered to grant and deny plot plan applications for projects, and to impose reasonable conditions upon the granting of such permits.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a plot plan permit. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to acceptance of any application.
- B. *Type of Plot Plan Application.* The Community Development Director shall determine the type and scope of application required of any applicant for a proposed use.
 - 1. An administrative plot plan application, not requiring a public hearing, shall be required for the following:
 - a. Occupancy or assumption of an existing use or business which conforms to this Zoning Ordinance.
 - b. Site plans for a single-family dwelling unit on an existing legal lot and other residential projects with two to four dwelling units on one legal lot.
 - c. Development plans that are exempt from the California Environmental Quality Act.
 - d. Model home complexes and temporary real estate sales offices used exclusively for the first sales of homes.

- e. Temporary uses, unless a conditional use permit is required or the Community Development Director determines that Planning Commission approval is required due to the uniqueness, size, and/or location of the proposed temporary event.
 2. A plot plan application, requiring a public hearing conducted by the Planning Commission, shall be required for the following:
 - a. Any use which is subject to the provisions of the California Environmental Quality Act.
 - b. Any use which exceeds the limitations applicable to the administrative plot plan application process, as set forth in this Zoning Ordinance (Section 17.02.070(B)1).
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).
- D. *Review of Application by Community Development Director.* The Community Development Director or his designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate. For administrative plot plan applications, the Community Development Director shall render a decision in writing without notice or hearing. For plot plan applications, the Community Development Director or his designee shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* For plot plans acted upon in accordance with Section 17.02.070.B.2, a public hearing of the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated and maintained, particularly with respect to the findings prescribed in Subsection G of this section (Findings of Approval).
- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a plot plan permit in whole or part, with or without conditions, provided that all of the following findings of fact are made:
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.
- H. *Imposition of Conditions of Approval.* In granting a permit, the Community Development Director or Planning Commission may impose such conditions as deemed necessary to ensure that the public health, safety and general welfare are protected and that the proposed use is not a detriment to the community. All conditions shall be binding upon the applicant, heirs, successors, or assignees.
- I. *Plot Plan Time Limits.* The grantee of a plot plan permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the plot plan permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued towards completion of the project.
 2. In the event that no building permit is required, a certificate of occupancy and/or business license has been issued for the use.
- J. *Plot Plan Lapse in Time.* A plot plan permit subject to lapse may be renewed up to one additional year, provided that the applicant files an application for renewal with the Planning Director prior to the expiration date, and subject to consideration in a public hearing.

(Ord. 920 §2, 9/2007)

17.02.080 Zone changes.

In recognition of that fact that physical, economic, and other conditions in the City may change over time, provisions are hereby made to allow for amendments to the zoning map and Zoning Ordinance text in accordance with the procedures outlined in this Section. All such changes of zone or zoning ordinance text amendments shall be adopted in the manner in which other City ordinances are adopted.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate applications for a change of zone or zoning ordinance text amendment. The authorized agent of any person with a legal vested interest

may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.

- B. *Zone Changes for Properties Under Multiple Ownership.* In the case of a change of zone application, if the property for which the change of zone is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated Zone Change.* The City Council may initiate an application to change the boundaries of any zone district or to amend the text of the zoning ordinance.
- D. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Chapter 17.02 (Sections 17.02.051 to 17.02.053).
- E. *Recommendation of Zone Change by Planning Commission.* The Planning Commission shall recommend to the City Council approval, approval with modifications, or denial of the proposed application. The Commission's recommendation shall be transmitted to the City Clerk for scheduling the matter for consideration by the City Council.
- F. *Denial of Zone Change by Planning Commission.* Upon receipt of a Planning Commission recommendation for denial of a change of zone, the City Clerk shall place the Commission's recommendation on the City Council agenda as a receive-and-file item. The Commission's decision shall be considered final and no further action by the Council will be required unless an appeal is filed in accordance with the provisions of this Zoning Ordinance (17.02.060, Appeals), or unless the Council chooses to set the matter for hearing.
- G. *City Council Public Hearing.* Upon receipt of a Planning Commission resolution recommendation for approval of a change of zone or zoning ordinance amendment, or denial of a zoning ordinance text amendment, the City Clerk shall set the matter for hearing before the City. At the hearing, the City Council shall review the Commission's recommendation and receive evidence as to how or why the proposed change of zone or zoning ordinance text amendment is consistent with the objectives of this Zoning Ordinance, the City of Beaumont General Plan, and development policies of the City. The City Council shall act to approve or deny the application by resolution.
- H. *Referral of Matter Back to the Planning Commission.* If the Council proposes any substantial modification to the application not previously considered by the Planning Commission, the Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Commission to act within 40 days of receiving the Council's request shall provide the Council with authority to act without the Commission's recommendation.
- I. *Approval of Zone Change by City Council.* The City Council shall be required to make the following findings of fact before approving a change of zone or zoning ordinance text amendment:
 - 1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan; and

2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties; and
3. That the proposed change of zone or zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of this zoning Ordinance.

(Ord. 920 §2, 9/2007)

17.02.090 General plan amendments.

This Section is established pursuant to Section 65358 of the California Government Code, to allow for the amendment of the City of Beaumont General Plan.

- A. *Providing Proof of Vested Interest.* Applications to amend the General Plan text or maps may be initiated by any person who is able to demonstrate a legal vested interest in the proposed application. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply, prior to the acceptance of any application.
- B. *General Plan Amendments for Properties Under Multiple Ownership.* In the case of a proposed amendment to the General Plan land use policy map, if the property for which the amendment is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated General Plan Amendment.* The Community Development Director and/or City Council may initiate an application to amend the General Plan.
- D. *Planning Commission Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of Section 17.02.051. At the public hearing, the Planning Commission shall review the application and proposal and receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Title 17, the balance of the General Plan, and development policies of the City.
- E. *Planning Commission Action.* The Planning Commission shall act to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for public hearing before the City Council.
- F. *City Council Public Hearing.* Upon receipt of a Planning Commission resolution, the City Clerk shall set the matter for hearing before the City Council as provided for in Section 17.42 (Public Hearings). At the hearing, the City Council shall review the Commission's recommendation and may receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Zoning Ordinance, the balance of the General Plan, and development policies of the City.

- G. *City Council Action.* The City Council shall act to approve or deny the application. A majority vote of the entire Council is required to amend the General Plan. The City Council's action to amend the General Plan shall be by formal resolution.
- H. *Referral of General Amendment to the Planning Commission.* If the City Council proposes any substantial modification to the application not previously considered by the Planning Commission, the City Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Planning Commission to act within 40 days of receiving the City Council's request shall provide the City Council with authority to act without the Planning Commission's recommendation.
- I. *Required Findings.* Prior to approving a General Plan amendment, the City Council shall make the following findings:
1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;
 2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan;
 3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations; and
 4. In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

(Ord. 920 §2, 9/2007)

17.02.100 Conditional use permits.

The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The conditional use permit is provided for this purpose. The Planning Commission is empowered to grant and deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permit.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a conditional use permit. The authorized agent of any person with a legal vested interest may also initiate an application. Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- B. *Scope of Application.* Applications for conditional use permits may be submitted only for those uses specified as allowable conditional uses in the applicable zone district. A conditional use permit is not a substitute for a change of zone or zoning ordinance text amendment.
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).

- D. *Review of Application by Community Development Director.* The Community Development Director or his designee, shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in subsection G of this section (Required Findings).
- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a conditional use permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:
1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
 2. The proposed use would not impair the integrity and character of the zone in which it is to be located;
 3. The subject site is physically suitable for the type of land use being proposed;
 4. The proposed use is compatible with the land uses presently on the subject property;
 5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
 6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
 7. There would be adequate provisions for public access to serve the subject proposal;
 8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
 9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and
 10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.
 12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.
- H. *Imposition of Conditions of Approval.* The following provisions shall apply with respect to the imposition of conditions of approval:
1. In granting a conditional use permit, the Planning Commission may impose such conditions as it deems necessary to ensure that the public health, safety, and general welfare are protected and that the proposed operation is not a detriment to the community.
 2. All conditions shall be binding upon the applicant, heirs, successors, or assignees and shall restrict the construction, location, maintenance, and use of all land within the development.
 3. A deed restriction may be recorded with the County Recorder of Riverside County, as approved by the City Attorney, regarding the conditions of this section and other requirements of the conditional use permit.
- I. *Conditional Use Permit, Attachment, Suspension, and Revocation.* A conditional use permit that is valid and in effect and granted pursuant to the provisions of this Title 17 shall be valid only on the property for which it was granted and shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a conditional use permit pursuant to provisions set forth in Section 17.02.61.
- J. *Conditional Use Permit Time Limits.* The grantee of a conditional use permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the conditional use permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the conditional use permit was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the conditional use permit was approved; or
 3. In the event no building permit or occupancy is required, the site for which the conditional use permit was approved is occupied and used for the permitted purpose; or
 4. Prior to the date on which the conditional use permit will elapse, the grantee files an application to renew the permit pursuant to subsection K below.

- K. *Conditional Use Permit Lapse in Time.* A conditional use permit subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date. A public hearing before the Planning Commission shall be required.
- L. *Conditional Use Permit Renewal.* The Planning Commission may grant or deny an application for renewal of a conditional use permit. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the conditional use permit and surrounding properties.
- M. *Lapsing in Conditional Use Permit.* If any conditional use permit fails to be actively exercised for a continuous 180-day period, the permit shall lapse and become void.

(Ord. 920 §2, 9/2007)

17.02.110 Variances.

The variance procedure is provided pursuant to Section 65906 of the California Government Code to grant relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of this zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

- A. *Limitations in Variances.* Variances shall not be granted to authorize a use or activity on a property that is not otherwise expressly authorized by the provisions of this zoning ordinance governing that property. A variance is not a substitute for a zone change, zone text amendment, or conditional use permit. Financial hardship in and of it does not represent grounds on which to file a variance application to gain relief from zoning provisions.
- B. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a variance. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- C. *Notice of Public Hearing.* An application shall be filed pursuant to the provisions of Section 17.02.051.
- D. *Filing of Application.* In addition to the application filing requirements established in this Zoning Ordinance, the applicant shall file a statement of the precise nature of the variance requested and the practical difficulty or unnecessary physical hardship that would result from the strict or literal interpretation of this ordinance, together with any other data pertinent to the application and the making of requisite findings (Section 17.02.040).
- E. *Review of Application by Community Development Director.* The Community Development Director shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation

relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.

- F. *Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed variance and the conditions which make compliance with specific provisions of this ordinance difficult.
- G. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of Section 17.02.060 (Appeals and Revocations).
- H. *Findings of Approval.* In granting a variance, the Planning Commission must make all of the following findings:
1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance, or would deprive applicants of privileges granted to others in similar circumstances; and
 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone; and
 3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone; and
 4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
 5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.
- I. *Imposition of Conditions of Approval.* A variance that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.
- J. *Conditions of Approval will be Binding.* The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a variance pursuant to provisions set forth in Section 17.02.61.
- K. *Time Limits.* The grantee of a Variance shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the variance shall lapse and become void. For the purposes of this section, such a right shall be established if either:

1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the variance was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the variance was approved; or
 3. In the event no building permit or occupancy is required, the site for which the variance was approved is occupied; or
 4. Prior to the date on which the variance will elapse, the grantee files an application to renew the permit pursuant to subsection L below.
- L. A variance subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- M. The Planning Commission may approve or deny an application for renewal of a variance. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the variance and surrounding properties.

(Ord. 920 §2, 9/2007)

17.02.120 Modification of standards.

The modification of standards procedure is established to grant minor relief from development standards, under limited circumstances, when the granting of such relief will provide for better design and function of the structure, or addition to a structure, proposed.

- A. *Use of Modification of Standards.* An application for the purposes of this Section, a modification of standards application shall be filed whenever any one of the following deviations from the provisions of this Title 17 is proposed:
1. A decrease of not more than 20 percent of the minimum required setback area.
 2. An increase of not more than ten percent of the maximum permitted building height.
 3. Any deviation in the permitted maximum height or location of a fence or wall.
 4. An increase of not more than ten percent of the maximum permitted lot coverage.
 5. A decrease of not more than 20 percent of the minimum usable open space requirement.
 6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
 7. A decrease of not more than 20 percent of the minimum number of required parking spaces.
 - a. If a fractional number is obtained with this calculation, the number of parking spaces that may be reduced shall be rounded up to the next highest

whole number, except that the parking requirement shall not be reduced to zero (e.g., if two to four parking spaces are required, a minor modification approval could reduce the requirement by one parking space).

8. Modifications in excess of those cited in subparagraph 1 through 7 above shall require a variance.
- B. *Modification of Standards, Initiation.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a modification of standards. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application. In addition to the application filing requirements, the applicant shall file a statement of the precise nature of the modification of standards requested and reasons for the request.
- C. *Community Development Director Investigation.* The Community Development Director or the designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The Community Development Director may request written statements from adjoining property owners who may be affected by the proposed application.
- D. *Community Development Director Action.* Based on the investigation undertaken pursuant to C above, the Director or designee shall act to approve, approve with conditions, or deny the modification of standards application. In granting a modification of standards, the Director or designee shall make findings of fact that establish the circumstances appropriate for the approval. Action on a modification of standards application shall be taken within ten days of the date the application is deemed complete.
- E. *Modification of Standards Findings.* An application shall not be granted unless all of the following findings can be made:
1. A modification is needed to allow property to be used in a more beneficial manner; and
 2. A modification would not be detrimental to public health, safety, or general welfare or to surrounding property owners or the community; and
 3. The granting the modification would not grant special privileges to the applicant not enjoyed by surrounding property owners; and
 4. There are physical circumstances due to the shape or condition of the property which would result in hardship under existing regulations; and
 5. The purpose of modification is not based exclusively on the financial advantage of the owner; and
 6. The alleged difficulties were not created by the owner; and
 7. The modification would not diminish property values in the area;
 8. The modification would not increase traffic or endanger public safety; and,

9. The modification would not have detrimental effects on adjoining properties.
- F. *Modification of Standards, Attachment, Revocation, and Suspension.* A modification of standards that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a modification of standards pursuant to provisions set forth in Section 17.02.61.
- G. *Modification of Standards, Time Limits.* The grantee of a modification of standards shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the approval shall lapse and shall become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the modification of standards was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the modification of standards was approved; or
 3. In the event no building permit or occupancy is required, the site for which the modification of standard was approved is occupied; or
 4. Prior to the date on which the modification of standards will elapse, the grantee files an application to renew the permit pursuant to subsection 5 below.
 5. A modification of standards approval subject to lapse may be renewed for an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- H. *Approval or Denial of Application.* The Community Development Director may approve or deny an application for renewal of a modification of standards. As part of the action, the Director may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the modification of standards and surrounding properties.

(Ord. 920 §2, 9/2007)

17.02.125 Certificates of appropriateness.

This purpose of this section is to provide various levels of historic protection and review and to preserve existing elements of historic resources in the City. The City's intent is to be lenient in its review of plans for structures which have little or no historic value, or of plans for new construction, unless such plans would impair the historic value of surrounding structures. The establishment of a certificate of appropriateness is intended to protect structures of historic significance including areas of architectural, cultural, historic, economic, political, and social importance from the adverse effects of any alteration, demolition, or removal.

A. *Applicability.*

1. A certificate of appropriateness is required for the exterior alteration, demolition, removal, or relocation of any historic resource or potential historic resource. A historic resource includes:
 - a. A resource identified in a City-approved historic or cultural resources study;
 - b. A structure over 50 years old; and/or
 - c. A structure potentially eligible for registration on a local, state, or national register.
2. The following activities do not require approval of a certificate of appropriateness:
 - a. Painting, routine maintenance, or minor repair, as determined by the Director to be consistent with existing colors and materials and not to have an adverse effect on the integrity of the historic resource. Such work includes:
 1. Alterations to the interior of the structure that do not have the possibility of adversely affecting the integrity of the historic resource;
 2. Repairing pavement or repaving flat concrete work that is not considered a character-defining feature of the historic resource;
 3. Landscaping, unless the landscaping is considered a character-defining feature of the historic resource;
 4. Construction, repair, demolition, or alterations to other structures on the property not determined to qualify as a historic resource;
 5. Re-glazing windows;
 6. Replacement of incompatible windows or doors with more historically appropriate windows or doors;
 7. In-kind replacement of windows and doors on side and rear facades not readily visible from the public right-of-way;
 8. Minor changes to front and street side fences;
 9. Construction, repair, demolition, or alterations to side and rear yard fences;
 10. Roofing work, if there is minimal change in roof structure and exterior appearance;
 11. Foundation work, if there is minimal change in exterior appearance; and/or
 12. Repair of exterior siding, if consistent in material, size, and orientation to existing or proven historic siding.

B. *Review Procedure.*

1. *Community Development Director review.* Minor modifications that do not involve new construction, additions to existing structures, or demolition of existing structures shall be subject to review and approval or denial by the Director.
2. *Planning Commission review.* All other modifications that do not meet the criteria for Director review as specified above shall be subject to review and approval or denial by the Commission. The Commission shall conduct a public hearing on the request in compliance with Section 17.02.053 (Public hearing, procedures).
3. *Notice.* Noticing for a certificate of appropriateness shall be provided in compliance with Section 17.02.051 (Public hearings, noticing); however, the notice for a certificate of appropriateness subject to Director review shall state the following:
 - a. The Director will decide whether to approve or deny the certificate of appropriateness on a date specified in the notice; and
 - b. A public hearing will be held by the Director only if requested in writing by any interested person before the specified date for the decision.
4. *Community Development Director public hearing.* If a public hearing is requested in writing for a certificate of appropriateness application subject to Director review, the Director shall schedule the hearing which shall be noticed and conducted in compliance with Chapter 17.02.053 (Public hearing, procedures). If no public hearing is requested, the Director shall render a decision on the date specified in the public notice.

C. *Findings of Approval.* The review authority shall approve, with or without conditions, a certificate of appropriateness only after the following findings are made:

1. Either, (a) the proposed work will neither adversely affect the significant features or character of a historic resource, or (b) a statement of overriding considerations has been adopted by the review authority finding that the benefits of the proposed work outweigh the impact on historic resources; and
2. The proposed project is consistent with the General Plan and any applicable specific plan.

D. *Unsafe or Dangerous Conditions.* None of the provisions of this section shall be construed to prevent any alteration or demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the Building Official or the Fire Chief and where the proposed measures have been declared necessary by such official to correct such conditions. Work shall be performed in compliance with the current adopted version of the Uniform Code for the Abatement of Dangerous Buildings. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed without compliance with this section.

17.02.130 Enforcement.

This section outlines the procedures to ensure that the provisions of this Title are enforced.

- A. *Special Prosecutor Responsibilities.* The Special Prosecutor, upon the request of the City Council, shall institute any necessary legal proceedings to enforce this Zoning Ordinance (Title 17). The Special Prosecutor shall be authorized, in addition to any other remedy provided in this Zoning Ordinance to institute an action for an injunction to restrain or any other appropriate action or proceedings for enforcement.
- B. *Clarification of Ambiguity.* If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Zoning Ordinance, or if ambiguity exists with respect to matters of height, yard requirements, area requirements, or zone boundaries as set forth herein, it shall be the duty of the Community Development Director to ascertain all pertinent facts, and to set forth in writing the findings and the interpretations. The Director can refer the matter to the Planning Commission as a scheduled matter not requiring public hearing, and the findings and interpretations of the Planning Commission shall be set forth in the recorded minutes. Thereafter, such interpretations shall govern.
- C. *Enforcement and Penalty for Violation.* The Planning Commission, the Community Development Director, the City Attorney, the City Clerk, and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Zoning Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Zoning Ordinance shall be void.
- D. *Actions Deemed a Nuisance.* Any building or structure erected or maintained, or any use of property contrary to the provisions of this Zoning Ordinance shall be declared to be unlawful and a public nuisance, subject to abatement pursuant to the City of Beaumont Municipal Code.
- E. *Remedies.* All remedies concerning this Zoning Ordinance shall be cumulative and not exclusive. Conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, or improvements, and shall not prevent the enforced correction or removal thereof.

(Ord. 920 §2, 9/2007)

17.02.140 Reserved.

Chapter 17.03 ZONING MAP AND ZONE DISTRICTS

17.03.010 Purpose and authority.

The purpose of this Chapter 17.03 is to accomplish the following:

- To implement the Community Development Element of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

(Ord. 920 §2, 9/2007)

17.03.020 Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the corporate boundaries of the City of Beaumont:

- Recreation/Conservation Zone (R-C Zone)
- Residential, Rural Zone (R-R Zone)
- Residential, Single Family Zone (R-SF Zone)
- Residential, Traditional Neighborhood Zone (R-TN Zone)
- Residential, Multiple-Family Zone (R-MF)
- Urban Village Zone (UV Zone)
- Commercial, Neighborhood Zone (C-N Zone)
- Community Commercial Zone (C-C Zone)
- Manufacturing Zone (M Zone)
- Public Facilities Zone (P-F Zone)
- Overlay Zones (O Zone)
- Specific Plan (SP Zone)

Additional zone classifications that apply to Downtown Beaumont are provided in Chapter 17.19.

(Ord. 920 §2, 9/2007)

17.03.030 Zoning map.

The location and boundaries of the various zones are delineated on the zoning map of the City of Beaumont. All property within the City, public and private, is assigned a specific Zone designation and its location and extent is noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

(Ord. 920 §2, 9/2007)

17.03.040 Recreation/Conservation Zone (R-C Zone).

The Recreation/Conservation Zone is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Recreation/Conservation Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Recreation/Conservation Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Recreation/Conservation Zone, Development Standards.* The following standards shall apply to the Recreation/Conservation Zone (R-C Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone.

2. *Setbacks and Yards.* All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for structural development.
 3. *Building Height.* In the RC Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Recreation/Conservation Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Recreation/Conservation Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Recreation/Conservation Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- (Ord. 920 §2, 9/2007)

17.03.050 Residential, Rural Zone (RR Zone).

The Residential, Rural Zone (R-R Zone) is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.

- A. *Residential, Rural Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Rural Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Rural Zone, Development Standards.* The following standards shall apply to the Residential, Rural Zone (R-R Zone):
1. *Lot Area.* The lot sizes shall not be less than 40 acres.
 2. *Setbacks and Yards.*
 - a. Minimum yard requirements shall be 25 feet for the front yard, ten feet for the side yard, and 20 feet for the rear yard.
 - b. A minimum setback of 50 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Building Height.* In the R-R Zone the maximum height of any building shall not exceed two stories or 26 feet, whichever is less.
- D. *Residential, Rural Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- G. *Residential, Rural Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- E. *Residential, Rural Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- (Ord. 920 §2, 9/2007)

17.03.060 Residential, Single-Family Zone (R-SF Zone).

The Residential, Single-Family Zone (R-SF Zone) is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.

- A. *Residential, Single-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Single-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Single-Family Zone, Development Standards.* The following standards shall apply to the Residential, Single-Family Zone (R-SF Zone):
 1. *Lot Area and Dimension.* The minimum lot area for lots within this zone is 7,000 square feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Single-Family Zone (R-SF Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 20 feet for single level structures and 20 feet for two level structures. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback for single level structures is 20 feet except for those interior lots that border on an alley. A minimum rear yard setback of five feet is permitted for an accessory structure used for enclosed parking. The minimum rear yard setback for a two-level residential structures is 20 feet.
 - c. *Side Yard Setbacks.* Interior side yard setbacks shall not be less than five feet on each side except that on interior lots of 70 feet or greater in width, side yard setbacks shall be at least five feet in width on one side and ten feet in width on the other side. Two story residences shall have a ten-foot side yard setback regardless of parcel width. Corner lots shall have a street side yard of at least ten feet from each side yard property line.
 - d. *Setbacks for Accessory Structures.* Accessory structures, including second and guest units (as may be permitted by this Ordinance), detached garages, outbuildings, sheds, gazebos, and patios, shall comply with the front and side setback regulations applicable to the R-SF Zone. Such structures may be located in the rear yard areas subject to the following limitations:
 1. The height of any accessory structure shall not exceed the height of the principal residence on the site.

- 2. Single-story accessory structures shall be located a minimum of ten feet from the principal residential structure; two-story accessory structures shall be located a minimum of 20 feet from the principal residential structure.
 - 3. A minimum rear setback of ten feet shall be maintained for any accessory structure.
 - 4. An accessory structure, or the total of all accessory Structures, shall in no event occupy more than 25 percent of the lot.
- e. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Building Height.* In the Residential, Single-Family Zone (R-SF Zone), the maximum height of any building shall not exceed 35 feet or two stories, whichever is less.

Table 17.03-1 Setback (Yard) Requirements for Residential, Single-Family Zone (RSF Zone)		
Yard	Single Level	Two-Level
Front Yard	20 ft.	20 ft.
Rear Yard	20 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side Yard ¹	5 ft. for interior lots <70 ft. in width 10 ft. on one side and 5 ft. on the other side for interior lots >70 ft. in width 10 ft. for corner lots (street side yard)	10 ft.

¹ For commercial uses in the SFR Zone, a 25-foot side yard setback applies when adjacent to a residential use

4. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.
- D. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per single-family residence within a Single-Family Zone.
- 1. *Detached Accessory Dwelling Units.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the accessory unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory dwelling units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as

the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.

2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure or unless the attached accessory dwelling unit is created from an existing living space in a single-family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory unit approval.
3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, shall consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. A junior accessory dwelling unit is not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (max two elements).

The owner must occupy either the main unit or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex. The entry to the junior accessory dwelling unit shall face the side- or back-yard area. A junior accessory dwelling unit shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.

- E. *Residential, Single-Family Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- F. *Residential, Single-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- G. *Residential, Single-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- H. *Pedestrian Access.* Development projects that include 20 or more residential units shall provide on-site pedestrian connections to public sidewalks and transit stops.

(Ord. 920 §2, 9/2007; Ord. No. 1017, April 17, 2012; Ord. No. 1080, § 4, 12-20-2016)

17.03.065 Residential, Traditional Neighborhood (R-TN Zone).

The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.

- A. *Residential, Traditional Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Traditional Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Traditional Neighborhood Zone, Development Standards.* The following standards shall apply to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - 1. *Lot Area and Dimension.* Lot sizes for the Residential, Traditional Neighborhood Zone (R-TN Zone) shall not be less than 5,000 square feet with a minimum lot width of 50 feet and a minimum lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - a. *Front Yard Setbacks.*
 - 1. The minimum front yard setback is 15 feet.
 - 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - a. Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - b. The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.
 - c. *Side Yard Setbacks.*
 - 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.
 - 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in 17.03.065.C.2.a.2.

Table 17.03-2 Setback (Yard) Requirements for Residential, Traditional Neighborhood Zone (RTN Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 25 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

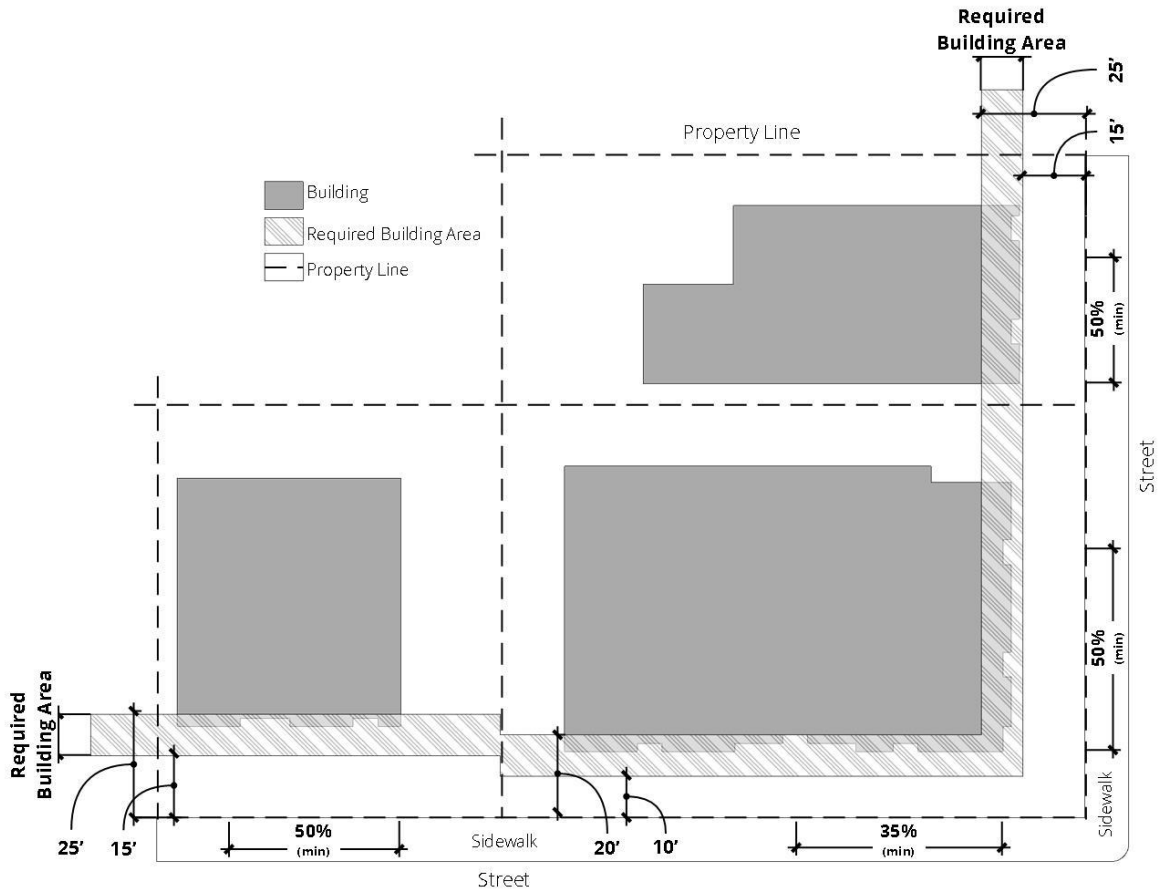
d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.

3. *Building Placement Requirements.*

a. Building façade(s) shall extend a minimum of 50 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 50 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.

b. In the area between the minimum and maximum street side yard setback, 35 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-TN Zone Exhibit



4. *Density.* The maximum density shall be twelve units per acre with an average of six units per acre, applied across the property.
 - a. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit.
 - b. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Need Allocation.
5. *Usable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Residential, Traditional Neighborhood Zone (R-TN Zone):

- a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space, and common usable open space at an equivalent of 200 square feet per unit
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
6. *Building Height.* In the Residential, Traditional Neighborhood Zone (R-TN Zone), the maximum height of any building shall not exceed 35 feet.
7. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.
- D. *Residential, Traditional Neighborhood Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. Parking located within the front setback is in the driveway of a single-family home or a duplex; or
 - c. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - d. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Traditional Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Traditional Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.
- H. *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.
- I. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- J. *Supplemental Multiple Family Development Standards.* The following standards apply to multiple family developments, including attached single unit developments.

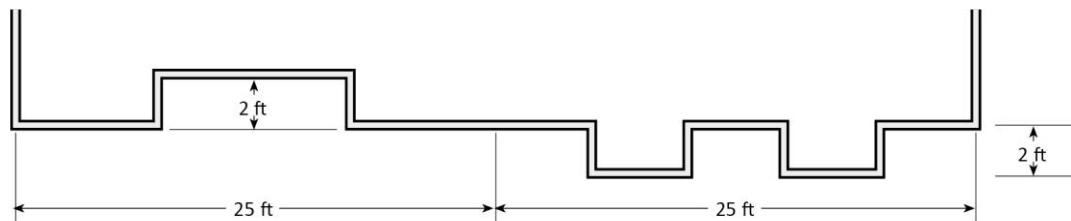
1. *Building Entrances.*

- a. All dwelling units located along streets shall have the primary entrance facing the street. Exceptions to this requirement may be approved where the site is located on a major arterial carrying high traffic volumes.
- b. Dwelling units located in the interior of a multiple family development shall be designed so that the primary entryway is visible from a pedestrian pathway that is connected to a street.
- c. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of 30 square feet. Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.

2. *Building Facades.*

- a. At least 75 percent of the façade of each building adjacent to a street shall be occupied by habitable space with windows.
- b. Each building façade adjacent to a street shall have at least one pedestrian entry into the structure.
- c. All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

Façade Articulation, Multiple Family Development Requirements Exhibit



Street-facing facades shall have at least one horizontal projection or recess at least 2 feet, for every 25 linear feet of wall.

- 3. *Building Roofs.* The roof line at each elevation shall demonstrate an offset of at least 24 inches for each one to three units exposed on that elevation, but in no case shall a roof line be more than 50 feet without a minimum 18-inch offset.

Roof Line, Multiple Family Development Requirements Exhibit



The roof line for each elevation shall be offset at least 18 inches for each one to three units exposed on that elevation.

4. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

5. *Private Storage Space.* Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.

17.03.070 Residential, Multiple-Family Zone (R-MF Zone).

The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

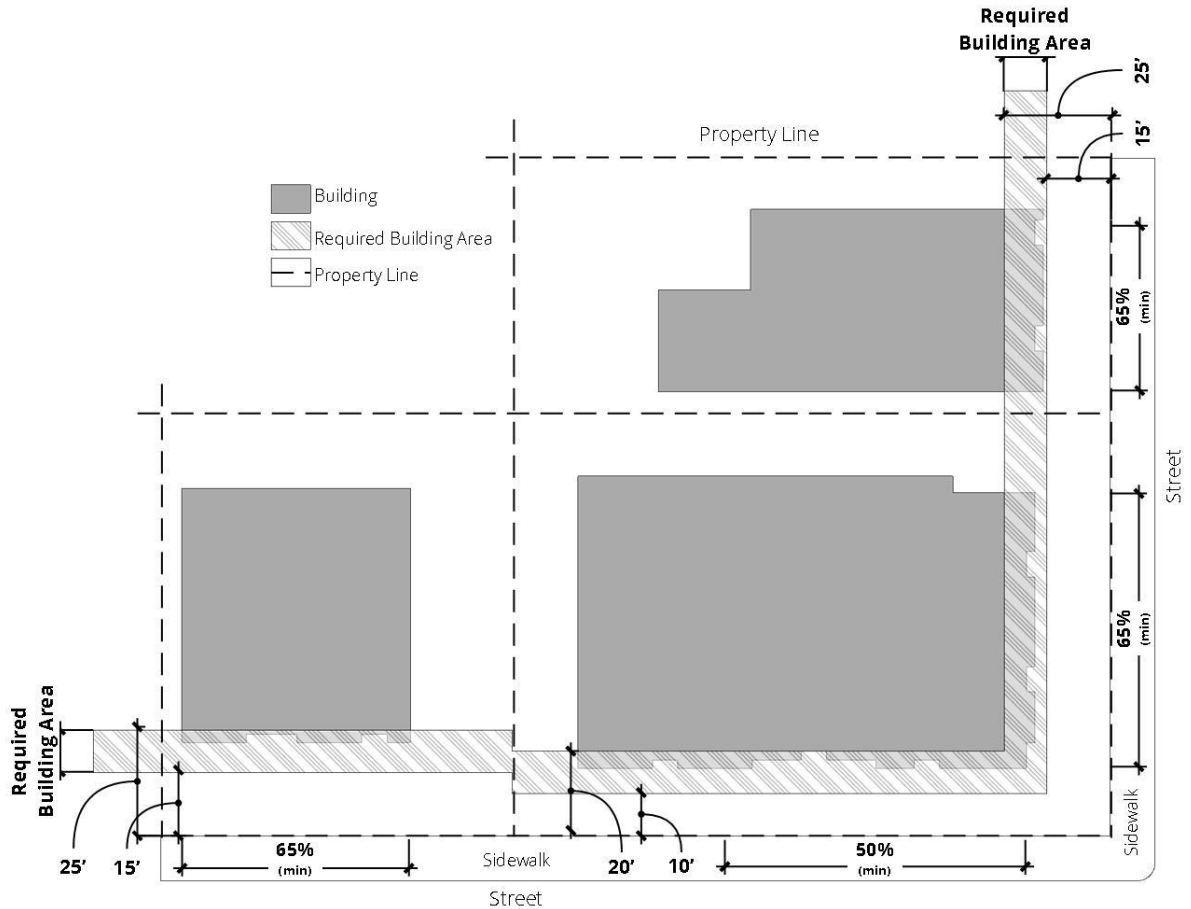
- A. *Residential, Multiple-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Multiple-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Multiple-Family Zone, Development Standards.* The following standards shall apply to the Residential, Multiple-Family Zone (R-MF Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Residential, Multiple-Family Zone (R-MF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Multiple-Family Zone (R-MF Zone):
 - a. *Front Yard Setbacks.*
 1. The minimum front yard setback is 20feet.
 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - a. Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - b. The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.
 - c. *Side Yard Setbacks.*
 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.

2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.03.070.C.2.a.2.

Table 17.03-3 Setback (Yard) Requirements for Residential, Multiple-Family Zone (RMF Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 20 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

- d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Building Placement Requirements.*
 - a. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
 - b. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-MF Zone Exhibit



4. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 30 units per acre.
5. *Lot Area Requirements.* The area occupied by all structures shall not exceed 70 percent of the lot area.
6. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Residential, Multiple-Family Zone (R-MF Zone):
 - a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.

- c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
 7. *Building Height.* In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed 35 feet.
 8. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.
- D. *Residential, Multiple-Family Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Multiple-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Multiple-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per lot with a single-family residence within the Multiple-Family Zone.
1. *Detached Accessory Dwelling Unit.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the detached accessory dwelling unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.
 2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure unless the unit is created from an existing living space in a single-

family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory dwelling unit approval.

3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. Junior accessory dwelling units are not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and a cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (maximum of two elements).

The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex, for example. The entry to the junior accessory dwelling unit shall face the side- or back-yard area. Junior accessory units shall have matching colors and materials as the main unit. Main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.

- H. *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.
- I. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- J. *Supplemental Multiple Family Development Standards.* Additional standards listed in 17.03.065.J apply to multiple family developments, including attached single unit developments, in the R-MF Zone.

(Ord. 920 §2, 9/2007; Ord. No. 1080, § 5, 12-20-2016)

17.03.075 Urban Village Zone (UV Zone).

The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.

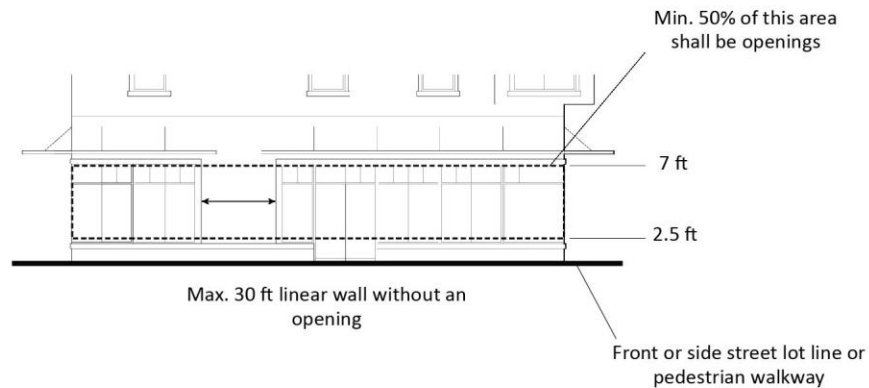
- A. *Urban Village Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.

- B. *Urban Village Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Urban Village Zone, Development Standards.* The following standards shall apply to the Urban Village Zone (UV Zone):
1. *Lot Area and Dimensions.* Lot sizes for the Urban Village Zone (UV Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Urban Village Zone (UV Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot setback for residential development.
 - b. *Rear Yard Setbacks.* 10-foot rear yard setback is required.
 - c. *Side Yard Setbacks.* No side yard setback is required.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from State Route 60 and Interstate 10.
 - e. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 24 units per acre; however, no more than 21 acres within the UV Zone shall be developed at a density below 20 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 1.0. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Urban Village Zone (UV Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Urban Village Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Urban Village Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Urban Village Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.
- H. *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:

1. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 2. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.
- I. *Cul-de-Sacs and Dead-End Streets.* Cul-de-sacs and dead-end streets are not allowed unless the Director makes the following findings:
1. Unique physical circumstances exist that prevent a connected a connected street system; and
 2. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
- J. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- K. *Supplemental Standards.*
1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and
 - b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions.* The following are exempt from this requirement:
 1. Residential uses; and
 2. Multi-level garages.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and

2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.

- e. *Pedestrian walkway design.*
 - 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (17.11.030.D).
 - 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
- 7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
 - a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.
- L. *Supplemental Multiple Family Development Standards.* Additional standards listed in 17.03.065.J apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the UV Zone.

17.03.080 Commercial, Neighborhood Zone (C-N Zone).

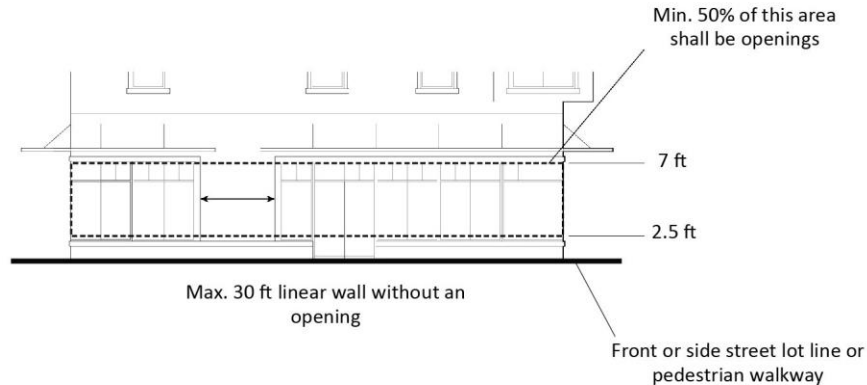
The Commercial, Neighborhood Zone (C-N Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- A. *Commercial, Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Commercial, Neighborhood Zone, Development Standards.* The following standards shall apply to the Commercial, Neighborhood Zone (C-N Zone):
 - 1. *Lot Area and Dimension.* Lots sizes for the Commercial, Neighborhood Zone (C-N Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, Neighborhood Zone (C-N Zone)
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. A minimum of 50 feet should be provided if the parking is provided in the front of the business.
 - b. *Rear Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 - 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 1.0.
 - 4. *Building Height.* In the Commercial, Neighborhood Zone (C-N Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Commercial, Neighborhood Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Commercial, Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Commercial, Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

G. *Supplemental Standards.*

1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may

be reduced to three feet wide for small lot development (17.11.030.D).

2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

(Ord. 920 §2, 9/2007)

17.03.090 Community Commercial Zone (C-C Zone).

The Community Commercial Zone is intended to preserve, and where applicable promote, commercial shopping centers. This Zone specifically applies to those parcels that may contain more than one business or those properties with large format retailers (e.g., where the floor area of the business exceeds 50,000 square feet).

- A. *Community Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.

- B. *Community Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Community Commercial Zone, Development Standards.* The following standards shall apply to the Community Commercial Zone (C-C Zone):
1. *Lot Area and Dimension.* Lots sizes for the Community Commercial Zone (C-C Zone) shall not be less than 10,000 square feet with an average lot depth of 100 feet and a minimum average lot depth of 100 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Community Commercial Zone (C-C Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum floor area ratio is 0.75.
 4. *Building Height.* In the Community Commercial Zone (C-C Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Community Commercial Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Community Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Community Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.* Additional standards listed in 17.03.080.G apply to developments in the C-C Zone.

(Ord. 920 §2, 9/2007)

17.03.100 Manufacturing Zone (M Zone).

The Manufacturing Zone is intended to maintain the existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.

- A. *Manufacturing Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Manufacturing Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Manufacturing Zone, Development Standards.* The following standards shall apply to the Manufacturing Zone (M Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Manufacturing Zone (M Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Floor Area Ratio.* The maximum floor area ratio is 0.75.
 4. *Building Height.* In the Manufacturing Zone, the maximum height of any primary building shall not exceed 50 feet.
- D. *Manufacturing Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Manufacturing Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Manufacturing Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. 920 §2, 9/2007)

17.03.110 Public Facilities Zone (PF Zone).

The Public Facilities Zone includes a range of public uses and activities that serve the public good and welfare. These include, but are not limited to, schools, civic buildings, fire stations, and is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Public Facilities Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Public Facilities Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Public Facilities Zone, Development Standards.* The following standards shall apply to the Public Facilities Zone (P-F Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.*
 - a. All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for development.
 - b. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Floor Area Ratio.* The maximum floor area ratio is 1.0.
 4. *Building Height.* In the PF Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Public Facilities Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Public Facilities Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Public Facilities Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. 920 §2, 9/2007)

17.03.120 Permitted uses for Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.03.040 through 17.03.110) are listed in Table 17.03-3.

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹											
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV	
Administrative Professional Services											
Administrative/Professional Offices	N	N	N	P	N	N	P	P	P	P	
Advertising Agencies	N	P	N	N	N	N	P	P	C	P	
Architectural/Engineering/Design Services	N	P	N	N	N	N	P	P	P	P	
Attorney/Legal Services	N	P	N	N	N	N	P	P	C	P	
Business Management Services	N	P	N	N	N	N	P	P	C	P	
Government Offices	P	P	P	P	P	P	P	P	P	P	
Travel Agencies	N	P	N	N	N	N	P	P	C	P	
Agricultural Uses											
Animal Keeping (Commercial Use)	N	N	P	C	C	N	C	C	C	C	
Animal Keeping (Accessory Use)	N	A	A	A	A	A	C	C	C	C	
Animal Rescue Facilities	N	N	P	C	C	N	N	N	C	N	
Apiaries	N	N	P	C	C	N	N	N	N	N	
Aviaries	N	N	P	N	N	N	N	N	C	N	
Catteries	N	N	P	C	C	N	C	C	C	C	
Commercial Growing Establishments	N	N	P	N	N	N	N	N	C	N	
Community Gardens	N	N	P	P	P	P	P	P	N	P	
Dairies	N	N	P	N	N	N	N	N	N	N	
Kennels (all Classes)	N	N	P	C	C	N	C	C	C	C	
Produce Stands	N	N	P	N	N	N	N	N	P	N	
Stables	N	N	P	N	N	N	N	N	N	N	
Alcohol Service and Sales											
Bars or Cocktail Lounges ²	C	N	N	N	N	N	C	C	C ⁷	C	
Liquor Stores ^{2,4}	N	N	N	N	N	N	C	C	N	C	
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	N	C	C	C	C	
Automotive Services											
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	N	N	N	N	N	N	C	P	C	C	

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹											
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV	
Automobile Parking Facilities	N	N	N	N	N	N	C	P	P	C	
Automobile Rental Agencies	N	N	N	N	N	N	P	P	P	C	
Automobile Repair Facilities	N	N	N	N	N	N	C	P	P	N	
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	N	C	N	
Body and Paint Shops	N	N	N	N	N	N	C	C	C	N	
Car Wash	N	N	N	N	N	N	C	C	C	C	
Gas/Service Stations	N	N	N	N	N	N	C	C	C	C	
Limousine Services	N	N	N	N	N	N	P	P	P	N	
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.										
Towing Services with Indoor Vehicle Service	N	N	N	N	N	N	C	C	C	N	
Towing Services with Outdoor Vehicle Storage	N	N	N	N	N	N	N	N	C	N	
Truck/Trailer Rentals	N	N	N	N	N	N	C	C	P	N	
Communications Facilities											
Wireless Telecommunication Facility — Stealth	C	N	N	N	N	N	C	C	C	C	
Radio and Television Broadcasting Studios	N	N	N	N	N	N	N	P	P	P	
Recording and Sound Studios	N	N	N	N	N	N	N	P	P	P	
Satellite Dishes (Non-Private)	N	N	N	N	N	N	P	P	P	P	
Satellite Dishes (Private Use)	N	N	P	P	P	P	N	N	C	P	
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P	P	P	
Daycare Facilities											
Commercial Day Care Facilities	N	N	N	C ⁵	C ⁵	N	P	P	C	C	
Educational Establishments											

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Elementary, Junior, and High Schools/Private & Charter	N	P	C	C	C	C	C	C	C	C
Elementary, Junior, and High Schools/Public	N	P	P	P	P	P	C	C	C	C
College or University	N	P	C	C	C	C	C	C	C	C
Tutoring & Testing	N	P	A	A	A	A	C	C	C	C
Vocational and Trade Schools	N	P	C	C	C	C	C	C	C	C
Food and Beverage Sales										
Bakeries	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Catering Establishments	N	N	N	N	N	N	P	P	P	P
Convenience Markets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Grocery Stores/Supermarkets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Grocery Store, Alcohol Sales	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
General Merchandise and Trade										
Antique Sales	N	N	N	N	N	N	P	P	A	P
Appliance Sales	N	N	N	N	N	N	P	P	C	P
Art Galleries and Supplies	N	N	N	N	N	N	P	P	N	P
Beauty Supplies	N	N	N	N	N	N	P	P	N	P
Books and Magazines	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Building Materials	N	N	N	N	N	N	N	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	N	N	N	C	P	N
Camera and Photographic Supplies	N	N	N	N	N	N	P	P	N	P
Candy Stores	N	N	N	N	N	N	P	P	N	P
Cigar/Cigarette Shops ²	N	N	N	N	N	N	C	C	N	C
Clothing Stores	N	N	N	N	N	N	P	P	N	P
Department Stores	N	N	N	N	N	N	P	P	N	P
Discount Stores	N	N	N	N	N	N	P	P	N	P
Electronic Equipment Sales	N	N	N	N	N	N	P	P	C	P
Equipment Sales and Rentals	N	N	N	N	N	N	C	C	P	N

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Florists	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Freight Forwarding Services	N	N	N	N	N	N	P	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	N	P	P	N	P
Garden Supply	N	N	N	N	N	N	P	P	N	P
Gifts, Crafts, and Novelties	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Guns and Ammunition	N	N	N	N	N	N	N	C	C	P
Hardware Stores	N	N	N	N	N	N	P	P	N	P
Hobby, Toy and Game Stores	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Indoor Swap Meets	N	N	N	N	N	N	N	C	C	N
Jewelry Sales and Repair	N	N	N	N	N	N	P	P	N	P
Leather Goods	N	N	N	N	N	N	P	P	N	P
Luggage Sales	N	N	N	N	N	N	P	P	N	P
Office Equipment, Furniture, and Supplies	N	N	N	N	N	N	P	P	P	P
Pet Sales and Supplies	N	N	N	N	N	N	P	P	P	P
Records, Tapes, and Videos	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Retail, Other Specialty	N	N	N	N	N	N	P	P	N	P
Sporting Goods and Equipment	N	N	N	N	N	N	P	P	P	P
Surplus Stores	N	N	N	N	N	N	P	P	C	N
Thrift and Second-Hand Stores	N	N	N	N	N	N	C	C	N	N
Variety Stores	N	N	N	N	N	N	P	P	N	C
Wholesale Establishments	N	N	N	N	N	N	P	P	C	P
Lodging										
Bed and Breakfast Facilities	C	N	C	C	C	C	P	P	N	P
Emergency Shelters	N	N	N	N	N	N		P		N
Hotels and Motels	C	N	N	N	N	N	P	P	C	P
Residence Inns	C	N	N	N	N	N	P	P	N	P
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	N	C	C	N	N
Trailer Parks and Campsites	C	N	N	N	N	C	N	N	N	N

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Transitional Housing	N	N	N	N	C	C	C	C	N	N
Manufacturing and Industrial										
Apparel/Textile Products	N	N	N	N	N	N	N	N	P	N
Assembly Plants	N	N	N	N	N	N	N	N	P	N
Bottling Plants	N	N	N	N	N	N	N	N	P	N
Bulk Postal Service Facilities	N	N	N	N	N	N	N	N	P	N
Chemicals	N	N	N	N	N	N	N	N	P	N
Contract Construction Services	N	N	N	N	N	N	N	N	P	N
Data Services	N	N	N	N	N	N	N	N	P	N
Exterminating Services	N	N	N	N	N	N	C	C	P	N
Feed and Fuel Yards	N	N	N	N	N	N	N	N	P	N
Food and Kindred Products	N	N	N	N	N	N	N	N	P	N
Furniture	N	N	N	N	N	N	N	N	P	N
Lumber/Wood Products	N	N	N	N	N	N	N	N	P	N
Moving and Storage Establishments	N	N	N	N	N	N	N	N	P	N
Metal Salvage Yards	N	N	N	N	N	N	N	N	P	N
Paper Products	N	N	N	N	N	N	N	N	P	N
Petroleum-Related Materials	N	N	N	N	N	N	N	N	C	N
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	N	C	N
Printing/Publishing	N	N	N	N	N	N	N	N	P	N
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	N	P	N
Research Services and Laboratories	N	N	N	N	N	N	N	N	P	N
Retail Sales of Products Manufactured or Stored On-Site	N	N	N	N	N	N	N	N	P	N
Sandblasting and Beadblasting	N	N	N	N	N	N	C, A	C, A	C	N
Taxidermy	N	N	N	N	N	N	N	N	C	N
Medical/Health Care										
Ambulance Services	N	N	N	N	N	N	P	P	P	N

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Animal Hospitals/Veterinaries	N	N	N	N	N	N	P	P	P	P
Clinics	N	N	N	N	N	N	P	P	C	P
Convalescent Homes	N	N	C	C	C	C	P	P	N	C
Chemical Dependency Clinics	N	N	N	N	N	C	C	N	N	C
Hospitals	N	N	N	N	N	N	P	P	N	C
Medical/Dental Offices	N	N	N	N	N	N	P	P	N	P
Pharmacies	N	N	N	N	N	N	P	P	N	P
Pharmacies, with drive-through	N	N	N	N	N	N	C	C	N	P
Personal Services										
Banking, Credit Unions, Financial Services	N	N	N	N	N	N	P	P	N	P
Barbers and Beauty Parlors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Cemeteries	N	C	C	C	C	C	C	C	C	N
Check Cashing Services	N	N	N	N	N	N	P	P	N	N
Commercial Pet Grooming Services	N	N	N	N	N	N	P	P	C	P
Dry Cleaners	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Funeral Parlors, Mortuaries	N	N	N	N	N	N	C	C	C	C
Laundries, Laundromats	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Locksmith and Key Shops	N	N	N	N	N	N	P	P	P	P
Pawnbrokers	N	N	N	N	N	N	C	C	N	N
Massage Establishment	N	N	N	N	N	N	C	C	N	C
Photocopying and Photo Developing Services	N	N	N	N	N	N	P	P	P	P
Photography Studios	N	N	N	N	N	N	P	P	N	P
Shoe Repair Shops	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tailors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tattoo/Body Piercing Services	N	N	N	N	N	N	C	C	N	C
Public and Quasi-Public Uses										
Community Recreation Centers	P	P	P	P	P	P	N	N	N	P
Cultural Facilities		P	P	P	P	P	N	N	N	P

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Libraries	P	P	P	P	P	P	C	C	N	P
Museums	P	P	P	P	P	P	C	C	N	P
Parks	P	P	P	P	P	P	P	P	N	P
Public Safety Facilities	N	P	P	P	P	P	P	P	P	P
Senior Citizen Activity Centers	N	P	P	P	P	P	P	P	N	P
Recreation and Entertainment										
Adult-Oriented Businesses	N	N	N	N	N	N	N	N	C	N
Amusement Parks	N	N	C	N	N	N	C	C	C	C
Athletic Fields	N	P	P	P	P	P	N	N	N	P
Batting Cages	N	N	N	N	N	N	C	C	C	P
Billiard and Pool Halls	N	N	N	N	N	N	C	C	N	C
Bowling Alleys	N	N	N	N	N	N	P	P	N	P
Commercial Athletic Facility	N	N	N	N	N	N	C	C	C	C
Dance Studios	N	N	N	N	N	N	P	P	N	P
Golf Driving Ranges	C	N	N	N	N	N	N	C	C	C
Health Clubs and Gymnasiums	N	N	N	N	N	N	C	C	C	C
Miniature Golf Courses	N	N	C	N	N	N	C	C	N	P
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	N	C	C	N
Public Auditorium/Auditoriums	N	P	N	N	N	N	P	P	N	P
Shooting Range (Indoor)	N	N	N	N	N	N	N	N	C	N
Skating Rinks	N	N	N	N	N	N	N	C	C	P
Video Arcades	N	N	N	N	N	N	C	C	N	C
Recycling										
Collection Facilities	N	N	N	N	N	N	C	C	C	N
Processing Facilities	N	N	N	N	N	N	C	C	C	N
Religious Institutions										
Churches	N	C	C	C	C	C	P	P	C	P

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Monasteries, Convents, or Similar Religious Use	N	C	C	C	C	C	P	P	C	P
Repair Services										
Electrical and Household Appliances Repair	N	N	N	N	N	N	P	P	P	N
Furniture Refinishing	N	N	N	N	N	N	P	P	P	N
Furniture Reupholstering	N	N	N	N	N	N	C	C	P	N
Lawnmower Repair/Sales Shops	N	N	N	N	N	N	P	P	P	N
Machine Shops	N	N	N	N	N	N	C	C	P	N
Welding Shops	N	N	N	N	N	N	C, A	C, A	P	N
Residential Uses										
Accessory Guest Houses	N	N	P	P	P	P	N	N	N	P
Accessory Dwelling Units	N	N	P	P	P	P	N	N	N	P
Boarding or Rooming Houses	N	N	C	C	C	C	N	N	N	P
Caretaker's Unit	N	N	P	N	P	P	P*	N	C	P
Congregate Care Facilities	N	N	N	N	C	C	C	C	N	P
Day Care Centers, Small Family—1 to 8 Children	N	N	P	P	P	P	N	N	N	P
Day Care Centers, Large Family—7 to 14 Children	N	N	P	P	P	P	C	N	N	P
Duplexes	N	N	N	N	P	P	N	N	N	P
Group or Community Care Facilities—6 or fewer persons)	N	N	P	P	P	P	N	N	N	P
Group or Community Care Facilities—7 or more persons)	N	N	C	C	C	C	N	N	N	C
Home Occupation Businesses	N	N	P	P	P	P	N	N	N	P
Mobile Home Parks	N	N	N	N	C	C	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	N	N	P	P	P	P	N	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	P	P*	N	N	P
Planned Residential Developments	N	N	P	P	P	P	N	N	N	P

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Senior Housing Developments	N	N	P	P	P	P	C	N	N	P
Single-Family Dwellings	N	N	P	P	P	P	N	N	N	P
Restaurant										
Delicatessens	N	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	P	P
Fast-Food Restaurants—Without Drive-Thru ^{2,3}	N	N	N	N	N	N	P	P	P	P
Fast-Food Restaurants—With Drive-Thru ^{2,3}	N	N	N	N	N	N	C	C	N	P
Sit-Down Restaurants	C	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	C	P
Sit Down Restaurant with live Entertainment	C	N	N	N	N	N	C	C	N	C
Restaurant, serving alcohol	C	N	N	N	N	N	C	C	N	C
Service Organizations										
Philanthropic and Charitable Institutions	N	N	N	N	N	N	P	P	C	P
Service Organizations	N	N	N	N	N	N	P	P	C	P
Temporary Uses										
Street/Craft Fairs and Farmers' Markets - Ongoing	N	N	N	N	N	N	C	C	N	C
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	N	N	C	P	P	P	P
Outdoor Displays	N	N	N	C ⁵	C ⁶	C ^{5, 6}	C	C	C	C
Parking Lot Sales	N	C	N	N	N	N	P	P	P	P
Amusement Enterprises	N	C	N	N	N	N	C	C	C	C
Transportation Facilities										
Bus Passenger Terminals	N	N	N	N	N	N	C	C	C	P
Charter Bus Companies	N	N	N	N	N	N	C	C	C	P
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	N	N	C	C	C	N

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Utilities										
Public Utility/Service Structures	N	P	N	N	N	N	N	N	P	N
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	N	P	N
Utility Company Offices	N	N	N	N	N	N	P	P	P	N
Water Storage, Distribution, and Collection Facilities	N	P	N	N	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N	N	C	C	N
Wind Energy Conversion Systems	See 17.11.140									

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

*Only allowed for properties on Sixth Street

1. See 17.02.070 to determine if a plot plan is required.
2. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
3. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.
4. New liquor stores shall not be located within 1,000 feet of another liquor store.
5. Only allowed for properties on Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th Street, Beaumont Avenue, Pennsylvania Avenue, and Highland Springs Avenue.
6. Only allowed for properties on streets designated as Arterial Roadways or Connector Streets.
7. Bars and cocktail lounges are only allowed as a conditionally permitted accessory use in the M Zone, and if the primary business is an alcohol production facility, such as a brewery, winery, or spirits manufacturer.

(Ord. No. 1016, May 15, 2012; Ord. No. 1025, § 1, 9-18-2012; Ord. No. 1074, § 4, 7-5-2016)

17.03.130 Overlay Zone (O Zone).

The Overlay Zone refers to specific areas of the City where special development standards are applicable. This section sets forth additional standards for defined areas (i.e., overlay zones) that are applied in addition to standards provided in the base zones. The overlay zone standards are intended to ensure that proposed uses and development result in a desirable character consistent with the General Plan.

- A. *Conflicting Requirements.* If there is a conflict between any of the permitted uses or development standards in a base zone or elsewhere in this Zoning Code and an overlay zone, the overlay zone shall control.
- B. *Overlay Zones.* The following overlay zones are established:
 1. Transit Oriented District Overlay.
 2. Reserved.
- C. *Transit Oriented District Overlay.* The Transit Oriented District (TOD) Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.
 1. *Transit Oriented District Overlay, Permitted Uses.* The uses permitted under this Overlay are identified in Table 17.03-4.
 2. *Transit Oriented District Overlay, Conditional Uses.* The uses conditionally permitted under this Overlay are identified in Table 17.03-4. Such uses require the approval of a conditional use permit.
 3. *Transit Oriented District Overlay, Development Standards.* The following standards shall apply to the Transit Oriented District (TOD) Overlay:
 - a. *Front Yard Setbacks.* No front yard setback is required.
 - b. *Density.* The minimum density shall be 18 units per acre, and the maximum density shall be 30 units per acre.
 - c. *Floor Area Ratio.* The maximum permitted floor area ratio is 1.0. This standard applies to non-residential uses only.
 4. *Transit Oriented District Overlay, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Overlay (e.g., no front yard setback).
 5. *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:
 - a. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 - b. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.

6. *Cul-de-Sacs and Dead-End Streets.* Cul-de-sacs and dead-end streets are not allowed unless the Director makes the following findings:
 - a. Unique physical circumstances exist that prevent a connected a connected street system; and
 - b. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
7. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).

Supplemental Multiple Family Development Standards. Additional standards listed in 17.03.065.J apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the TOD Overlay.

17.03.140 Specific Plan Zone (SP Zone).

The Specific Plan zoning designation applies to those areas of the City that have an adopted Specific Plan as well as those areas where a Specific Plan will be required at which time a development concept is proposed. Those Specific Plans that were adopted prior to the adoption of this Zoning Ordinance or the currently adopted General Plan have been incorporated herein by reference. Any future Specific Plan or Specific Plan Amendment must be consistent with the adopted General Plan.

Specific plans and amendments thereto, shall be adopted in accordance with the provisions of this Title and of Section 65450 et seq. of the Government Code, as now written or hereafter amended. All uses established pursuant to an applicable specific plan shall be subject to all of the conditions and restrictions set forth in the specific plan, regardless of the requirement of the underlying zone, including, but not limited to, density and intensity of use, setbacks, heights, area and open space.

- A. *Request for Specific Plan.* The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan of land use or an amendment to an adopted specific plan for the real property. The right to request consideration of a specific plan does not imply that the plan will be approved. Whenever any State law, the City General Plan, or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this Section.
- B. *Environmental Review.* A proposal to adopt or amend a specific plan shall not be considered at a public hearing until all procedures required by the City of Beaumont Rules Implementing the California Environmental Quality Act to hear a matter has been completed.
- C. *Applications for Specific Plans.* Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, and shall be accompanied by a filing fee as set forth in the Fee Ordinance. The application shall supply all required

information, which may include part or all of the following depending on the nature of the Plan and shall be in the form of a text and accompanying maps, plans, and exhibits.

- D. *Content of Specific Plans.* The scope and content of a Specific Plan prepared for the City shall comply with State of California Planning Zoning and Development laws governing their preparation.

(Ord. 920 §2, 9/2007)

17.03.150 Permitted uses for Overlay Zone Districts.

The permitted uses for Transit Oriented District Overlay Zones are listed in Table 17.03-4.

Table 17.03-4 Permitted Land Uses For Overlay Zone Districts ¹		
		Transit Oriented District Overlay
Administrative Professional Services		
Administrative/Professional Offices		P
Advertising Agencies		P
Architectural/Engineering/Design Services		P
Attorney/Legal Services		P
Business Management Services		P
Government Offices		P
Travel Agencies		P
Agricultural Uses		
Animal Keeping (Commercial Use)		C
Animal Keeping (Accessory Use)		C
Catteries		C
Community Gardens		P
Kennels (all Classes)		C
Alcohol Service and Sales		
Bars or Cocktail Lounges ²		C
Liquor Stores ^{2,3}		C
Restaurants with Alcoholic Beverage Sales		C

Automotive Services		
Automobile, Motorcycle, and Marine Craft Sales (New and Used)		P
Automobile Parking Facilities		P
Automobile Rental Agencies		P
Automobile Repair Facilities		P
Body and Paint Shops		C
Car Wash		C
Gas/Service Stations		C
Limousine Services		P
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.	
Towing Services—With Indoor Vehicle Service		C
Truck/Trailer Rentals		C
Communications Facilities		
Wireless Telecommunication Facility - Stealth		C
Radio and Television Broadcasting Studios		P
Recording and Sound Studios		P
Satellite Dishes (Non-Private)		P
Satellite Dishes (Private Use)		N
Ham Radio Antennae (Private Use)		P
Daycare Facilities		
Commercial Day Care Facilities		P
Educational Establishments		
Elementary, Junior, and High Schools/Private & Charter		C
Elementary, Junior, and High Schools/Public		C
College or University		C
Tutoring & Testing Facility		C
Vocational and Trade Schools		C
Food and Beverage Sales		
Bakeries		P

Catering Establishments		P
Convenience Markets		P
Grocery Stores/Supermarkets		P
Grocery Store, Alcohol Sales		P
General Merchandise and Trade		
Antique Sales		P
Appliances		P
Art Galleries and Supplies		P
Beauty Supplies		P
Books and Magazines		P
Building Materials		P
Building Materials with outdoor sales/storage		N
Camera and Photographic Supplies		P
Candy Stores		P
Cigar/Cigarette Shops ²		C
Clothing Stores		P
Department Stores		P
Discount Stores		P
Electronic Equipment		P
Equipment Sales and Rentals (indoor)		C
Florists		P
Freight Forwarding Services		P
Furniture and Home Furnishings		P
Garden Supply		P
Gifts, Crafts, and Novelties		P
Guns and Ammunition		P
Hardware Stores		P
Hobby, Toy and Game Stores		P
Indoor Swap Meets		C
Jewelry Sales and Repair		P
Leather Goods		P

Luggage Sales		P
Office Equipment, Furniture, and Supplies		P
Pet Sales and Supplies		P
Records, Tapes, and Videos		P
Retail, Other Specialty		P
Sporting Goods and Equipment		P
Surplus Stores		P
Thrift and Second-Hand Stores		C
Variety Stores		P
Wholesale Establishments		P
Lodging		
Bed and Breakfast Facilities		P
Emergency Shelters		C
Hotels and Motels		P
Residence Inns		P
Single-Room Occupant (SRO) Facilities		C
Transitional Housing		C
Manufacturing and Industrial		
Exterminating Services		C
Sandblasting and Beadblasting		C, A
Medical/Health Care		
Ambulance Services		P
Animal Hospitals/Veterinaries		P
Clinics		P
Convalescent Homes		P
Chemical Dependency Clinics		N
Hospitals		P
Medical/Dental Offices		P
Pharmacies		P
Pharmacies, with drive-through		C
Personal Services		

Banking, Credit Unions, Financial Services		P
Barbers and Beauty Parlors		P
Cemeteries		N
Check Cashing Services		P
Commercial Pet Grooming Services		P
Dry Cleaners		P
Funeral Parlors, Mortuaries		C
Laundries, Laundromats		P
Locksmith and Key Shops		P
Pawnbrokers		C
Massage Establishment		C
Photocopying and Photo Developing Services		P
Photography Studios		P
Shoe Repair Shops		P
Tailors		P
Tattoo/Body Piercing Services		C
Public and Quasi-Public Uses		
Community Recreation Centers		N
Cultural Facilities		N
Libraries		C
Museums		C
Parks		P
Public Safety Facilities		P
Senior Citizen Activity Centers		P
Recreation and Entertainment		
Amusement Parks		C
Athletic Fields		N
Batting Cages		C
Billiard and Pool Halls		C
Bowling Alleys		P
Commercial Athletic Facility		C

Dance, Martial Arts, and Fitness Classes (Not open Gym)		P
Golf Driving Ranges		C
Health Clubs and Fitness Gyms		C
Miniature Golf Courses		C
Public Auditorium/Auditoriums		P
Skating Rinks		C
Video Arcades		C
Recycling		
Collection Facilities		C
Processing Facilities		C
Religious Institutions		
Churches		P
Monasteries, Convents, or Similar Religious Quarters		P
Repair Services		
Electrical and Household Appliances Repair		P
Furniture Refinishing		P
Furniture Reupholstering		C
Lawnmower Repair/Sales Shops		P
Machine Shops		C
Welding Shops		C, A
Residential Uses		
Accessory Guest Houses		P
Accessory Dwelling Units		P
Boarding or Rooming Houses		N
Caretaker's Unit		P
Congregate Care Facilities		C
Day Care Centers, Small Family—1 to 8 Children		P
Day Care Centers, Large Family—7 to 14 Children		P
Duplexes		P

Group or Community Care Facilities—6 or fewer persons)		P
Group or Community Care Facilities—7 or more persons)		C
Home Occupation Businesses		P
Mobile Home Parks		N
Mobile Home or Manufactured Housing Units Single Lot		P
Multiple-Family, Apartments & Condominiums		P
Planned Residential Developments		P
Senior Housing Developments		P
Single-Family Dwellings		P
Restaurant		
Delicatessens		P
Fast-Food Restaurants—Without Drive-Thru ²		P
Fast-Food Restaurants—With Drive-Thru ²		C
Sit-Down Restaurants		P
Sit-Down Restaurant with Live Entertainment		C
Restaurants that serve alcohol		C
Service Organizations		
Philanthropic and Charitable Institutions		P
Service Organizations		P
Temporary Uses		
Street/Craft Fairs and Farmers' Markets		P
Temporary Structures Such as Subdivision Sales Offices		P
Seasonal Outdoor Sales (<30 days)		P
Outdoor Displays		P
Parking Lot Sales		P
Amusement Enterprises		C
Transportation Facilities		
Bus Passenger Terminals		C

Charter Bus Companies			C
Motor Vehicle Transportation (Taxi/Shuttle)			C
Transit Stations and Facilities			C
Truck Stops and Terminals			C
Utilities			
Utility Company Offices			P
Public Storage Facilities			C
Wind Energy Conversion Systems			See 17.11.140

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

1. See 17.02.070 to determine if a plot plan is required.

2. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

3. New liquor stores shall not be located within 1,000 feet of another liquor store. 4. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

(Ord. 920 §2, 9/2007; Ord. 1007, 12-20-2011; Ord. No. 1025, § 2, 9-18-2012; Ord. No. 1074, §§ 5, 6, 7-5-2016 ; Ord. No. 1100, §§ 4, 5, 5-15-2018)

Chapter 17.04 PERFORMANCE STANDARDS

17.04.010 Intent and purpose.

The performance standards identified in this section regulate the use of a building or land area. These performance standards were established to minimize potential risk to the public from hazards and to prevent the creation of nuisances and other conditions that are potentially harmful or discomforting. An additional purpose of these standards is to protect the environment, improve the appearance of the community, and to deter those conditions that may lead to blight.

(Ord. 920 §2, 9/2007)

17.04.020 Applicability.

Site planning and general development standards shall apply to all new construction, renovation, and alteration of existing uses or structures in all zone districts and land uses.

- A. *General Provision.* No building or land shall be used or constructed if it creates a dangerous, noxious, fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or air pollution; glare; or liquid or solid wastes in amounts that adversely affect surrounding areas.
- B. *Applicability.* The standards contained in this Chapter 17.03 shall be applied in addition to the development standards contained in this Title 17 for any given zone.
- C. *Interpretation.* Whenever the performance and development standards are different, the more stringent standard shall govern.

(Ord. 920 §2, 9/2007)

17.04.030 Property maintenance.

The following standards are established to regulate the maintenance of all properties, land uses, and structures in the City of Beaumont:

- A. *Abandoned Vehicles.* Abandoned and inoperable automobiles and recreational vehicles shall not be kept on the driveways or in the yard areas of private property for more than seven days.
- B. *Refuse and Debris.* Debris, rubbish, and trash, including but not limited to discarded old furniture, appliances, boxes, toys, etc.; discarded building materials; and equipment and materials shall not be visible from public rights-of-way at any time and shall not be kept in the yard areas for more than seven days.
- C. *Dilapidated Structures.* Structurally unsafe buildings, including but not limited to those with known fire hazards; faulty weather protection broken roofs; windows and doors; partially constructed structures when construction has ceased; unoccupied buildings that are left open; hazardous fences or walls; abandoned signs; and damaged buildings shall be demolished, removed, or fenced to prevent public access.

- D. *Trash Receptacles.* Trash receptacles shall not be stored in any front yard with any residential zone.
- E. *Landscaping.* The landscaping of all properties must be maintained and watered.

(Ord. 920 §2, 9/2007)

17.04.040 Hazardous materials.

The United States Environmental Protection Agency (EPA) and the California Department of Health Services (DHS) identify hazardous materials and prescribe handling, use, and disposal practices. In order to protect the health and welfare of those persons living, working, or visiting the City of Beaumont, the use, storage, manufacture, or disposal of hazardous materials shall be regulated and monitored according to standards established by these agencies and as outlined in this Section.

- A. *Land Use and Structures Using Hazardous Materials.* A risk management and prevention program in accordance with the California Health and Safety Code, together with an inventory statement that is in accordance with federal, state, and local laws shall be prepared for all structures and land uses using materials identified as hazardous by the State of California Environmental Protection Agency (Cal EPA) and the United States Environmental Protection Agency (EPA).
- B. *Use of Flammable Materials.* The use and storage of flammable or explosive materials shall comply with all applicable ordinances. No open burning is permitted unless a written permit for such activity has been issued by the appropriate agency that is responsible for issuing permits and approvals.
- C. *Water Contamination.* No liquid or solid waste or similar material that contaminates the water supply, or interferes with the bacterial processes in sewage treatment or otherwise causes the emission of dangerous or offensive elements shall be discharged into the public sewer or private disposal system, except in accordance with the applicable requirements of the EPA.
- D. *Radiation Exposure.* No activity shall be permitted if it emits dangerous levels of radioactivity at any time. The term dangerous levels correspond to the applicable Federal and/or State standards for exposure.

(Ord. 920 §2, 9/2007)

17.04.050 Air quality.

The California Air Resources Board and the South Coast Air Quality Management District (SCAQMD) are the agencies responsible for the implementation of the Clean Air Act at the local level. In order to protect the health and welfare of those persons living, working, or visiting the City of Beaumont, the following performance standards with respect to air quality are outlined in this Section.

- A. *Smoke and Particulates.* No smoke of any type shall be emitted from a source in excess of SCAQMD standards. No elements of dust, fly ash, vapors, fumes, gases or other forms of air pollution shall be permitted in excess of the standards set by the SCAQMD or that can cause

damage to human health, animals, vegetation, or that can cause excessive soiling at any location.

- B. *Permits.* Before a building or occupancy permit is issued by the City, the applicant shall be required to show proof that he has secured the necessary permits from the SCAQMD or that the project is exempt from SCAQMD regulations as of the date of filing of the City application.
- C. *Enforcement and Standards.* In enforcing these regulations, the City shall use the same point of measurement as utilized by the SCAQMD.

(Ord. 920 §2, 9/2007)

17.04.060 Odors.

In order to protect the wellbeing of the community and to eliminate the blighting influences of odors, the following performance standards with respect to the generation of odors are outlined in this Section.

- A. *Odor Generating Activities.* Any process that creates or emits any odors, gases, or other odorous matter shall comply with the standards set by the South Coast Air Quality Management District (SCAQMD).
- B. *Quantified Standard.* No odors, gases, and odorous matter shall be emitted in quantities to be detectable when diluted in a ratio of one volume diluted air to four volumes clean air at the point of greatest concentration.

(Ord. 920 §2, 9/2007)

17.04.070 Light and glare.

Outdoor lighting, light trespass, and illumination requirements indicated in the City of Beaumont Outdoor Lighting Ordinance (Chapter 8.50) shall apply to all development in the City. The Outdoor Lighting Ordinance is incorporated into this Zoning Ordinance by reference.

(Ord. 920 §2, 9/2007)

17.04.080 Trash and Recycling.

State law requires the City to divert recyclable solid waste from landfills or pay substantial fines and penalties for failing to do so. Many solid waste and trash container enclosures constructed before the enactment of this Ordinance are not adequate to provide for the separation of household refuse and recyclable materials, including glass, plastics and paper. (Ord. 971, 10-5-2010)

17.04.081 Applicability.

Sections 17.04.082 through 17.04.084, inclusive, shall apply to the construction of, and additions or tenant improvements to, any residential, commercial or industrial structure, except single-family, detached residences.

17.04.082 Enclosure plans and specifications.

The applicant for any applicable development activity shall, as a condition of approval, submit for review and approval site plans and profiles of enclosures sufficient in number to serve the development. Such plans shall include the following information:

- A. *Trash and Recycling Containers:* Trash and recycling containers shall be shown on the site plan at grade;
- B. *Enclosure Accessibility:* Enclosures shall be accessible to solid waste and recycle collection vehicles. The site plan shall include a design for truck turn around movements, ingress and egress, and "keep clear" areas;
- C. *Location:* Enclosures shall not be placed in front or side setback areas, although the Director may approve enclosures in the front or side setback when screened from public view.
- D. *Adequate Capacity:* Adequate capacity for trash and recycling shall be provided, based upon the volume and tonnage expected to be generated by the proposed development, as estimated by the City;
- E. *Sizing:* Enclosures shall be sized to provide for both trash and recycling receptacles placed in a manner that will allow free access to either by collection trucks;
- F. *Design:* The design shall conform to the City's standard specifications, although alternative designs may be approved at the discretion of the Planning Director;
- G. *Signs:* Signs shall be permanently placed on enclosure walls and on trash and recycling containers to distinguish them. General instructions about how the recycle shall be posted, which shall include a prohibition against the disposal of oil, grease and hazardous waste. The signs shall include the name and phone number of the person responsible for the maintenance of the enclosure.

17.04.083 Inclusion of recycling receptacles in building design.

Office, commercial and retail, industrial and multi-family residential development projects of five or more units shall include appropriately sized receptacles for recyclable materials adjacent to trash containers in all common areas. Signs shall be posted to instruct users as to the proper separation of trash and recyclable materials.

17.04.084 Waiver of parking requirements for existing development.

In order to encourage recycling, the Community Development Director shall have the authority to reduce the number of required motor vehicle parking spaces provided for existing land uses in order to accommodate enclosures or recycling receptacles, provided that the enclosures meet the

design specifications in Section 17.04.082. If there is insufficient space to construct a combined trash and recycling enclosure, the Community Development Director shall have the authority to permit recycling receptacles to be located adjacent to existing trash receptacles.

17.04.090 Street improvement standards.

In order to promote the development of a comprehensive circulation and roadway network in the City, the following performance standards with respect to the street improvements are outlined in this Section.

- A. *Street Dedications and Improvements.* All streets shall be dedicated and improved to the width established in the Mobility Element of the City of Beaumont General Plan.
 - 1. Street improvements shall include curb and gutter, sidewalks, storm drains, landscaped parkway.
 - 2. Street dedication shall include a corner cut-off area at intersections.
 - 3. Whenever uncertainty exists regarding the need for street dedication and improvement, the Director of Public Works or his designee shall determine the need for dedication or improvement based upon studies and analysis and information contained in any applicable plans.
- B. *Street Dedications Standards.* To mitigate potential problems associated with project generated traffic and circulation, dedication of street right-of-way and construction of street and related improvements may be required as a condition of approval of permits issued in compliance with this title. The following standards shall govern any street dedication or improvement:
 - 1. No new construction or renovation shall be granted utility connections and a certificate of occupancy until one-half of the street along the entire length of the lot frontage is dedicated and improved according to City standards. For development of a portion of a lot, dedication and improvement shall apply only to abutting streets of that portion of the lot. A bond may be placed in lieu of improvements until the Director of Public Works deems it practical to construct the improvements.
 - 2. The maximum area of land required for dedication shall not exceed 25 percent of the total lot area.
 - 3. Additional street improvements shall not be required when the abutting street is already improved according to City standards.
 - 4. A deed granting an easement for a public street shall be submitted to the City Engineer before approval of any permit is issued.

(Ord. 920 §2, 9/2007)

17.04.100 Utilities.

The following performance standards with respect to the provision of utilities and infrastructure are outlined in this Section to ensure the service demands of existing and future development are met.

- A. *Provision of Utility Connections.* The developer or owner of a property shall be responsible for utility service connections, in cooperation with the utility company.
- B. *Under-grounding of Utility Lines.* In order to protect the public safety and improve the appearance and functioning of the community, all electrical distribution lines of 16 kilovolts or less, telephone, cable television, and similar wires that provide customer services shall be installed underground, except for:
 - 1. Utility poles within six feet of the rear lot line used for terminating underground facilities.
 - 2. Temporary utilities while construction is ongoing.
 - 3. Risers and poles as provided by developer or owner.
 - 4. Meter boxes, terminal boxes, and similar equipment.
 - 5. Transformers, except that all transformers shall be located in vaults.
 - 6. Infill development in R-SF Zones where existing overhead lines serve the area, subject to the approval of the Director of Community Development.
- C. *Electrical Disturbance.* No activity shall be permitted if it causes electrical disturbance that affects the operation of equipment located beyond the property line. Radio, television, and microwave transmitters shall be suitably wired, shielded, and controlled so that they do not emit electrical waves or impulses that may affect other electronic devices or equipment.

(Ord. 920 §2, 9/2007)

Chapter 17.05 OFF-STREET PARKING AND LOADING STANDARDS

17.05.010 Purpose and authority.

The purpose of this section is to ensure that all land use and development in the City of Beaumont have sufficient parking in order to prevent or alleviate congestion. Parking and loading areas shall be provided in accordance with this section when a building or structure is constructed, or a new use is established. Additional off-street parking shall be provided in accordance with this section if an existing building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use. The number of parking spaces and loading berths shall be in proportion to the need for such facilities created by the particular type of use. Off-street parking and loading areas shall be laid out in a manner that will protect the public safety and ensure their usefulness. Provide adequate off-street parking facilities, loading areas, and vehicle movement area associated with a use.

(Ord. 920 §2, 9/2007)

17.05.020 Applicability.

The minimum standards of this Chapter 17.05 shall apply to all new construction, expansion, renovation, conversion, and alteration of existing uses or structures in all zone districts. Off-street parking spaces shall be provided at the time of commencement of the use of the land or construction of the building, or at the time of renovation, conversion, alteration, or expansion by adding floor area, dwelling units, rooms, beds, or seats to a structure or to changes in occupancy or the enlargement of a commercial or industrial building.

(Ord. 920 §2, 9/2007)

17.05.030 General provisions.

This Section outlines the general requirements for parking in the City of Beaumont. The following parking regulations will be applicable to all development in the City.

- A. *Maintenance of Parking Areas.* All covered or uncovered off-street parking and loading facilities required by Chapter 17.05 shall be permanently reserved for parking and loading purposes. All parking facilities, including but not limited to curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping and wheel stops, etc., shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions and stored material.
- B. *Restrictions Regarding Use of Parking Areas.* Required parking spaces and areas shall not be used for the sale or display of goods and services, nor for the sale, display, repair or dismantling of motor vehicles, nor for the storage of inoperable or unlicensed vehicles, unless otherwise permitted by subsection C below.

- C. *Truck Parking Prohibited in Residential Zones.* The parking of commercial vehicles weighing 6,000 pounds or more shall be prohibited in all residential zones . This restriction shall apply to both on-street and off-street parking.
- D. *Temporary Parking.* Parking areas in any zone may be used for temporary, special events with authorization from the owner or operator of the parking area and the Community Development Director. The Community Development Director may impose conditions to mitigate any adverse effect on surrounding properties. Provisions outlined in 17.03 (Temporary Use Permits and Special Events) shall govern the procedures and conditions for the application and approval of a temporary use/special event permit.

(Ord. 920 §2, 9/2007)

17.05.040 Parking requirements for land uses.

Each land use shall provide the minimum number of off-street parking spaces required by this section, except where a greater number of spaces are required through conditional use permit conditions of approval.

- A. *Off-street Parking Requirements.* Off-street parking and loading spaces with adequate ingress and egress must be provided for any new structure and for any new use established; for any addition to or enlargement of an existing structure or use; or for any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking or loading spaces to be required. For any addition or any enlargement of an existing structure or use, or for any change of occupancy or manner of operation that would increase the number of parking or loading spaces required, the additional parking or loading shall be required only for such addition, enlargement, or change and not for the entire structure or use. Table 17.05-1 specifies the number of off-street parking spaces required for permitted land uses.

Table 17.05-1 Off Street Parking Requirements		
Land Use	Parking Required	Compact/Truck Parking
Residential		
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)	Not Applicable
Attached Single Family and Duplex Units	2 enclosed spaces/unit	Not Applicable
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)	Not Applicable

Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit. (at least 1 space must be covered)	Not Applicable
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants	Not Applicable
Commercial		
Assembly Use	1 space per 4 permanent seats. Where temporary seats are used, 1 space per 20 sf of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.
Banks/Financial Institutions	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.
Bars and Nightclubs	1 space per 75 sf gross floor area; plus 1 space per 2 employees on the largest shift	Compact: Maximum 10% where 20+ spaces are provided.
Churches and Other Religious Institutions	1 space per 3 fixed seats. Where no fixed seats are provided, 1 per 20 square feet of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.
Cinema	1 space per 3 seats.	Compact: Maximum 10% where 20+ spaces are provided. Compact: Not permitted.
Day Care • Day care center	1 space for every 7 children	Compact: Not permitted.
Gasoline Service Stations	1 space per 200 sf gross floor area; plus 1 space per service, bay; plus, any additional spaces, required for accessory uses such as retail or food service	Compact: Not permitted, Truck: 1 space per vehicle operated from site.
Retail Uses	1 space per 200 sf gross floor	Compact: Maximum 10% where 20+ spaces are provided. Truck: As required for service and delivery vehicles.
Professional Offices, other than medical	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.
Medical and Dental Offices	1 space per 250 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.

Restaurants, Fast Food ¹	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 10% where 20+ spaces are provided.
Restaurants, Sit-Down	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 25% where 20+ spaces are provided.
Trade or business school	1 space per 50 sf of gross classroom area	
Manufacturing		
General Manufacturing	1 space per 500 sf gross floor area.	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.
Office, accessory to manufacturing use	1 space per 250 sf gross floor area of office space.	Compact: Maximum 10% where 20+ spaces are provided.
Trucking and Truck Terminals	1 space per 1,000 sf gross floor area within any building.	Truck: Per loading requirements.
Warehousing	1 space per 1,000 sf gross floor area.	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.

¹ Minimum standard vehicle stacking capacity in a drive-through lane is eight vehicles.

Fractional Spaces. All fractional spaces shall be rounded up to the next highest whole number.

Combined Uses. When two or more uses are combined on a given site, the required parking shall be calculated as the combined total required for each individual use. Where two or more uses exist within a single building, parking shall be calculated based on the percentage of floor area devoted to each use.

Compact and Handicap Parking. The calculation of the number of compact and handicap parking spaces to be provided shall be based on the total number of spaces required. Handicapped (accessible) parking shall comply with standards set forth in Chapter 11 of the Uniform Building Code.

- B. *Unspecified Land Use.* If a land use is not specifically listed in Table 17.05-1, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. For uses not specifically mentioned, the requirements for off-street parking spaces shall be the same as for similar mentioned uses and the Planning Director shall determine in writing the parking requirements for the proposed project. In the event the determination of the Community Development Director shall be deemed unsatisfactory or unreasonable, the applicant may present the matter to

the Planning Commission in writing for posting on the agenda of a regularly scheduled Commission meeting, for determination.

- C. *Reduction of Spaces.* No reduction of required parking spaces shall be allowed, except through approval of a variance in accordance with the provisions of this Title 17.05.

(Ord. 979, 12/07/2010)

17.05.050 Access requirements.

Driveways providing ingress and egress to off-street parking spaces shall be designed, constructed and maintained as follows.

- A. *General Requirements.* All lots shall have adequate vehicular access from a dedicated and improved street or service road to permit unimpeded movement of goods and people. Visibility on streets and intersections shall not be blocked by signs, trees, hedges, fences, walls, or structures. Directional signs and graphics may be used to promote public safety and convenience.
- B. *Driveways.* The following requirements are applicable to driveways:
1. Driveways shall not be located where they would impede traffic on streets or through intersections.
 2. Driveways and aisles shall be maintained unobstructed at all times.
 3. The minimum driveway width shall be 12 feet per lane for a one-way driveway and 25 feet for a two-way driveway.
- C. *Aprons.* Each garage shall have an adequate paved area in front of the garage (apron) for maneuvering. The minimum paved apron width shall be 24 feet.

(Ord. 920 §2, 9/2007)

17.05.060 Parking facility standards and dimensions.

Off-street parking areas shall be provided on the subject site, outside of any public right-of-way, in compliance with this section.

- A. *Parking Stall Design.* Parking facilities shall be designed to conform to the following minimum guidelines and standards:
1. Parking spaces shall be located on the same lot as the use to which they serve, unless remote parking is permitted by the Community Development Director pursuant to the provisions of Section 17.05.80 (Remote Parking).
 2. Access to parking stalls shall not be taken directly from a public or private street or alley.
 3. The entrance to a private garage or carport shall be located a minimum of 24 feet from the street which the garage or driveway faces.

4. A 15-foot vertical clearance shall be maintained over all parking areas, driveways, and access points.
 5. Driveways serving a parking area with 20 or more spaces shall be designed with either one-way circulation or a double driveway system.
 6. No parking area shall be designed so that vehicles back into a street, except for single-family dwelling units.
 7. No parking space shall be located within 20 feet of the access driveway, except within the R-SF zone.
 8. All carpooling parking spaces and bicycle racks shall be located near the main entrance of the facility they are intended to serve.
- B. *Parking Space Dimensions.* Table 17.05-2 identifies the minimum required dimensions for parking stalls and aisles for standard, compact, and truck parking spaces. No more than a six-inch vehicle overhang into a landscaped area is permitted only when curb stops are not provided.

Table 17.05-2 Parking Space Dimensions					
Type of Parking	Angle	Stall Depth (Y)	Drive Aisle Width	Stall Width (X)	Section Width
Standard Parking Spaces	0°	9 feet	10 feet	24 feet	28 feet
	45°	19 feet ^(a)	14 feet	12 feet 9 inches	52 feet ^(b)
	90°	19 feet	26 feet	9 feet	64 feet
Compact Parking Spaces	0°	9 feet	10 feet	20 feet	25 feet
	45°	16 feet	14 feet	8 feet	43 feet
	90°	16 feet	26 feet	8 feet	64 feet
Truck Parking Spaces	0°	12 feet	24 feet	50 feet	52 feet
	45°	44 feet	32 feet	17 feet	120 feet
	50°	50 feet	46 feet	14 feet	145 feet
	90°	50 feet	60 feet	12 feet	160 feet

Notes:

^(a) 15'-10" for overlapped or herringbone layout

^(b) 45'-9" for overlapped or herringbone layout

- C. *Emergency Access.* Dedicated fire lanes to serve as access for fire vehicles and emergency apparatus from a public street shall be provided as set forth below and shall be posted as a fire lane:
1. If any structure is 50 feet from a right-of-way and more than 30 feet high; or
 2. If any structure is 150 feet from a right-of-way and 30 feet high or less; or
 3. If the structure or use is commonly associated with a fire or explosion hazard; or
 4. If the structure or use attracts a large congregation of people, as determined by the Fire Department.
 5. Fire lanes must be at least 25 feet wide. An alley can serve as a fire lane if it meets the requirements. Likewise, an appropriately designed buffer strip unobstructed by landscaping or structures, can serve as a fire lane.
 6. Projects with other characteristics, such as distance from the nearest fire hydrant, site design, etc., which inhibit fire control may require provision of a fire lane at the discretion of the Planning Director.
 7. Alternative means of fire control may be provided, subject to the approval of the Fire Department.

(Ord. 920 §2, 9/2007)

17.05.070 Parking required improvements.

Off-street parking areas shall be improved in compliance with this section.

- A. *Covering Materials.* All parking spaces, maneuvering areas, turnarounds, and driveways shall be paved with asphaltic concrete or Portland cement in accordance with standards set by the City Engineer/Director of Public Works.
- B. *Parking Stall Designations.* All parking spaces except those in garages or carports shall be marked with paint or other distinguishable material. Compact and handicap parking spaces shall be identified to preclude use by other vehicles.
- C. *Directional Signage.* Directional signs shall mark one-way entrances and aisles and shall be visible to drivers of vehicles using the facility.
- D. *Wheel Stops.* Bumper guards and wheel stops shall be provided as needed to protect buildings, structures, landscaping, and other vehicles.
- E. *Parking Area Lighting.* The lighting of parking areas shall be designed in accordance with the standards for light and glare in Section 17.05.080 of this Title.
- F. *Buffers.* Parking areas provided for commercial and industrial uses shall be separated from any adjoining residential zone, church, school, or park by a six-foot-high masonry wall.
- G. *Headlight Glare.* Where parking for any non-residential use is provided on any area of a lot whereby parking spaces or vehicle maneuvering areas will result in vehicle lights shining onto a public street, a wall or dense planting of shrubs or similar landscape material shall be

provided as a buffer between the parking/maneuvering area and the street. The height of the wall or landscaping shall not be lower than three feet.

(Ord. 920 §2, 9/2007)

17.05.080 Shared and remote parking.

Certain types of developments or combinations of land use within a specific development may be eligible for a parking reduction if it can be demonstrated that such development may benefit from shared parking. This section indicates the procedures applicable to development applications requesting either shared-parking or remote parking.

- A. *Special Study Required for Shared Parking.* Two or more uses may share parking facilities, subject to the approval of the Community Development Director and the provisions of this section. A parking demand analysis for the uses proposed to share parking facilities shall be prepared. The parking demand analysis shall be prepared by a registered traffic engineer. When such analysis demonstrates, to the satisfaction of the Director, that the uses have different peak parking requirements, then the parking space requirement may be reduced by the Director. In no event, however, shall the parking requirement be reduced below the highest peak parking requirement of the use demanding the most parking.
- B. *Conditions and Requirements for Shared Parking.* The following conditions must apply for shared parking to be permitted.
 - 1. The uses sharing the parking facilities shall be located on the same lot or contiguous lots.
 - 2. A legal agreement shall be signed by all parties sharing parking facilities. Such agreement shall be approved by the City Attorney and Community Development Director, shall be recorded with the County Recorder's Office, and shall continue to be valid upon change of ownership of any property subject to the agreement or any lawfully existing building or structure on said properties.
 - 3. Shared parking arrangements must be authorized by any discretionary permit issued for the use for which the parking is provided. Where no discretionary permit is required, such shared parking arrangements shall meet all other requirements of this Subsection B.
- C. *Remote Parking.* The following conditions must apply for remote parking.
 - 1. Remote parking may be permitted for multi-family structures and commercial and industrial uses, provided such parking facilities are located no more than 300 feet from the use they are intended to serve.
 - 2. A covenant for use of the lot for parking shall be required between the owner of the lot supporting the proposed use and the owner of the lot to be used for remote parking. The covenant for remote parking shall be prepared by the City and recorded with the County Recorder of the County. The covenant may not be revoked, modified, or canceled without the consent of the City.

3. Such agreements for remote parking shall be authorized by any required discretionary permit issued for the proposed multi-family structure or commercial or industrial use.
4. Where no other application is involved, a conditional use permit shall be required to authorize remote parking.

(Ord. 920 §2, 9/2007)

Chapter 17.06 LANDSCAPING STANDARDS^[1]

Footnotes:

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Editor's note— Ord. No. 1069, § 4(Exh. A), adopted Jan. 16, 2016, amended Ch. 17.06 in its entirety to read as herein set out. Former Ch. 17.06, §§ 17.06.010—17.06.110, pertained to landscape requirements, and derived from Ord. 963, adopted Nov. 17, 2009.

17.06.010 Purpose.

The purpose of this chapter is to establish minimum landscape standards to enhance the appearance of developments, provide shade, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscape areas, and ensure that landscape installations do not create hazards for motorists or pedestrians. All landscaping shall be planted and maintained according to Chapter 17.06.030 (Water-Efficient Landscape), and the landscape installation and maintenance guidelines in such a manner to maximize the growth, health, and longevity of the plantings.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.020 Applicability.

The regulations of this chapter apply to new and existing development, as follows. Deviations from the development standards of this article may be allowed on a case-by-case basis by the designated approving authority through site plan and architectural review.

- A. *New Projects.* New commercial, industrial, mixed-use, multifamily residential and single-family residential projects shall be reviewed by the designated approving authority to ensure landscaping is provided in compliance with the requirements of this Chapter.
- B. *Existing Development with New Construction.* Where an existing nonresidential, mixed-use, multifamily residential and/or single-family residential project requests an amendment that increases the building square footage by ten percent or more, the designated approving authority shall evaluate the existing landscape to ensure compliance with applicable requirements of this chapter.
- C. *Existing Development.* Where an existing nonresidential, mixed-use, multifamily residential and/or single-family project wants to make changes to existing landscape areas.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.030 Water efficient landscape requirements.

- A. *Intent:*
 1. Establish provisions for water management practices and water waste prevention;
 2. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new and rehabilitated projects;

3. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
4. To retain flexibility and encourage creativity through appropriate design;
5. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced by potable water not exceed a maximum water demand of 50 percent or 0.50 of its reference evapotranspiration (ET_o);
6. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced entirely by recycled water not exceed a maximum water demand of 70 percent or 0.70 of its reference evapotranspiration (ET_o);
7. To eliminate water waste from overspray and/or runoff;
8. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program;
9. To implement the requirements of the California Water Conservation in Landscaping Act 2006 and the California Code of Regulations Title 23, Division 2, Chapter 2.7;
10. To promote water conservation within new residential subdivision landscapes by prohibiting the use of natural turfgrass lawns within the front yards of new homes and promoting low water use plants and inert materials for a sustainable and marketable landscape design; and
11. To prohibit the new installation of natural turfgrass within medians and parkways within and along city maintained roads.

B. Definitions. The terms used in this chapter shall have the meaning set forth below:

"Backfilling" means to refill an excavation, usually with excavated material.

"Backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

"Check valve" or *"anti-drain valve"* means a valve located under a sprinkler head or other location in the irrigation system to hold water in the system to prevent drainage from the sprinkler heads or other irrigation device when the system is off.

"Distribution uniformity" or *"DU"* means the measure of the uniformity of irrigation water distributed over an area, typically expressed in a percentage and converted to decimal form for water use calculations.

"Emitter tubing" or *"sub-surface emitter dripline"* means the application of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines containing factory installed low volume drip emitters equally spaced to apply small volumes of water when installed per manufactures recommendations at or near the root zone of plants. The DU of this type of irrigation generally does not exceed 80 percent when plant spacing is random as each emitter is not dedicated to an individual plant but installed in a grid fashion. The DU of this type of irrigation generally does not exceed 85 percent when plant spacing is densely grouped in a

triangular or rectangular spacing as each emitter is not dedicated to an individual plant but installed in a grid fashion.

"Established landscape" means the point at which plants in the landscape have developed a significant root growth into the site. Typically, most plants are established after one or two years of growth.

"Estimated annual water use" or *"EAWU"* means estimated total water use per year as calculated by the formula contained in Section 17.06.030 D.b.13

"Functional turf" means the turf areas to be publicly and privately accessible and dedicated as active play and recreation areas such as parks, sports fields, and golf courses; where turf provides a playing field or where turf is needed for high foot traffic activities.

"Hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

"Invasive species" are non-indigenous species (e.g. non-native plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically. Lists of invasive species are included within the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan. Said lists are hereby incorporated by reference.

"Landscape architect" means a person who holds a license or is registered to practice landscape architecture in the State of California.

"Landscaped area" or *"LA"* means all of the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance (MAWA) calculation. The landscape area does not include footprints of buildings, structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open space and existing native vegetation).

"Local water purveyor" means any entity, including a public agency or private water company that provides retail water service to customers in the unincorporated area of Riverside County.

"Maximum applied water allowance" or *"MAWA"* means the upper limit of annual applied water allowed for the established landscaped area as calculated by the formula contained in Section 17.06.030 D.b.13.a.

"Mulch" means a layer of material applied to the surface of an area of soil on the ground to prevent excessive evaporation or erosion, to enrich the soil, inhibit/discourage weed growth, increase the rate of saturation, and reduce fluctuation in soil temperature. Mulch may be organic (such as bark mulch, wood chips) or inert (decomposed granite, gravel).

"Overhead sprinkler irrigation systems" means systems that deliver water through the air (e.g., impulse sprinklers, spray heads and rotors, etc.).

"Point source drip" or *"point to point drip"* means the application type of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines with a

dedicated field-installed low volume emitter or emitters at each specific plant. The DU of this type of irrigation generally does not exceed 90 percent.

"Potable water" means water that must meet Federal and State safe drinking water standards and is safe for human consumption and contact.

"Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is given in inches per day, month, or year. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances so that regional differences in climate can be accommodated. Reference evapotranspiration numbers shall be taken from the most current Evapotranspiration Zones Map developed by the California Department of Water Resources. For geographic areas not covered by the evapotranspiration zones map, data from nearby areas shall be used.

"Rehabilitated landscapes" means any re-landscaping of a project that requires a discretionary permit.

"Special landscape area" means an area of the landscape dedicated to edible plants, and areas dedicated to active play such as parks, sports fields, golf courses, where turf provides a playing field or where turf is needed for high traffic activities. Cemeteries shall also be considered as special landscape areas. These areas shall be allowed 1.0 ETo.

"Temporarily irrigated" means irrigation for the purposes of establishing plants, or irrigation which will not continue after plant establishment. Temporary irrigation is for a period of six months or less.

"Turf" or "turfgrass" or "lawn" means species of warm or cool season grasses that form a dense thick mat of roots. Mowing creates a dense even surface and increases the need for water regardless of season. Turf or turfgrass or lawn does not include artificial turf.

"Water-intensive landscaping" means a landscape with a WUCOLS IV plant factor of 0.61 or greater and categorized as high or between high and moderate.

"WUCOLS" means the publication entitled "Water Use Classification of Landscape Species IV" by the California Department of Water Resources (DWR) Water Use Efficiency Program, California Center for Urban Horticulture (CCUH), University of California Davis, and University of California Cooperative Extension (2014 or most current WUCOLS version).

C. Applicability.

1. The water-efficient landscape requirements contained in this chapter shall be applicable to all rehabilitated landscapes associated with residential uses (including single family and multi-family units/projects) with a total landscape area equal to or greater than 2,500 square feet which require a discretionary permit and/or approval; all new landscapes associated with residential uses (including single family and multi-family projects) which require a discretionary permit and/or approval; and all new and rehabilitated landscapes associated with commercial or industrial uses which require a discretionary permit and/or approval.
2. In the event covenants, conditions and restrictions are required for any permit subject to this chapter, a condition shall be incorporated into any project approval

prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping pursuant to the provisions of this chapter in connection with common area/open space landscaping. Additionally, such a condition shall require the covenants, conditions and restrictions to incorporate provisions concerning landscape irrigation system management and maintenance. This chapter shall not be construed as requiring landscaping of common areas or open space that is intended to remain natural. Covenants, conditions and restrictions shall not prohibit use of low water use plants or the replacement of turf with less water intensive plant species.

3. Recognizing the special landscape needs of cemeteries, new and rehabilitated landscapes within a cemetery are subject only to the provisions set forth in Sections 17.06.030E.1 and 17.06.030E.2 of this chapter.
 4. The following uses and/or projects are exempt from the provisions of this chapter:
 - a. Registered local, state or federal historical sites;
 - b. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than five years;
 - c. Mined land reclamation projects that do not require a permanent irrigation system; and
 - d. Botanical gardens and arboretums open to the public.
 5. If the local water purveyor has stricter requirements than called for in this ordinance, the project applicant is responsible for contacting the water purveyor to determine what the requirements are and for designing the plans to those requirements. The county will work with the project applicant to implement the water purveyor requirements.
- D. *Landscape Documentation Requirements.* An applicant proposing any new or rehabilitated landscape for a project subject to the requirements of section C of this chapter shall prepare and submit a construction document package (CDs) to the Community Development Director including the following:
1. All project information;
 2. A planting plan;
 3. An irrigation design plan;
 4. A soil management plan; and
 5. A grading design plan.

The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) as may be periodically amended by the planning director is hereby incorporated by reference to assist in designing, constructing, and maintaining a water efficient landscape and efficient irrigation system.

It is recommended that an applicant proposing any new or rehabilitated landscape that is designated for recycled water use consult with the appropriate local water purveyor early in the development review process to ensure that future recycled water facilities meet the projected demand and that the aforementioned plans when submitted comply with the applicable standards, approvals, and implementation requirements of this chapter, the local water purveyor, and any applicable maintenance entity.

Water systems for common open space areas shall use non-potable water if approved facilities are made available by the local water purveyor. Provisions for a non-potable water system shall be provided within the irrigation design plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the appropriate regional water quality control board and the Riverside County Health Department.

a. *Project information located on cover sheet:*

1. Date;
2. Name of applicant and contact information;
3. Name of project owner and contact information;
4. Project address including parcel and lot numbers;
5. Total landscape area in square feet;
6. Project type (e.g. new or rehabilitated; residential, commercial, or industrial);
7. Water supply (e.g. potable, well, recycled; use of recycled water is encouraged);
8. Applicant's signature and date with statement, "I agree to comply with the requirements of Chapter 17.06 and submit a complete Landscape Documentation Package."
9. Landscape Architect's information, stamp, and signature; and
10. Status of plans, e.g. "plan check set", "bid set", "construction set".

b. *Planting plan requirements:*

1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along city maintained roads are effectively prohibited.
2. Plant types shall be grouped together in regard to their water, soil, sun, and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high and moderate, moderate and low, low and very low. Deviation from these groupings shall not be permitted.

3. Trees for shade shall be provided for residential, commercial, and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation.
4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.
5. Plant selection for projects in high fire hazard areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code section 4291 and Riverside County Ordinance No. 695. Fire-prone plant materials and highly flammable mulches shall be avoided.
6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, conservation areas/reserves and other open space areas because of their potential to cause harm to environmentally sensitive areas.
7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three-inch layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one-half inches.
8. Mulching products used on slopes shall aid in slope stability.
9. Turf areas shall be used in response to functional needs as defined and in compliance with the water budget.
10. Decorative water features shall use re-circulating water systems.
11. Where available, recycled water shall be used as the source for irrigation and decorative water features.
12. Planting plans shall identify and site the following:
 - a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscaped area;
 - b. A planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size;
 - c. Designation of hydrozones;
 - d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;
 - e. Property lines, streets, and street names;
 - f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;

- g. Appropriate scale and north arrow;
- h. Any special landscape areas;
- i. Type of mulch and application depth;
- j. Type and surface area of water features;
- k. Type and installation details of any applicable stormwater best management practices;
- l. Planting specifications and details, including the recommendations from the soils analysis, if applicable.

13. Planting plans shall be prepared and have accurate and complete water budget calculations using one MAWA for the entire project and one EAWU formula for each hydrozone:

- a. Maximum applied water allowance (MAWA): Planting Plans shall be prepared using the following Water Budget: Formula for projects serviced by potable water sources and required not to exceed 50 percent or 0.50 ETo:

$$\text{MAWA (in gallons)} = (\text{ETo})(0.62)[0.5 \times \text{LA} + 0.5 \times \text{SLA}]$$

Formula for projects serviced entirely by recycled water sources and required not to exceed 70% or 0.70 ETo:

$$\text{MAWA (in gallons)} = (\text{ETo})(0.62)[0.7 \times \text{LA} + 0.3 \times \text{SLA}]$$

Where:

- ETo is reference evapotranspiration, local to the project;
- SLA is the amount of special landscape area in square feet;
- LA is total landscape area (including the SLA) in square feet;
- and

For the purposes of determining the MAWA, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

- b. Estimated annual water use (EAWU): EAWU for a given hydrozone is calculated as follows:

$$\text{EAWU (in gallons)} = (\text{ETo})(0.62)[((\text{PF} \times \text{HA})/\text{IE}) + \text{SLA}]$$

Where:

- ETo is reference evapotranspiration;
- PF is Plant Factor;
- HA is hydrozone area in square feet;

IE is irrigation efficiency (minimum 0.71);

SLA is the amount of special landscape area in square feet;

- c. Landscaping plans shall provide EAWU (in the same units as the MAWA) for the sum of all valve circuits in the irrigation hydrozone. The sum of all EAWU hydrozone calculations shall not exceed the MAWA for the project;
 - d. The plant factor used shall be from WUCOLS. The plant factor for low water use plants range from 0 to 0.39, for moderate water use plants range from 0.4 to 0.6, and for high water use plants range from 0.61 to 1.0.
 - e. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the factor of the higher water using plant used.
 - f. The surface area of a water feature shall be included in the high-water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.
 - g. Landscape concept plans not for construction shall be required to provide a complete and accurate MAWA calculation only.
14. Planting plans and irrigation design plans (17.06.030 D.c.) shall be drawn at the same size and scale.
15. The planting plan and irrigation design plans (17.06.030 D.c.) including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.
- c. *Irrigation design plan requirements:*
- 1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along city maintained roads is effectively prohibited.
 - 2. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.
 - 3. All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walks, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

4. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to real time weather conditions unless the use of the property would otherwise prohibit use of a timer. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (e.g., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology may be required, where necessary, at the discretion of the Community Development Director.
5. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.
6. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. Trees should be placed on separate irrigation valves from other plants (hydrozoned) with either bubblers or drip emitters. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency as required by the Landscaping Guide.
7. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.
8. The capacity of the irrigation system shall not exceed:
 - a. The capacity required for peak water demand based on water budget calculations within the required water window;
 - b. Meter capacity; or
 - c. Backflow preventer type and device capacity;
 - d. A velocity of five feet per second for polyvinyl chloride (PVC) materials and seven feet per second for copper and brass materials.
9. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer.

10. Within inert mulched planting areas, the use of point source drip irrigation is required to maximize water infiltration into the root zone. In 3" organic mulched planting areas where slopes are less steep than 4:1, the use of Emitter Tubing irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Low water use plants that require overhead spray may be exempted from this requirement but shall be grouped, spaced and hydrozoned independently on overhead spray. In 3" organic mulched planting areas where slopes are steeper than 4:1, the use of low volume irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Drip irrigation shall be installed under the mulch. If grading conditions require increased stability not obtainable through low volume drip methods then overhead irrigation will be permitted with proper justification at the discretion of the planning director.
11. Slopes greater than or equal to 4:1 shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation required to be submitted pursuant to this chapter, and if there is a clear demonstration that no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
12. Long-narrow, or irregularly shaped landscaped areas including functional turf areas less than ten feet in width in any direction shall be irrigated with subsurface irrigation or low-volume irrigation technology.
13. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface including DG walking trails or paths. There are no restrictions on the irrigation system type if the landscape area is adjacent to permeable surfacing or if no overspray and runoff occurs.
14. For the purpose of design, overhead irrigation shall be limited to the hours of 9:00 p.m. to 6:00 a.m. (nine-hour water window), no more than six days a week.
15. All irrigation systems shall be equipped with the following:
 - a. A smart irrigation controller as defined in Section 17.06.030 D.c.4 of this chapter;
 - b. A rain sensing device to prevent irrigation during rainy weather;
 - c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;
 - d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;

- e. A mainline pressure regulator when the static water pressure is 15 percent above the recommended operating pressure of the irrigation system;
 - f. Pressure regulation within each valve circuit to establish optimal operating pressure per manufacturers' recommendations;
 - g. Backflow prevention devices within a lockable cage or enclosure or other anchoring device to prevent theft; and
 - h. Risers shall not be used in high traffic areas.
16. Dedicated landscape meters shall be required for all projects greater than 2,500 square feet except single-family residences.
17. Irrigation design plans shall identify and site the following:
- a. Hydrozones:
 - 1. Each hydrozone shall be designated by number, letter or other designation;
 - 2. A hydrozone information table shall be prepared for each hydrozone;
 - 3. Each hydrozone shall be identified by a low, medium, or high priority designation in the event of a drought or water budgeting event as determined by the local water purveyor.
 - b. The areas irrigated by each valve;
 - c. Irrigation point of connection (POC) to the water system;
 - d. Static water pressure at POC;
 - e. Location and size of water meter(s), service laterals, and backflow preventers;
 - f. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;
 - g. Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per hour) and psi for each drip and low volume irrigation circuit;
 - h. Precipitation rate (inches per hour) for each irrigation circuit;
 - i. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;

- j. Irrigation system details and specifications for assembly and installation; and
 - k. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape.
18. For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and functional turf throughout the calendar year.
19. The planting plans (Section 17.06.030 D.b.) and irrigation design plans shall be drawn at the same size and scale.
20. The planting plan (Section 17.06.030 D.b.) and Irrigation design plans including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.
- d. *Soil management plan requirements:*
- 1. After mass grading, the project applicant shall:
 - a. Perform a preliminary site inspection;
 - b. Determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s), typically one test per every 25,000 square feet of landscaped area;
 - c. Conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and
 - d. Obtain appropriate soil sample(s).
 - 2. The project applicant shall submit soil sample(s) to a laboratory for analysis and recommendation. The soil analysis may include:
 - a. Soil texture;
 - b. Infiltration rate determined by laboratory test or soil texture infiltration rate tables;
 - c. pH;
 - d. Total soluble salts;
 - e. Sodium; and
 - f. Soil analysis recommendations.
 - 3. The project applicant shall prepare documentation describing the following:

- a. Soil type;
 - b. Identification of limiting soil characteristics;
 - c. Identification of planned soil management actions to remediate limiting soil characteristics; and
 - d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the county pursuant to the requirements of Section 17.06.030 F.3.
 - e. *Grading design plan requirements:*
 1. The landscape documentation submitted shall include rough/precise grade elevations prepared for the project by a licensed civil engineer.
- E. *Landscape Irrigation and Maintenance.* This section shall apply to all projects subject to the provisions of this chapter as set forth in Section 17.06.030 C.
1. Two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year. The irrigation schedule shall take into account the particular characteristics of the soil; shall be continuously available on site to those responsible for the landscape maintenance; and shall contain specifics as to optimum run time and frequency of watering, and irrigation hours per day. The schedule currently in effect shall be posted at the controller.
 2. A regular maintenance schedule and certificate of completion shall be submitted to the planning director, property owner, and water purveyor. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustments, and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas and removing any obstruction to irrigation devices. Repair of all irrigation equipment shall be done with the original equipment manufacturers installed components or equivalent/improved quality components.
 3. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this chapter.
 4. Information shall be provided to owners of new, single family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes.
- F. *Compliance/Plan Submittal Process.* Prior to issuance of a building permit for the project, the project applicant shall:
1. Submit all landscape documents for review and approval by the Community Development Director. The planting plan, irrigation design plan, and soils management plan shall be reviewed by a licensed or registered landscape architect to ensure that all components of the plans adhere to the requirements of this chapter. The licensed or registered landscape architect shall sign the plans verifying that the plans comply with this chapter. Any plans

submitted without the signature of a licensed or registered landscape architect shall not be accepted for review.

2. Prior to issuance of a certificate of occupancy or final inspection for the project, a regular maintenance schedule and a certificate of completion shall be submitted to the Community Development Director certifying that the landscaping has been completed in accordance with the approved planting, irrigation design, soil management, and grading design plans for the project. The certificate of completion shall be signed by a licensed or registered landscape architect and shall indicate:
 - a. Date;
 - b. Project information: Project name; project applicant name, telephone and mailing address; project address and location; and property owner name and mailing address;
 - c. Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached);
 - d. The landscaping has been installed in conformance with the approved planting and irrigation design plans;
 - e. Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached);
 - f. The smart irrigation controller has been programmed appropriately according to the parameters of each valve circuit;
 - g. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff;
 - h. A copy of the approved landscape documentation (Section 17.06.030 D), the irrigation schedule (Section 17.06.030 E.1) and the maintenance schedule (Section 17.06.030 E.2.) has been given to the property owner and local water purveyor; and
 - i. Verification that the maintenance schedule has been provided to the Community Development Director.
3. At a minimum, all landscape irrigation audits shall comply with the "Irrigation Association Certified Landscape Irrigation Auditor (CLIA) Training Manual" (3rd Edition, 2013 or most current) and shall be conducted by a certified landscape irrigation auditor. Any landscape irrigation auditor performing audits shall maintain a current certification as a CLIA from the Irrigation Association (IA).
4. The Community Development Director or his/her designee shall have the right to enter upon the project site at any time before, during, and after installation of the landscaping, to conduct inspections for the purpose of enforcing this chapter.
5. The Community Development Director shall have the discretion to interpret and determine suitable compliance based upon the intent of the chapter.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.040 Landscape requirement for nonresidential uses.

- A. *Commercial Use Landscaping Requirements.* Commercial Landscaping Requirements identifies the minimum required depth of landscaped areas adjacent to residential districts and public rights-of-way and the minimum required coverage of landscaping for commercial districts and specific commercial uses.
1. Landscape Depths Required:
 - a. Property Lines Adjacent to Residential Districts: Five feet.
 - b. Required Setback Adjacent to Public Rights-of-Way: Ten feet.
 2. This area shall be landscaped with plant materials.
 3. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, flagpoles, fountains, and other similar appurtenances.
 4. Landscaping shall be developed as usable landscaped open space and outdoor living and recreation area with an adequate irrigation system.
 5. Area shall be landscaped with plant materials designed to provide beautification and screening.
 6. The planting of shade trees on the south and west-facing sides of new buildings is encouraged.
- B. *Commercial Use Landscape Provisions.*
1. All non-paved areas shall be landscaped and maintained to control dust.
 2. Wherever off-street parking areas are situated across the street from property in a residential zone, a masonry wall or berm three feet in height shall be erected within the required landscape area, outside of the public right-of-way to adequately screen the residential properties.
 3. An automatic irrigation system shall be provided for all landscaped areas.
 4. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained in perpetuity subject to the following conditions:
 - a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
 5. No other usage or storage is permitted within required landscaped area.
- C. *Industrial Use Landscape Provisions.*
1. The required front yard and required side yard on the street side of a corner lot, except for the area occupied by necessary driveways and walkways, shall be landscaped with trees and other plant materials.

2. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained, subject to the following conditions:
 - a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
 - b. At least one-third of the total landscaped area shall be provided by trees, shrubs, and other plant material.
 3. An automatic irrigation system for the landscaped area shall be provided.
 4. No other usage or storage is permitted within the required landscaped area.
- D. *Landscaping Used for Screening.* This section indicates the requirements with respect to the landscaping of buffers.
1. *Landscaped Buffers for Industrial Uses.* A landscaped buffer shall be provided along the boundary of all industrially zoned property where it abuts a residential or commercial zone.
 2. *Walls.* Where a berm is provided, a three to six-foot-high masonry wall is allowed at the setback line with a berm to add to its height.
- E. *Parking Lot Landscaping Standards.*
1. Landscaping Requirements.
 - a. A minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.
 - b. All planter beds and tree planters shall be bordered by a concrete curb not less than 6 inches in height adjacent to the parking surface.
 - c. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.
 - d. All landscape areas shall be well maintained in perpetuity.
 2. *Screening Requirements.*
 - a. All off-street parking areas shall be screened to minimize the visual impact on adjacent streets and properties. No parking space shall be located within six feet of a street property line or back of sidewalk. Any open areas in the interiors shall be landscaped with appropriate plant materials.

- b. Open parking facility or a loading area shall be screened from a residential use adjoining or directly across a street or alley. Screening shall be six feet in height, except that screening to protect properties across a street may not be less than four feet in height.

Parking Lot Landscaping Requirements Exhibit



F. Tree Requirements.

1. The intent of this code is to improve and maximize the landscaping within the off-street open parking areas to provide 30 percent or more of shade coverage in ten years. In order to achieve this coverage, the applicant shall plant single-trunk, low-branching trees in windy areas, and design, where possible, north/south-oriented parking areas to provide maximum shade. Landscaping shall be provided and maintained to the extent that at least one medium- or large-scale tree is planted for every six parking stalls. A diversity of tree species is required.
2. The minimum size tree planted shall be no less than a 24-inch box tree.
3. Low water use and native plant materials shall be encouraged and used to the greatest extent possible.
4. Problematic trees having shallow or invasive roots or having brittle or weak branching structure shall be prohibited.
5. Where trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade wherever it is reasonably possible.

G. Landscape Maintenance Requirements.

1. Maintenance shall include, but not be limited to: proper pruning, watering, and fertilization of plants; periodic replacement of decomposed granite; irrigation system repairs and adjustments; removal, adjustment, and/or replacement of tree stakes;

and weed removal. All missing, dead, dying, or significantly injured tree(s) must be replaced. Unless otherwise approved, a replacement tree(s) shall be the same size and type as removed. The minimum size replacement tree(s) allowed shall be no less than a 24-inch boxed tree.

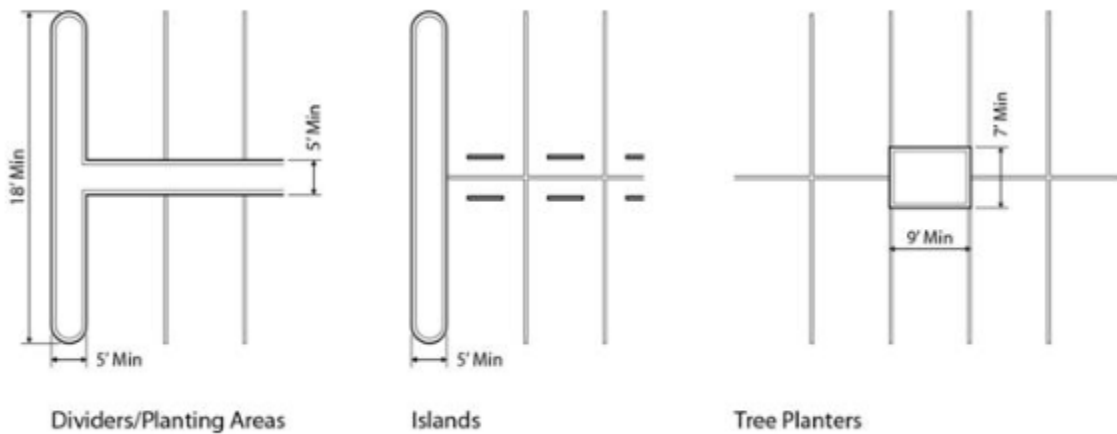
2. All significantly injured, decayed or dead trees, and trees found to be significantly damaged by improper pruning shall be removed and replaced by the landowner.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.050 Parking lot landscape requirements.

- A. Parking lot dividers, islands, planters, and planting areas shall be a minimum of five feet wide and ten feet long except that all new or retrofitted tree planters shall be a minimum of nine feet by seven feet, measured to the inside perimeter of the planter, and shall have no less than 48 square feet of permeable soil planting area.

Parking Lot Requirements Exhibit



- B. Parking lot tree irrigation requirements. Automatic irrigation systems within parking lots shall be installed. Trees shall be irrigated with drip emitters, bubbler heads, or subterranean low-volume drip system. Trees shall be irrigated separately from shrubs and ground covers.
- C. Parking lot tree maintenance and installation requirements. All plants and irrigation systems shall be installed according to approved plans. The owner shall guarantee the quality of work, health, and condition of plants and installation of materials including but not limited to plant types, size, spacing, and irrigation systems. Prior to final acceptance of the project, the City shall inspect and verify that the installation is in compliance with the approved plans and specifications. All corrections, adjustments, and/or replacement of landscape elements shall be done prior to final approval by the City.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.060 Landscape requirements for multiple-family uses.

- A. Multiple-family residential properties with four units or less shall meet the same requirements as single family uses (Section 17.06.080).
- B. Multiple-family residential properties with more than four units shall meet the intent of landscape coverage for commercial properties (Section 17.06.040). Projects shall meet the parking lot landscaping standards (Section 17.06.050) and the usable yard area requirements for the Multiple-Family Zone (Section 17.03.070).

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.070 Landscape requirements for mixed uses.

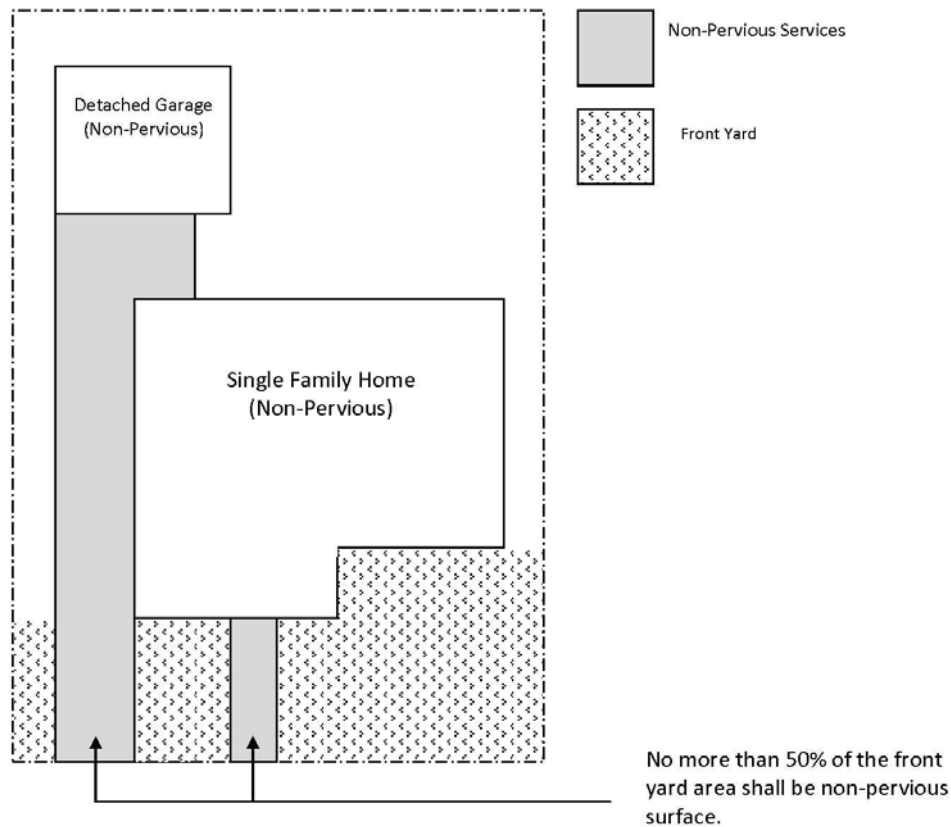
- A. Mixed use properties shall prepare detailed planting plan for the approval of the City. The plan shall take into account the landscape requirement for the different types of uses of the property.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.080 Landscape requirements for single family residential uses.

- A. For single family residential properties, no more than 50 percent of the front yard and street side yard area shall be non-pervious surface (e.g., used as a driveway). Deviations from these standards may be allowed through site plan and architectural review for small-lot single-family developments at the time of master home plan review or for small lot development (17.11.030.D) where these standards preclude the maximum lot coverage from being achieved.
- B. Remaining unpaved portion of the setback areas shall be landscaped, irrigated, and maintained. At least one-third of the landscaped area shall be provided by trees, shrubs, and other plant material. All other areas shall have wood chips, decorative rock, decomposed granite or other as approved by the Planning dept. All landscaping shall be maintained per the Beaumont Municipal Code and/or as often as necessary to prevent a nuisance. No junk, debris, or other similar materials shall be stored in the landscaped areas.
- C. Landscaping shall be designed to prevent irrigation water from flowing over paved surfaces. Techniques include:
 - 1. Offsetting any turf areas from driveways and sidewalks a minimum of 24 inches to prevent overspray from sprinklers.
 - 2. Using a subterranean irrigation system (versus spray irrigation) or drip irrigation system.
 - 3. Other water conservation techniques.
- D. A minimum of two 24-inch box shade trees are required within the front yard setback of all single-family residences. Additionally, the planting of shade trees on the south and west-facing sides of new single-family residences is encouraged.

Front Yard Coverage Exhibit



(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.090 Slopes.

- A. Cut and fill slopes equal to or greater than three feet in vertical height shall be planted with ground cover and shall be provided with an in-ground irrigation system to protect the slope from erosion and instability.
- B. Cut and fill slopes exceeding ten feet in vertical height shall be planted with approved trees and shrubs in addition to ground cover to protect the slope from erosion and instability.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.100 Maintenance.

- A. Property owners shall maintain the planting strip abutting each property regardless of whether the property is developed or not.
- B. Any tree, shrub, or part thereof on private property that overhangs any street or alley so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten days of written notice from the City.

- C. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right-of-way. Trees shall be trimmed to maintain a minimum clearance of ten feet above the sidewalk, 14 feet above a curb, 17½ feet at center in residential areas, and 17½ feet above the curb at bus stops.
- D. Front and side yards shall not be used for off-street parking of vehicles or loading spaces.
- E. The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants.
- F. Front, side, and rear yards shall not be used for off-street parking of vehicles or loading spaces unless on an approved surface.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.110 Street trees.

This section applies to street trees located within the public right-of-way.

- A. *Permitted Plantings.* Only trees approved by the Community Development Director shall be planted along a public street, alley, parking strip, public right-of-way, or parkway.
- B. *Responsibility for Maintenance.* Owners of a property fronting a public street or alley shall be responsible for the adequate watering of all street trees abutting that property and shall bear the cost of replacement of any street tree that dies.
- C. *Alteration or Removal.* No person shall plant, trim, or remove any tree or shrub on any, public street or right-of-way without approval of a permit by the Planning Department. Public utility companies and agencies shall be permitted to trim Trees to ensure the safe operation of their businesses.
- D. *Prohibitions.* The following acts in planting strips or parkway areas are prohibited:
 - 1. Construction of a tree well with diameter less than four feet or otherwise filling the ground area around a tree so as to shut off light, air, or water from the roots.
 - 2. Piling of any, building material, equipment, or other substance around any tree so as to cause injury.
 - 3. Pouring of any deleterious matter on or around any tree or on the ground or on any lawn in such a manner as to damage the tree.
 - 4. Cutting, breaking, defacing or damaging a tree in any manner whatsoever.
 - 5. Placing or allowing to remain in any parkway area any vegetation (other than an approved tree) or structure exceeding 18 inches in height.
 - 6. Posting or affixing to any City tree any bill, poster, picture, placard, announcement, notice, advertisement, or sign.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.120 Artificial turf/grass.

This section sets forth the requirements with respect to the use of artificial turf/grass in landscape areas and may be used to meet the requirements for plant material.

- A. Artificial turf/grass shall be allowed in all landscape areas subject to the following standards:
1. Artificial turf/grass shall be aesthetically similar to natural turf.
 2. Artificial turf/grass shall be maintained to the standards and aesthetics consistent to the time at which it was approved and installed.
 3. Artificial turf/grass shall have an artificial turf fiber blend that reduces heat absorption, has appropriate ultraviolet protection, and has a flammability rating that meets Fire Department Standards.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.130 Landscape water use efficiency enforcement.

- A. The City of Beaumont will rely on water purveyors to enforce landscape water use efficiency requirements. The City of Beaumont shall coordinate with local water purveyors and identify programs that enhance and encourage landscape water use efficiency such as:
1. Tiered water rate structure, or
 2. Allocation-based conservation water pricing structure, or
 3. A rate structure at least as effective as the above options, or
 4. Irrigation audits and/or irrigation surveys, or
 5. Penalties for water waste.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

Chapter 17.07 SIGNS

17.07.010 Purpose, needs, and goal interest served.

It is the purpose of this Chapter to make the City attractive to residents, visitors and commercial, industrial and professional businesses while maintaining economic stability and vitality through an attractive signing program.

- A. *Recognition of Needs; Goals.* The City recognizes the need for signs as a means to identify businesses and other necessary and beneficial activities within the community. The City finds that signing is an important design element of the physical environment. Provisions consistent with the goals and objectives of the community are necessary to ensure that the special character and image the community is striving for can be attained while serving business and other needs in the community. The City is striving to provide an economically stable and visually attractive community through high quality site planning, building designs, landscaping and signing. As a planned architectural feature, a sign can be pleasing and can harmonize with the physical character of its environment. Proper controls can achieve this goal and will make the City a more attractive place to live, work and shop.
- B. *Interests Served.* The City enacts this chapter to serve many important governmental, City and community interests, which include but are not limited to: community aesthetics and the promotion of the visual appeal of the City, promotion of economic activity, the promotion of safety for motorists and pedestrians.
- C. *Authority.* The City enacts this Chapter pursuant to the authority granted by the State Legislature and codified as Government Code section 65850.

(Ord. 920 §2, 9/2007)

17.07.020 Objectives.

The objectives of this section chapter are:

1. To allow for signage which is effective to direct persons to various activities and enterprises, in order to provide for public convenience;
2. To provide a reasonable system of controls for signs, to ensure the development of a high quality visual and functional environment;
3. To encourage signs which are well designed and pleasing in appearance;
4. To encourage a desirable urban character which has a minimum of overhead clutter;
5. To enhance the economic value of the community and each area thereof by reasonably limiting the size, number, location, design and illumination of signs;
6. To encourage signs which are compatible with on-site and adjacent land uses;
7. To help facilitate the establishment of identifiable special areas and enclaves in the community and to enhance important historic elements in such areas;

8. To preclude potential traffic and safety hazards through good signing;
9. To protect the general public health, safety and welfare of the community;
10. To regulate signs in a manner consistent with the General Plan; and,
11. To regulate signs in a manner consistent with the free speech rights guaranteed by the First Amendment to the United States Constitution and the liberty of speech and related provisions of the California Constitution.

(Ord. 920 §2, 9/2007)

17.07.030 Basic policies.

The policies stated in this section apply to all signs within the regulatory scope of this Chapter, and to all provisions of this Chapter, notwithstanding any more specific provisions to the contrary.

- A. *Enforcement Authority.* The Community Development Director is authorized and directed to enforce the provisions of this Chapter. The Director may designate one or more representatives of the department to implement the provisions of this Chapter.
- B. *Permits When Required.* No sign may be constructed, mounted, or displayed in the City unless the same is duly permitted pursuant to this Chapter, or is exempt from permitting, either pursuant to this Chapter or by other applicable law. In addition to the requirements of this Chapter, all signs constructed, mounted or displayed within the City must also satisfy all applicable safety codes (building, electrical, plumbing, grading, etc.) and all applicable requirements of other bodies of law.
- C. *Message Neutrality.* It is the City's policy to regulate signs in a constitutional manner, which is content neutral as to noncommercial signs and viewpoint neutral as to commercial signs.
- D. *Message Substitution Policy.* Subject to the landowner's consent, any noncommercial message may be substituted, in whole or in part, for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or any favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel; it does not allow the substitution of an offsite commercial message in place of an onsite commercial message, and it does not affect the requirement that a sign structure or mounting device be properly permitted.
- E. *Regulatory Interpretations.* All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy and message substitution policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Chapter, or whenever a sign does not qualify as a "structure" as defined in the California Building Code, then the Director shall approve, conditionally

approve or disapprove the application based on the most similar sign type that is expressly regulated by this Chapter.

- F. *Rules for Non-Communicative Aspects of Signs.* All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.
- G. *Billboard Policy.* The City Council finds that the City already has a sufficient number of billboards to satisfy the community's needs for offsite commercial messages, and that any new or additional billboards, which by their very nature cause serious esthetic harm, would negatively impact the appearance of the City. For these reasons, the City completely prohibits the construction, erection or use of any billboards, other than those which legally exist in the City, or for which a valid permit has been issued and has not expired, as of the date on which this provision is first adopted. This prohibition shall also apply to alterations, enlargements or conversions to digital displays (including changeable image displays that use light emitting diodes or functionally equivalent technologies) of legally existing billboards. The City adopts this policy pursuant to California Government Code section 65850, and California Business and Professions Code sections 5354(a) and 5408.3 (both effective January 1, 2003). No permit shall be issued for any billboard which violates this policy, and the City will take immediate abatement action against any billboard constructed, maintained, altered, enlarged or converted in violation of this policy. The City Council affirmatively declares that it would have adopted this billboard policy even if it were the only provision in this Chapter. The City Council intends for this billboard policy to be severable and separately enforceable even if other provision(s) of this Chapter may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This provision does not prohibit agreements to relocate presently existing, legal billboards, as encouraged by California Business and Professions Code section 5412.
- H. *Mixed or Multiple Use Zones.* In any zone where both residential and non-residential uses are allowed, whether such zones are now existing or created in the future, the signage rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located in the residential use where that type of use would be allowed as a matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.
- I. *Owner's Consent.* No sign may be displayed without the consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.
- J. *Legal Nature of Signage Rights and Duties.* As to all signs attached to property, real or personal, the signage rights, duties and obligations arising from this Chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this Chapter), or the ownership of sign structures.

- K. *Preservation of Existing Rights and Duties.* This Chapter does not abrogate any easements, covenants, or other existing agreements that are more restrictive than the provisions of this Chapter.
- L. *Sign Programs.* Sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated herein as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of these basic policies. All the provisions of this section shall automatically apply to and be deemed a part of any sign program approved after the date on which this provision is initially adopted.
- M. *Severance.* If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion, which may be held invalid or unenforceable.

(Ord. 920 §2, 9/2007; Ord. 967, 4-20-10)

17.07.040 Categorization of signs.

For purposes of this Chapter, signs within the City shall be classified in one or more of the following categories:

- A. *Animated Sign.* A sign designed to attract attention through movement or the semblance of movement of the whole or any part including, but not limited to, signs which swing, twirl, move back and forth or up and down; or signs which change color or shades of color or any other method or device which suggests movement.
- B. *Announcement or Bulletin Board Sign.* Signs, permanent in character, designed and constructed to accept changeable copy, handbills, posters and other temporary materials of a similar nature.
- C. *Awning Sign.* A sign painted or printed on the exterior surface of and awning. An alternative to a wall sign, permitted as same.
- D. *Banner.* A fabric or fabric-like material on which an advertising message is painted or otherwise affixed.
- E. *Billboard.* A permanent structure sign used for the display of offsite commercial messages.
- F. *Construction Sign.* A sign mounted on the site of a construction or remodeling project, for which a building permit is required and has been issued, displayed during the time period beginning with the issuance of the building permit and ending with the earliest of any of the following: expiration of the building permit, issuance of a certificate of occupancy, certificate of completion, final inspection, or the functional equivalent of any of them.

- G. *Directional Sign*. A sign that provides directional information for drivers, pedestrians, and travelers.
- H. *Electronic Message Sign*. A sign with the capability of presenting variable message displays by projecting an electronically controlled light pattern against a contrasting background and which can be programmed to change the message display periodically.
- I. *Flag*. A device, generally made of fabric or flexible materials, (usually cloth, paper or plastic), which displays visual colors, images, or symbols, typically those of governments, religions, causes, or organizations., or specific business activities.
- J. *Flashing Signs*. Lighted signs which disappear and reappear at periodic intervals, or are intermittently on and off, and which are placed so as to attract vehicular traffic with emphasis on the recurrence of lights. This definition includes beacons, searchlights, and klieg lights only when they are used for commercial purposes.
- K. *Monument Sign*. A sign with an overall height of six feet or less, standing directly on the ground or on a base where the supporting poles or structures, if any, are covered from public view.
- L. *Nameplate*. Signs identifying the occupant of the premises, the business and/or address.
- M. *Off-site sign*. A sign which advertises or informs in any manner businesses, services, goods, persons or events at some location other than that upon which the sign is located. The onsite/offsite distinction applies only to commercial messages.
- N. *Painted sign*. A sign painted or mounted on the exterior surface of a building or structure.
- O. *Pennant*. A display device, usually triangular in shape and made of flexible materials, such as cloth, paper or plastic, used primarily to attract attention of passersby.
- P. *Pole or Pylon Sign*. A sign with an overall height exceeding six feet and supported by one or more poles or pylons attached directly into or upon the ground.
- Q. *Portable Sign*. A sign designed and constructed so as to be easily moved. Such signs are usually not to a building or anchored to the ground. Common types include "A" frame signs, sandwich board signs, and sidewalk signs.
- R. *Poster Sign*. Any sign attached to the ground in a manner approved by the building official, which may be visible from adjacent streets or highways.
- S. *Projecting Sign*. A sign which is suspended from or supported by a building or wall and which projects outward from such building or wall a distance of 12 inches or more. Contrast: wall sign.
- T. *Real Estate Sign*. A sign which displays information regarding an economic exchange of which land or improvements thereon is the subject. Such signs are usually temporary in physical structure and display messages such as "for sale," "for rent," etc. A sign which announces vacancies at hotels, motels, and other places of short-term accommodation are not within this definition.
- U. *Revolving Sign*. A sign or a portion thereof, which rotates or revolves.

- V. *Roof Sign*. A sign supported by or attached to or projecting through the roof of a building or structure or projecting above the eave line or parapet wall of the building or structure.
- W. *Temporary Sign*. A sign which, by virtue of its lightweight or flimsy construction, is not suitable for long term display. Common temporary signs include banners, pennant valances, streamers, advertising balloon, inflated or air activated advertising devices, search lights, beacons, moving stuffed animals, or advertising displays constructed of cloth, canvas, light fabric, plastic, paper, cardboard, wallboard, wood or other light or similar materials used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, vehicle or other object.
- X. *Under Canopy Sign*. A sign attached to the underside of a projecting canopy perpendicular to the building frontage, commonly used for identifying the land use at that location.
- Y. *Vehicle Signs*. Signs on or affixed to trucks, vans, automobiles, trailers, or other vehicles which advertise or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of service from such vehicles.
- Z. *Wall Sign*. A sign which is in any manner affixed to any exterior wall of a building or structure, the exposed face of which is in a plane approximately parallel to the plane of the wall
- AA. *Window Sign*. A sign painted, attached, glued or otherwise affixed to a window, which is easily visible from the exterior of the building.

(Ord. 920 §2, 9/2007)

17.07.050 Definitions.

For purposes of this Chapter, the following words and phrases have the meanings stated in this section.

- A. *Administrator*. Same as Director.
- B. *Advertising Structure*. A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any poster bill, printing, painting or other advertisement of any kind whatsoever may be placed for advertising purposes.
- C. *Area of Sign*. The area of a sign shall include the entire area within a series of rectangles (maximum four per visual plane) whose outermost borders are defined by the outermost extent of any writing, representation, emblem, figure, character or separate sign surface. When letters comprising a sign message are placed on a background or field which is different in color or materials from the architectural features of the building on which the sign is mounted, the sign area shall be calculated as the entire area comprising the overall sign feature. In the case of a two-sided sign, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time. The supports or uprights on which any sign is supported should not be included in determining the sign area unless such supports or uprights are designed in such a manner as to form an integral background of the sign. In the case of any cylindrical or spherical sign, the total area shall be computed on the total area of the surface of the sign.

- D. *Awning*. Either a fabric covered appendage, or a temporary collapsible shelter of noncombustible materials supported entirely from the exterior wall of a building and used to create shade. Such a device is considered a sign only when it is also used to display an image or message.
- E. *Canopy*. A fixed overhead shelter used as a roof, which may or may not be attached to a building. Such a device is also a sign only when it is also used to display an image or message.
- F. *Changeable Copy*. Sign display copy, which may be changed without altering the physical structure or mounting device of the sign itself.
- G. *Commercial Complex*. Any group of three or more commercial uses on a parcel or combination of contiguous parcels which are generally served either by common access or common parking, or a large single commercial use occupying at least two and one-half acres with a minimum of 200 feet of street frontage.
- H. *Commercial message*. A message displayed on a sign that primarily concerns business, commercial or economic interests, or which proposes an economic transaction. Commercial messages may be onsite or offsite; however, the onsite/offsite distinction applies only to commercial messages.
- I. *Development*. A building wherein two or more separate independently owned or operated establishments are located.
- J. *Director*. The City's Community Development Director.
- K. *Establishment*. Any non-residential use of land involving permanent structures or buildings.
- L. *Face of Building*. The wall of a building, excluding any appurtenances, such as projecting fins, columns, pilasters, canopies, marquees, showcases or decorations, but including any required parapet wall.
- M. *Frontage*. The length of a lot along a street or other principal public thoroughfare, but not including such length along an alley, railroad or freeway.
- N. *Frontage of the Parcel*. On a lot with more than one frontage on a public street, the front footage of the parcel shall be determined by the measurement of the larger or largest frontage on a public street.
- O. *Height of a sign*. The distance from the average ground level immediately surrounding the base of the sign to the top of its highest element, including any structural or architectural element. Landscape mounding shall not be used to artificially alter the height of a sign.
- P. *Hospital or Medical Center Complex*. Any group of medical or hospital buildings under single ownership on a parcel or combination of parcels that contain a minimum of 20 acres or more.
- Q. *Industrial Complex*. Any group of three or more industrial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or single industrial use occupying at least 100,000 square feet of floor area.

- R. *Landscaped Planter*. An area specifically designated for plant materials that may be at, below or above grade.
- S. *Line of Sight*. The point of visibility from the street to an object, e.g., sign. The longer the line of sight, the further the sign is visible from the street.
- T. *Luminous sign*. A sign that emits light.
- U. *Mansard Roof*. A sloped, decorative roof element attached to the face of a building wall.
- V. *Noncommercial message*. A message or image displayed on a sign which concerns matters not included within the definition of commercial message. Noncommercial messages typically consist of expressions on the topics of politics, religion, philosophy, morals, and public controversies. The onsite/offsite distinction applies only to commercial messages.
- W. *Off-site or off-premises sign*. A sign whose message does not pertain or relate to the premises upon which the sign structure is mounted or constructed. The onsite/offsite distinction applies only to commercial messages.
- X. *On-site or on-premise*. As pertaining to signs, a message which concerns or relates to the same premises as that upon which the sign is mounted or displayed. The onsite/offsite distinction applies only to commercial messages.
- Y. *Office Complex*. Any group of three or more office uses on a parcel or combination of parcels that are generally served either by common access or common parking.
- Z. *Primary Street Frontage*. The street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. Each commercial complex or shopping center shall be allowed to designate only one primary street frontage. Where no single street frontage can be identified as the primary street frontage, or in cases of dispute as to which street frontage is the primary street frontage, the Planning Director shall designate the primary street frontage in conjunction with the review of proposed signs.
- AA. *Secondary Street Frontage*. A street frontage other than a primary street frontage.
- BB. *Shopping Center*. Same as commercial complex.
- CC. *Sign*. Any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area. However, the following are not within the definition of "sign" for regulatory purposes of this Chapter:
 - a. Interior signs: Signs or other visual communicative devices that are located entirely within a building or other enclosed structure and are not visible from the exterior thereof, provided the building or enclosed structure is otherwise legal;
 - b. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts);

- c. Symbols embedded in architecture: Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building which is otherwise legal;
- d. Personal appearance: Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, costumes (but not including commercial mascots);
- e. Manufacturers' marks: Marks on tangible products, which identify the maker, seller, provider or product, and which customarily remain attached to the product even after sale;
- f. Fireworks, etc.: the legal use of fireworks, candles and artificial lighting not otherwise regulated by this Chapter;
- g. Mass transit signage: Advertisements or banners mounted on trains or duly licensed mass transit vehicles that legally pass through the City;
- h. Certain insignia on vehicles and vessels: On street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, noncommercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool (not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;
- i. Gravestones or grave markers.
- j. Newsracks and newsstands.

DD. *Sign Structure*. The supports, uprights, bracings, guy rods, cables and other structural framework of a sign or outdoor display.

EE. *Window Area*. The total area of a window upon which signs, images or messages may be mounted. A group of windowpanes or panels can be considered one window if they are adjoining on the building face and are less than six inches apart.

(Ord. 920 §2, 9/2007)

17.07.060 Administration, permits, and appeals.

- A. *Sign Permit Required*. A sign permit shall be required prior to the placing, erecting, moving or reconstructing of any sign in the City, unless the subject sign is expressly exempted from the permit requirement by this Chapter or other applicable law. Signs requiring a permit shall comply with the provisions of this Chapter and all other applicable laws and ordinances.
- B. *Permit—Method of Application*. An application for a sign permit shall be made on forms as prescribed by the Director. Such an application shall be filed with the Planning Department. The application shall be accompanied by any fees or bonds as specified by City Council resolution.

- C. *Permit Application—Contents.* A sign permit application shall contain the location by street and number of the proposed sign structure, as well as the name and address of the owner and the sign contractor or erector. Three copies of the plans, fully dimensioned, shall be filed with the application, including:
1. Plot plan, fully dimensioned, showing location of all buildings and improvements and the location of each proposed sign together with the location, size and height of all existing signs on the premises/site. The street frontage shall be clearly indicated on the plan.
 2. Elevation plan, fully dimensioned, showing height and size of each proposed sign, colors, method of illumination and materials of construction, and if a wall sign, the exact location on the face of the building.
 3. Structural details and circulations prepared and signed by an engineer or architect registered in the State. Such details shall be required when the area of the sign exceeds five square feet and the height of the sign exceeds six feet.
 4. A statement by the owner of the proposed sign as to whether the sign is to display commercial or noncommercial messages, or both, and whether the display face will be permanent, changeable, or a permanent structure with changeable elements. If the proposed sign is to be used to display commercial messages, then the applicant shall also state whether the message is to be onsite or offsite.
- D. *Purpose and Method of Review.* The purpose of a permit is to ensure compliance with the provisions of this Chapter. After receipt of a complete sign application, the Director shall render a decision to approve, approve with modifications or conditions, or deny the sign request within 15 working days. Unless the applicant waives time, failure of the Director to issue a written decision within 15 working days shall constitute denial of the application. Such a review shall ensure that any sign proposal is in conformance with this Chapter and is consistent with its intent and purpose. In the event that the application is approved with modifications or conditions, those requirements shall not be based upon the proposed message content, sign copy, or design of the visual display of the sign.
- E. *Appeals.* All sign permit applications shall be initially reviewed by the Director. When the Director issues a decision on a sign permit application, or when the time for doing so has expired without a written decision, then the applicant or any concerned person may appeal first to the Planning Commission and then to the City Council. Appeal is effected by filing a written notice thereof with the City Clerk, and paying the applicable appeal fee as set by Resolution of the City Council. In each case, written notice of appeal must be filed with the City Clerk within ten days of when the decision was delivered or sent to applicant and all known concerned persons, or the last day on which a decision should have been timely rendered. In each case, the appellate body must conduct a hearing and consider evidence and render a written decision within 30 days. In the cases of appeal to the Planning Commission and the City Council, the hearing must follow normal procedures for agendaing and giving public notice. Unless time is waived by the applicant, any permit or approval on which the City does not render a definite decision within the required time shall be deemed

denied, and the time for appeal or filing judicial review shall commence on the last date on which the City could have issued a decision.

- F. *Judicial Review.* Following final decision by the City Council, any concerned person may seek judicial review of the final decision on a sign permit application pursuant to California Code of Civil Procedure section 1094.8.
- G. *Multiple Sign Applications.* When an application proposes two or more signs, the application may be granted either in whole or in part, with separate decisions as to each proposed sign. When an application is denied in whole or in part, the Director's written notice of determination shall specify the grounds for such denial.
- H. *Revocation or Cancellation.* The Director shall revoke any approval upon refusal of the holder thereof to comply with the provisions of this Chapter and/or the terms or conditions of any permit, after written notice of noncompliance and at least 15 days opportunity to cure.
- I. *Permits Issued in Error.* Any approval or permit issued in error may be summarily revoked at any time before substantial work in reliance upon the permit has been accomplished, by the City upon written notice to the holder of the reason for the revocation.
- J. *Interpretation of Provisions.* Whenever the application of this Chapter is uncertain, the Director may refer the matter to the Planning Commission for determination. All interpretations are to be made in light of the Basic Policies section of this Chapter.
- K. *Variances.* Applications for a variance from the terms of this Chapter shall be reviewed by the Planning Commission according to the variance procedures set forth in the Zoning Ordinance; however, variances shall be considered without reference to the proposed content, copy, or message of the proposed sign (other than the onsite/offsite distinction for commercial messages).
- L. *Uniform Sign Program.* All applications for approval of signs in a shopping center, commercial, industrial or office complex, a group of three or more businesses on a parcel or project site or for commercial recreation uses shall be submitted in the form of Uniform Sign Program accompanied by sketches and drawings to scale and dimensions showing details of construction, including connections and electrical plans, if any, and shall delineate the typical size, shape, design, material, coloring, lettering, lighting and position of the signage in relationship to the building form or place where it will be displayed. Scaled sketches of existing signs on the premises shall accompany the application.
- M. *Motorists' Line of Sight.* All sign locations shall be safe for traffic sight purposes. A sight distance study may be required with each monument or pylon sign being proposed in the Uniform Sign Program when located next to any right-of-way, sidewalk, driveway, or as designated by the Community Development Director.
- N. *Program Approval.* All sign programs shall be filed and reviewed as provided in this Chapter. Such Uniform Sign Programs shall be developed in full compliance with the requirements of this Chapter. No sign shall be installed which does not conform to the approved Uniform Sign Program.

(Ord. 920 §2, 9/2007)

17.07.070 General provisions.

- A. *Exempt Signs.* Subject to the qualifications and conditions stated in this section, the following signs are exempt from the application, permit and fee requirements of this Chapter. However, the exemption from the sign permit requirement does not exempt the proposed sign from safety code permitting, such as building, electrical, plumbing, grading permits, etc.
1. Permanent window signs not exceeding four square feet and limited to business identification, hours of operation, address and emergency information only;
 2. Real estate signs not exceeding four square feet in area of five feet in height, maximum one sign per parcel or lot, provided it is unlit and is removed within 15 days after the close of escrow or the rental or lease has been accomplished;
 3. Contractor or construction signs: One sign shall be permitted on a construction or remodeling site. The sign may not exceed 32 square feet unless a larger sign is required by another body of law, in which case the smallest sign conforming to the law shall be used. The construction sign may not exceed eight feet in overall height and shall be set back from the property line by at least ten feet. Construction signs must be removed at the earliest of issuance of certificate of occupancy, certificate of completion, or final inspection check off, or their functional equivalent.
 4. Future tenant identification sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of the property and where this information may be obtained. Such sign shall be limited to one per street frontage and to a maximum of 32 square feet in area and eight feet in overall height for parcels containing ten acres or less. For parcels greater than ten acres, one sign is permitted for every 600 feet of street frontage and is limited to 64 square feet in area per side and 15 feet in overall height. Such signs may also be placed along the freeway at 1,000-foot intervals, not to exceed 150 square feet in area per side and 20 feet in overall height. Further, such signs shall be placed no less than ten feet from any property line. Any such sign shall be removed upon completion of such project;
 5. Real estate signs on industrial, commercial or agricultural property: One sign per street frontage not to exceed 32 square feet; no such sign shall exceed eight feet in overall height and shall be set back from the property line at least ten feet. Where a property has in excess of 600 linear feet of frontage, one additional sign is permitted for each 600 linear feet of street frontage.
 6. Real estate signs on residential properties: one sign not exceeding eight square feet in area per display face, not more than two display faces, maximum height five feet, setback from the property line at least five feet.
 7. Memorial tablets, plaques, or directional signs for community historical resources, installed by a recognized historical society or civic organization;
 8. Directional signs not exceeding three square feet in area;
 9. Residential building identification signs used to identify individual residences and not exceeding two square feet;

10. Official and legal notices issued by the court, public body, person or officer in performance of his public duty or in giving any legal notice;
11. Directional, warning, identification, or informational signs or structures required or authorized by law or by federal, State, County or City authority;
12. Flags. Flags on commercial, industrial, or agricultural properties:
 - a. Maximum number of flags for property less than one acre: three; maximum height of flag poles: 30 feet; maximum area of each flag: 60 square feet (measured one side only).
 - b. Maximum number of flags for property one acre or larger: six; maximum height of flag poles: 30 feet; maximum area of each flag: 60 square feet (measured one side only)
 - c. Flags on residential properties less than $\frac{3}{4}$ acre: maximum number of flags: three; maximum number of flag poles: one; maximum height of flag poles: 20 feet; maximum area of each flag: 40 square feet (measured one side only). No flags displaying commercial messages, images or symbols may be displayed in residential zones.
 - d. Flags on residential properties $\frac{3}{4}$ acre or larger: maximum number of flags: three; maximum number of flag poles: one; maximum height of flag poles: 30 feet; maximum area of each flag: 40 square feet (measured one side only). No flags displaying commercial messages, images or symbols may be displayed in residential zones.
13. Signs of public utility companies, indicating danger or which serve as an aid to public safety or which show location of underground facilities or public telephones;
14. Safety signs on construction sites;
15. *Political etc.* Signs displaying political or other noncommercial messages may be displayed on private property in any zone at any time under the message substitution policy of this Chapter.
 - a. In residential zones and on legal residential uses, in addition to the flag allowance, temporary or permanent signs displaying political or other noncommercial messages may be displayed at any time subject to:
 1. Maximum number of signs: not limited
 2. Maximum size of any one side (measured one side only): ten square feet.
 3. Maximum area of all signs combined: 20 square feet.
 4. Maximum height: six feet.
 5. Placement shall be at least five feet from any sidewalk, property line or driveway and shall not obstruct any line of sight for traffic.

- b. In Commercial or industrial zones and on legal commercial or industrial uses on land one-half acre or less, temporary or permanent signs displaying political or other noncommercial messages may be displayed at any time subject to:
 - 1. Maximum number of signs: not limited
 - 2. Maximum size of any one side (measured one side only): ten square feet.
 - 3. Maximum area of all signs combined: 20 square feet.
 - 4. Maximum height: six feet.
 - 5. Placement shall be at least five feet from any sidewalk, property line or driveway and shall not obstruct any line of sight for traffic.
 - c. In Commercial or industrial zones and on legal commercial or industrial uses on land over one-half acre, temporary or permanent signs displaying political or other noncommercial messages may be displayed at any time subject to:
 - 1. Maximum number of signs: not limited
 - 2. Maximum size of any one side (measured one side only): 16 square feet.
 - 3. Maximum area of all signs combined: 64 square feet.
 - 4. Maximum height: eight feet.
 - 5. Placement shall be at least five feet from any sidewalk, property line or driveway and shall not obstruct any line of sight for traffic.
 - d. These limits on size, number and total area (but not height or placement) may be doubled during the time period which commences 45 days before and ends ten days after any general or special election.
16. Temporary window signs for any establishment in a commercial zone, and for commercial uses in industrial or industrial/business park zones when approved as part of a Uniform Sign Program, are allowed without permit subject to:
- a. Maximum window sign: 30 percent of the window area (on multi-story buildings, only the windows on the first floor may be counted), but in no event shall window signs exceed 150 square feet per street frontage.
 - b. The placement of the sign shall be located on the first floor only on multi-story buildings and shall not exceed 20 feet in height above finished grade on one-story buildings.
 - c. No temporary window sign shall be displayed continuously for more than 30 days.
17. Paper signs, which advertise "weekly specials", and similar signs which are rotated on a regular basis, shall have a fastening device for a more permanent look.

18. Residential garage or yard sale signs are allowed without permit subject to the following requirements:
- a. A permit for the garage and yard sale shall be obtained prior to the erection of any signs for such event.
 - b. A maximum of three signs are permitted.
 - c. Signs shall be limited to a maximum size of three-square feet each.
 - d. Signs shall only be placed on private property, and not in the public right-of-way or on utility poles.
 - e. Signs shall only be erected on the day of the event as permitted and shall be removed at sunset each day.
- B. *Prohibited Signs.* The signs described in this subsection are prohibited, unless some other more specific provision in this Chapter or other applicable law makes them allowable, either by permit or exemption from the permit requirement.
1. Roof signs;
 2. Flashing signs, except time and temperature signs;
 3. Animated signs;
 4. Revolving signs;
 5. Portable signs;
 6. Off-site commercial signs on permanent structures;
 7. Signs blocking doors or fire escapes;
 8. Light bulb strings and exposed tubing, except for temporary uses such as Christmas tree lots;
 9. Banners, flags, pennants and balloons, except for special events as provided for in this Chapter;
 10. Inflatable signs or signs designed to be air activated, floated or flown, including balloons used for commercial advertising purposes, kites or other serial signs that are made of any electrically conductive material;
 11. Signs, posters, advertisements, etc., attached to utility poles, shall be prohibited;
 12. Exposed raceways
- C. *Roof Signs.* Roof signs may be used only in the event no other signing alternatives are available. Roof signs may be permitted if architecturally designed and built into the roof structure. Such design shall be compatible in design and materials with the building.
- D. *Signs Related to Inoperative Establishments.* Signs promoting activities or establishments which are no longer in operation shall be removed from the premises or the sign copy shall be removed or obliterated within 60 days after the premises has been vacated. Any such sign

not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this Chapter.

E. *Enforcement, Penalties and Abatement.*

1. Any violation of this Chapter shall be deemed to be a continuing violation until the violation has been corrected.
2. Violation of any of the provisions of this section shall constitute a nuisance and a Zoning ordinance violation.
3. Notwithstanding any other provision of this Chapter, the City Attorney, upon the direction of the City Council, may commence an action in a court of competent jurisdiction to obtain an injunction prohibiting the construction, erection, maintenance or display, or requiring the removal, of any sign that is in violation of any of the provisions of this section. In any such action, the City shall be entitled to recover its costs and its reasonable attorney's fees.
4. The owner or other person entitled to possession of a sign which is removed, stored and/or destroyed pursuant to any provision of this section shall be liable to the City for the cost of the removal, storage and/or destruction and the City may recover the same through an action commenced in a court of competent jurisdiction together with the City's court costs and reasonable attorney's fees.
5. Any illegal sign within the public right-of-way is found and declared to be a public nuisance, and such sign may be abated by the City as follows:
 - a. If the address of the owner or other person entitled to possession of the sign is known, notice of the City's intention to remove and destroy the sign, stating the date after which sign will be removed and destroyed, shall be mailed to the owner or other person entitled to possession by certified mail, return receipt requested at least ten days before the date. If the address of the owner or other person entitled to possession is not known, the notice shall be affixed in a conspicuous place on said sign at least ten days before the date. The notice shall also set forth the provisions of this section.
 - b. The owner or other person entitled to possession of the sign may, before the removal date stated in the notice, file a written request for hearing with the Planning Department. The request shall identify the sign and its location, state the name and address of the owner or other person entitled to possession and set forth in detail the contentions why the sign should not be removed and destroyed.
 - c. If a request for hearing is filed, the Planning Commission shall hear the matter at a regularly scheduled meeting held not more than 30 days thereafter. After the hearing, the Planning Commission shall determine whether or not the sign is an illegal sign within the public right-of-way. The written decision of the Planning Commission shall be rendered within ten days after the hearing and a copy of the decision shall be mailed to the

owner or other person entitled to possession within seven days thereafter. Unless a notice of appeal is filed as provided for in this Chapter, the decision of the Planning Commission shall become final ten days after mailing.

- d. The owner or other person entitled to possession may file a notice of appeal with the City Clerk within ten days after the date of mailing of the Planning Commission's decision. If a timely notice of appeal is filed, the matter shall be heard by the City Council at a regular meeting scheduled not more than 30 days thereafter. After hearing, the City Council shall determine whether or not the sign is an illegal sign within the public right-of-way. The written decision of the City Council shall be rendered within ten days after the hearing and a copy of the decision shall be mailed to the owner or other person entitled to possession within seven days thereafter. The decision of the City Council becomes final ten days after mailing.
- e. Unless the owner or other person entitled to possession of the sign, on or before the removal date stated in the notice described in this section, files a written request for hearing with the Planning Department, the City may, at any time after said date, remove and destroy the sign. If a written request for hearing is filed then upon any final decision of the Planning Commission or the City Council determining that the sign is an illegal sign within the public right-of-way, the City may remove and destroy the sign.
- f. Notwithstanding any provision of this Chapter to the contrary, any illegal sign within the public right-of-way which constitutes a hazard to pedestrian or vehicular traffic may be removed immediately and stored by the City, at the expense of the owner, or other person entitled to possession, pending completion of the notification and hearing procedures set forth in this section.

F. Construction and Maintenance of Signs.

1. Every sign and all parts, portions, and materials shall be manufactured, assembled and erected in compliance with all applicable State, federal, and City regulations, the Uniform Building Code and the National Electrical Code.
2. Every sign and all parts, portions and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy or other unmentioned or damaged portion of a sign shall be repaired or replaced within 30 days following notification by the City. Noncompliance with such a request will constitute a zoning violation and will be enforced as such.

G. Flags (real estate sales and leasing). Commercial flags and banners are permitted in conjunction with an approved residential subdivision sales office or a commercial sales or leasing office, or an industrial sales or leasing office. Such flags shall conform to the following provisions:

1. A maximum of six may be used.

2. The flags or banners shall be no higher than 15 feet.
 3. The flags or banners shall be displayed in the immediate vicinity of the sales/leasing office. In no case shall the flags be allowed within the public right-of-way.
 4. In the case of a residential subdivision office, the flags may be maintained as long as a valid operating permit for the sales office remains in effect.
 5. In the case of a commercial office or industrial sales or leasing office, the flags may be maintained until 75 percent of the spaces have been leased.
 6. The maximum size of any one flag shall not exceed 15 square feet. All flags shall be maintained in good condition; torn or worn flags shall be replaced.
- H. *Roof Signs.* Roof signs may be used only in the event no other signing alternatives are available. Roof signs may be permitted if architecturally designed and built into the roof structure. Such design shall be compatible in design and materials with the building.
- I. *Inoperative establishments.* Signs pertaining to activities or businesses which are no longer in operation shall be removed from the premises or the sign copy shall be removed or obliterated within 60 days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this chapter.
- J. *Enforcement, penalties and abatement.*
1. Any violation of the provisions of this section shall be deemed to be a continuing violation until the violation has been corrected.
 2. A violation of any of the provisions of this section shall constitute a nuisance and a zoning ordinance violation.
 3. Notwithstanding any other provision of this section, the City Attorney, upon the order of the City Council, may commence an action in a court of competent jurisdiction to obtain an injunction prohibiting the construction, erection, maintenance or display, or requiring the removal, of any sign that is in violation of any of the provisions of this section. In any such action, the City shall be entitled to recover its costs and its reasonable attorney's fees.
 4. The owner or other person entitled to possession of a sign which is removed, stored and/or destroyed pursuant to any provision of this section shall be liable to the City for the cost of the removal, storage and/or destruction and the City may recover the same through an action commenced in a court of competent jurisdiction together with the City's court costs and reasonable attorney's fees.
 5. Any illegal sign within the public right-of-way is found and declared to be a public nuisance, and such sign may be abated by the City as follows:
 - a. If the address of the owner or other person entitled to possession of the sign is known, notice of the City's intention to remove and destroy the sign, stating the date after which sign will be removed and destroyed, shall be mailed to the owner or other person entitled to possession by certified mail,

return receipt requested at least ten days before the date. If the address of the owner or other person entitled to possession is not known, the notice shall be affixed in a conspicuous place on said sign at least ten days before the date. The notice shall also set forth the provisions of this section.

- b. The owner or other person entitled to possession of the sign may, before the removal date stated in the notice, file a written request for hearing with the planning department. The request shall identify the sign and its location, state the name and address of the owner or other person entitled to possession and set forth in detail the contentions why the sign should not be removed and destroyed.
- c. If a request for hearing is filed, the planning commission shall hear the matter at a regularly scheduled meeting held not more than 30 days thereafter. After the hearing, the planning commission shall determine whether or not the sign is an illegal sign within the public right-of-way. The written decision of the planning commission shall be rendered within ten days after the hearing and a copy of the decision shall be mailed to the owner or other person entitled to possession within seven days thereafter. Unless a notice of appeal is filed as provided for in this chapter, the decision of the planning commission shall become final ten days after mailing.
- d. The owner or other person entitled to possession may file a notice of appeal with the City Clerk within ten days after the date of mailing of the planning commission's decision. If a timely notice of appeal is filed, the matter shall be heard by the City Council at a regular meeting scheduled not more than 30 days thereafter. After hearing, the City Council shall determine whether or not the sign is an illegal sign within the public right-of-way. The written decision of the City Council shall be rendered within ten days after the hearing and a copy of the decision shall be mailed to the owner or other person entitled to possession within seven days thereafter. The decision of the City Council becomes final ten days after mailing.
- e. Unless the owner or other person entitled to possession of the sign, on or before the removal date stated in the notice described in this section, files a written request for hearing with the planning department, the City may, at any time after said date, remove and destroy the sign. If a written request for hearing is filed then upon any final decision of the planning commission or the City Council determining that the sign is an illegal sign within the public right-of-way, the City may remove and destroy the sign.
- f. Notwithstanding any provision of this chapter to the contrary, any illegal sign within the public right-of-way which constitutes a hazard to pedestrian or vehicular traffic may be removed immediately and stored by the City, at the expense of the owner, or other person entitled to possession, pending completion of the notification and hearing procedures set forth in this section.

K. *Construction and Maintenance of Signs.*

1. *Code compliance.* Every sign and all parts, portions, and materials shall be manufactured, assembled and erected in compliance with all applicable state, federal, and City regulations, the uniform building code and the national electrical code.
2. *Maintenance.* Every sign and all parts, portions and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy or other unmentioned or damaged portion of a sign shall be repaired or replaced within 30 days following notification by the City. Noncompliance with such a request will constitute a zoning violation and will be enforced as such.

(Ord. 920 §2, 9/2007; Ord. No. 1071, §§ 4(Exh. A), 5(Exh. B), 5-17-2016)

17.07.080 Signs permitted in all zones.

- A. *Permitted Signs.* Generally, Sign permits shall be issued for signs included under this section, provided the signs are in compliance with the qualifications stated in this section, and all other applicable laws and ordinances.
- B. *Directional Signs.*
 1. Private party directional signs shall be designed, constructed and mounted so as to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists while parking their automobile.
 2. Private party directional signs may not contain commercial advertising material.
 3. Private party directional signs are not be allowed within the public right-of-way.
 4. Private party directional signs shall not exceed four square feet in area, per side. In the case of a ground sign, the overall height shall not exceed four feet.
- C. *Special Event Signs.* Special event signs shall be permitted when they comply with the provisions of this subsection. Such signs are permitted for a limited period of time in any zoning district in connection with a special temporary event, such as (by way of example and not limitation), grand openings, parades, marches, demonstrations, carnivals, festivals, charitable events, special holiday season displays, etc., when such events comply with all applicable laws. Applicants for a special event signs shall submit a letter to the director that describes the proposed event by location, area and time duration. The application shall be processed in the same manner, and subject to the same appellate procedures, as an application for a sign permit. Special event sign permits shall be limited to the following provisions:
 1. No more than one special event sign shall be permitted per special event and may be in the form of a banner or pennant.

2. The special event sign shall be a maximum of 50 square feet in area (measured one side) and shall be no higher than ten feet in the case of a ground sign.
 3. Special event signs shall be limited to cumulative total of 45 days per calendar year.
- D. *Permitted Signs—On-site Subdivision Signs.* Onsite subdivisions may display signs which conform to the following:
1. One temporary on-site subdivision sign not to exceed 64 square feet total for two sides or 32 square feet for one side and a total overall height of 15 feet may be permitted on each primary street frontage of the property being subdivided, not to exceed two such signs for all phases of any subdivision (interior streets of the subdivision are not recognized as a main street frontage).
 2. Such signs shall be removed within ten days from the date of the final sale of the land and/or residences.
 3. Signs shall be maintained in good repair at all times.
 4. A cash deposit of \$500.00 per sign shall be deposited with the sign application to ensure compliance with this section and removal of such sign. The deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.
- E. *Permitted Signs—Temporary Subdivision Directional Signs.* The following signs may be permitted in any zoning district subject to the provisions listed:
1. A maximum of six signs may be used to lead customers to the site.
 2. Signs shall be no larger than 600 square inches and shall be grouped on a two-sided sign structure as shown in exhibit A. the City may, from time to time, develop or amend the design details for this sign structure.
 3. A sign structure shall be located not less than 600 feet from an existing or previously approved sign site. Further, each sign may only contain the name of the subdivision, and a directional arrow as shown on exhibit B.
 4. The placement of each sign structure shall be reviewed and approved by the Planning Director, who shall base the decision on non-communicative aspects of the sign.
 5. Signs placed on private property shall require the written consent of the property owner, to be filed with the Community Development Director prior to issuance of a permit. Signs in the public right-of-way shall be reviewed and approved by the public works director prior to issuance of the sign permit and shall require approval of an encroachment permit.
 6. A sign location plan shall be prepared showing the site of each directional sign and shall be submitted to the planning department prior to the issuance of a sign permit.
 7. Any such sign approved for a particular subdivision within the City shall not be changed to advertise another subdivision.

8. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenance added to the sign as originally approved. Further, no other directional signing may be used, such as posters or trailer signs.
 9. All nonconforming subdivision signs associated with the subdivision in question must be removed prior to the issuance of a new sign permit.
 10. A \$500.00 cash deposit shall be placed with the City to ensure compliance with this subsection. Any sign placed contrary to the provisions of this section may be removed by the City and the cost of removal shall be deducted from the deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer.
 11. The sign(s) may remain on display only until the subdivision is sold out.
- F. *Signs on the Public Right-of-Way.* Signs on the public right-of-way, except where required by a governmental agency, shall require an encroachment permit and are limited to political or other noncommercial messages. The encroachment permit shall be on a form as provided by the City with information as deemed fit by the City Manager or designee to review compliance with section. A maximum of six encroachments per calendar year are permitted per applicant, organization, or candidate. The maximum time limit for signs to be on display is 30 days.
1. Signs that are 24" × 18" or 432 square inches and under have the following requirements:
 - a. Maximum number of signs: 50.
 - b. Maximum size: 24" × 18" or 432 square inches.
 - c. Placement requirements: Signs shall be placed a minimum of one foot from edge of sidewalk and shall not obstruct pedestrian traffic and a minimum of five feet from edge of curb or street pavement if no curb exists; No signs shall be placed in lawn areas, parks, medians, civic center, CRC, or other government buildings; signs shall not be attached to fences, traffic control posts, utility poles, or bus shelters; Signs shall be limited to one sign per block of street in each direction of travel in developed areas and limited to one sign per one-quarter mile spacing in each direction of travel for undeveloped areas.
 2. Signs that are over 24" × 18" or 432 square inches have the following requirements:
 - a. Maximum number of signs: 8.
 - b. Maximum size: 48" × 48".
 - c. Placement requirements: Signs shall be placed a minimum of one foot from edge of sidewalk and shall not obstruct pedestrian traffic and a minimum of five feet from edge of curb or street pavement if no curb exists; No signs shall be placed in lawn areas, parks, medians, civic center, CRC, or other government buildings; signs shall not be attached to fences, traffic control

posts, utility poles, or bus shelters; Signs shall be limited to one sign per block of street in each direction of travel.

- d. Applicant shall submit insurance naming the City as additionally insured in an amount as required by the City Manager.

(Ord. 984, 12-7-2010; Ord. No. 1071, § 6(Exh. C), 5-17-2016)

17.07.090 Signs in recreation, open space, residential and agricultural zones.

- A. *R-C (Recreation-Conservation) Zone.* Signs in the R-C Zone shall be limited to "for sale" signs in accordance with Section 17.07.070 of this Chapter and the following signs for commercial recreation uses, subject to approval of a Uniform Sign Program as described in Section 17.07.060.
 1. One monument sign for each street frontage, limited to five feet in height and 32 square feet in size.
 2. Building mounted signage not exceeding ten percent for any building wall.
- B. *Residential Zones.* The following signs shall be permitted in residential zoning districts:
 1. *Single-Family Residential Zone (R-SF).* Real estate for sale signs, and identification signs in accordance with Section 17.07.070.A(2) of this Chapter, and noncommercial signs per Section 17.07.070.A(15).
 2. *Multi-Family Residential Zone (R-MF).*
 - a. Real estate for sale signs in accordance with Section 17.07.070.A(2) of this Chapter.
 - b. A maximum of two signs indicating the name of the multiple-family dwelling, apartment or dwelling group shall be permitted. Such signs may include monument signs not exceeding six feet in height and/or wall-mounted signs. The total area of each sign shall not exceed four square feet for less than 12 units, or 12 square feet for 12 or more units. Signs attached to the wall of the building shall not extend above the roof or eave line. Such sign may project 12 inches maximum from the building face. Identification signs may be illuminated, either internally or externally; provided, that all lights are directed away from public rights-of-way and adjacent properties.
 - c. An illuminated directory sign shall be provided at each entrance of all multi-family complexes with more than 12 dwelling units. Directory signs shall provide a diagrammatic representation of the complex in accordance with the requirements of the Fire Department
 - d. Noncommercial signs per Section 17.07.070.A(15) of this Chapter.
- C. *Rural Residential (R-R) Zone.*
 1. Real estate for sales signs and identification signs in accordance with Section 17.07.070.A(2) of this Chapter.

2. Signs for produce sales, subject to approval of a Uniform Sign Program in accordance with Section 17.07.060.L of this Chapter.
 3. Noncommercial signs per Section 17.07.070.A(2) of this Chapter.
- D. *Traditional Neighborhood Residential (R-TN) Zone.* The R-SF Zone sign standards shall apply to single-family dwellings, and the R-MF Zone sign standards shall apply to multiple-family dwellings.

(Ord. 920 §2, 9/2007)

17.07.095 Signs in urban village zone.

- A. *Urban Village Zone.* The R-MF Zone sign standards shall apply to multiple-family dwellings, and commercial zone sign standards (17.07.110) shall apply to commercial uses.

17.07.100 Signs in manufacturing zones.

- A. *M (Manufacturing) Zone.*
1. *Permitted Signs.* The following signs are specifically permitted for industrial complexes, subject to the approval of a Uniformed Sign Program in accordance with Section 17.07.060 B. of this Chapter:
 - a. *Wall Signs.* One wall sign is permitted for each wall face of the establishment, up to a maximum of four wall signs. If said signs display commercial images or messages, they shall qualify as "onsite" commercial messages. In no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or buildings primary frontage. In no event shall the area of any one wall sign exceed 100 square feet. Wall signs shall not occupy more than 70 percent of the storefront or unit width. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.
 - b. *Monument Signs.* One monument sign not to exceed 30 square feet in sign area may be permitted to identify separate businesses or uses in the industrial complex. The monument sign structure shall not exceed six feet in height. Additional monument signs may be permitted on parcels having more than one frontage if the signs are located at least 300 feet apart. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet and shall be located a minimum of five feet from any right-of-way, sidewalk or driveway.
 - c. *Pylon Sign.* One pylon sign not to exceed 100 square feet in sign area will be permitted to identify separate business or uses in the industrial complex. The pylon sign structure shall not exceed 20 feet in height. Pylon signs shall be placed in a landscaped area or planter of not less than 250 square feet.

Pylon signs shall be a minimum of five feet from any right-of-way, sidewalk or driveway.

- d. *Directional Signs*. A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.

2. *Signs Permitted for Uses Not in an Industrial Complex.*

- a. *Wall Signs*: One wall sign is permit for each wall face of the establishment, provided: There are not more than four wall signs for any one establishment; if the display is used for a commercial message, then it must be onsite commercial; in no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. A wall sign shall not occupy more than 70 percent of the storefront or unit width. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.
- b. *Monument Signs*: One monument sign not to exceed 30 square feet in sign area which may be permitted to identify a business. The monument sign structure shall not exceed six feet in height. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
- c. *Pylon Signs*: One pylon sign not to exceed 75 square feet in sign area will be permitted. The pylon sign structure shall not exceed 20 feet in height. Pylon signs for individual establishments which are not located within an industrial complex shall be subject to the approval of a sign permit by the Planning Commission, and shall require the applicant to demonstrate that the specific land use necessitates a pylon sign for visibility; in considering such an application, the Planning Commission shall consider only the non-communicative aspects of the sign. Pylon signs shall be placed in a landscaped area or planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
- d. *Directional Signs*: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.

B. *Special Signage Requires for Business Parks.*

1. *Permitted Signs*: The following signs are permitted for industrial complexes, subject to the approval of a Uniform Sign Program in accordance with this Chapter:
 - a. *Wall Signs*: One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one establishment. All commercial messages on such signs must qualify as onsite. In no case shall the total sign area of any unit or building exceed one square foot of sign

area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. Wall signs shall not occupy more than 70 percent of the storefront or unit width. Sign copy for all wall signs shall be individual channel letters of a maximum of 24 inches in height. If the sign contains a logo, said logo shall be a maximum of 36 inches in height. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.

- b. *Monument Signs*: One monument sign not to exceed 30 square feet in sign area is permitted to identify separate establishments or uses in the industrial complex, or to display noncommercial messages. The monument sign structure shall not exceed six feet in height. Additional monument signs may be permitted on parcels having more than one frontage and if the signs are located at least 300 feet apart. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
 - c. *Pylon Signs*: One pylon sign not to exceed 100 square feet in sign area which may be permitted to identify a separate business or uses in the industrial complex. The pylon sign structure shall not exceed 20 feet in height. Pylon Signs shall be placed in a landscaped are or planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
 - d. *Under Canopy Signs*: For each use occupancy, one under canopy sign not exceeding four square foot shall be permitted.
 - e. *Directional Signs*: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
2. *Signs Specifically Permitted for Uses Not in an Industrial Complex*:
- a. *Wall Signs*: One wall sign is permitted for each wall face of the establishment provided there are not more than four wail signs for any one business. Any commercial messages on such signs must qualify as onsite. In no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. Wall signs shall not occupy more than 70 percent of the storefront or unit width. Sign copy for all wall signs shall be individual channel letters of a maximum of 24 inches in height. If the sign contains a logo, said logo shall be a maximum of 36 inches in height. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.
 - b. *Monument Signs*: One monument sign not to exceed 30 square feet in sign area. The monument sign structural shall not exceed six feet in height. Monument signs shall be placed in a landscaped area or planter of not less

than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway. If such sign displays a commercial message, it must qualify as onsite.

- c. *Pylon Signs*: One pylon sign not to exceed 75 square feet in sign area. The pylon sign structure shall not exceed 20 feet in height. Pylon signs for individual establishments which are not located within an industrial complex shall be subject to the approval of a sign permit by the Planning Commission, and shall require the applicant to demonstrate that the specific land use necessitates a pylon sign for visibility; in considering such an application, the Planning Commission shall consider only the non-communicative aspects of the proposed sign. Pylon signs shall be placed in a landscaped area or planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
- d. *Directional Signs*: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.

(Ord. 920 §2, 9/2007)

17.07.110 Signs in commercial zones.

The standards and provisions contained in this section shall be applicable to the Commercial Neighborhood (C-N) and Community Commercial (C-C) zones, but not including properties with these zoning designations, which are located in the "Special Commercial Areas" as set forth in Section 17.07.120 of this Chapter.

- A. Permitted signs in the C-N and C-C Zones within a commercial complex shall include:
 - 1. *Wall Signs*: One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one establishment. If used to display a commercial message, the sign must qualify as onsite. In no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. Wall signs shall not occupy more than 70 percent of the storefront or unit width. If the sign contains a logo, said logo shall be a maximum of 36 inches in height a wall sign may not project any of its height above the roof eave line or parapet of the wall upon which is mounted.
 - 2. *Monument Signs*: One monument sign not to exceed 30 square feet in sign area which may be permitted to identify separate establishments or uses in the commercial complex. The monument sign structure shall not exceed six feet in height. Additional monument signs may be permitted on parcels having more than one frontage and the signs are located at least 300 feet apart. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet. Monument signs shall be located a minimum of five feet from any right-of-way, sidewalk or driveway.

3. *Pylon Signs*: One pylon sign not to exceed 100 square feet in sign area will be permitted to identify a separate business or uses in the commercial complex. The pylon sign structure shall not exceed 20 feet in height. For each secondary street frontage with at least 300 feet of length, one additional pylon sign may be permitted not to exceed 100 square feet in sign area and shall not exceed 20 feet in height. When such a sign is used to display a commercial message, it must qualify as onsite.
 - a. Where pylon signs are placed on both major and secondary street frontages, each such sign shall be placed as near to the middle of the street frontage as practical or at a major driveway entrance to the commercial complex from the street frontage.
 - b. Pylon signs shall be placed in a landscaped area or planter of not less than 250 square feet. Pylon signs shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
 - c. A maximum of three signs may be used to identify any one establishment pursuant to the criteria outlined in this section.
 4. *Service and Delivery Signs*: One unlighted sign per occupancy not to exceed two square feet may be placed on the rear of the building for service and delivery purposes.
 5. *Directional Signs*: A maximum of two on-site directional signs per drive approach, each not to exceed a total of ten square feet in area and four feet in height.
 6. *Window Signs*: Window signs conforming to the provisions of Section 17.07.070.A(1), (16).
 7. *Under Canopy Signs*: For each use or occupancy, one maximum four foot under canopy sign per frontage.
- B. Permitted signs in the C-N and C-C Zones for uses not part of a commercial complex shall include:
1. *Wall Signs*: One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one establishment. If such sign is used for a commercial message, it must qualify as onsite. In no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. Wall signs shall not occupy more than 70 percent of the storefront or unit width. A wall sign may not project any of its height above the roof eave line or parapet of the wall upon which is mounted.
 2. *Service and Delivery Signs*: One unlighted sign per occupancy not to exceed two square feet may be placed on the rear of the building for service and delivery purposes.
 3. *Directional Signs*: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.

4. Window Signs: Window signs conforming to the provisions of Section 17.07.070.A(1), (16)
 5. Under Canopy Signs: For each use or occupancy, one maximum four foot under canopy sign per frontage.
 6. Exceptions: Certain exceptions to the sign standards applicable to commercial uses not located within a commercial complex may be approved by the Planning Commission including the election of freestanding sign(s) when the following findings can be made by the Planning Commission, without consideration of proposed message content (other than the onsite/offsite distinction in the case of commercial messages):
 - a. The site is subject to limited visibility and additional signing is necessary for a reasonable level of advertising exposure;
 - b. The type of establishment or the configuration of the site necessitates additional signage.
 - c. Exceptions shall be processed through the sign permit and minor variance process provided for in the Zoning Ordinance.
- C. Freeway-Facing Signs. Permitted in the C-N and C-C Zones subject to the following requirements:
1. The maximum allowable sign face area of any freeway-facing sign for a shopping center or commercial complex which totals more than 250,000 square feet of gross floor area shall be 300 square feet and shall not exceed 60 feet in height. When such display area is used for commercial speech, the copy must qualify as onsite as to the shopping center or commercial complex.
 2. The maximum allowable sign face area of any freeway-facing sign for a shopping center or commercial complex which totals less than 250,000 square feet of gross floor area shall be 150 square feet and shall not exceed 60 feet in height.
 3. Freeway-facing signs, including freeway-facing electronic message signs, may only be permitted subject to the approval of a sign permit by the Planning Commission. Freeway-facing signs will be permitted when they satisfy all of these criteria:
 - a. The proposed sign is located upon the property upon which the use identified is located;
 - b. The proposed sign is located in the vicinity of a freeway interchange and within 300 feet of the freeway right-of-way and 600 feet of the intersecting street right-of-way;
 - c. The following findings must be made, without consideration of message content of the proposed sign:
 - i. The elevation of the freeway in relation to the elevation of the abutting properties justifies the height requested and is the minimum necessary.

- ii. The number and spacing of freeway signs will not cause unnecessary confusion, clutter or other unsightliness in the general location.
 - iii. The use identified, as well as its type, size and intensity, justifies the size, design and location of the sign requested.
 - iv. The needs of the traveling public for identification and directional information justifies the sign requested.
- D. Automobile Service Station Signs. Automobile service station signs shall be permitted subject to the following requirements:
1. *Identification/Price Monument Sign:* For each service station, one monument, combination price and identification sign, maximum 30 square feet in size and maximum six feet in overall height shall be permitted and must include all price advertising as required by State law. Elevated signs may be used subject to approval of the Planning Commission (without consideration of message content) where vision impairments exist, however elevated signs shall be designed with appropriate vision spaces. Such signs shall not exceed 15 feet in overall height.
 2. *Identification Pylon Sign:* For service stations located contiguous to a freeway, where a freeway exit serves the street from which the service station takes direct access, in addition to the identification/price monument sign allowed by paragraph (1) above, one pylon sign, maximum 100 square feet in size and 40 feet in overall height, situated so as to be directed toward and permanently viewable from the freeway, shall be permitted.
 3. *Special Service Signs:* Each service station may display two special service signs per pump island. Special service signs shall be limited to such items as self-serve, full serve, air, water, cashier, and shall be non-illuminated. Such signs must be permanently affixed to the pump island they identify. Each sign may not exceed four square feet in overall size.
 4. *Wall Signs:* Wall signs for automobile service stations shall be permitted subject to the provisions set forth in Section 17.07.110.A(1) and (16).
 5. *Directional Signs:* Maximum of two on-site directional signs per drive approach, each not to exceed a total of ten square feet in area and four feet in height.
 6. *Window Signs:* Window signs conforming to the provisions of Section 17.61.025.A(1) and (16).
- E. Theater Marquee Signs. Theater marquee signs shall be permitted subject to the following requirements:
1. The size of a theater marquee sign shall be determined by the number of screens. Each screen shall be permitted a maximum of ten square feet for each sign face area. A theater marquee sign may not total more than 100 square feet of sign face area.

2. A maximum of one theater marquee sign, not to exceed 25 feet in height, is permitted per street frontage exclusive of freeway; provided, however, that the theater is part of an integrated shopping center.
 3. A maximum of one theater marquee sign, not to exceed 25 feet in height, shall be permitted for theaters not considered to be part of an integrated shopping center.
 4. A maximum of one wall-mounted theater marquee sign shall be permitted at the main entrance to the theater.
- F. **Electronic Message Signs.** Electronic message signs shall be permitted subject to the following requirements:
1. One electronic message sign may be permitted in a commercial complex with a minimum of 25,000 square feet of floor area. No electronic message sign shall be located closer than 2,500 feet to another electronic message sign. A conditional use permit shall be required whereby the Planning Commission will determine the size and height of the sign.
 2. Each display shall appear for a period of at least eight seconds. Displays shall not be animated, appear in incremental stages or move across the changeable copy sign face. The sign shall remain blank (no message or display) for at least one second between separate images.
 3. The sign may display only noncommercial messages or onsite commercial messages, related to those establishments that are part of the complex or the merchandise or activities available on the parcels which are part of the commercial complex. The sign shall not be used as a billboard.
 4. The sign shall be reviewed for traffic safety purposes by the City's Public Works Director and shall comply with any and all safety standards as prescribed by the State of California. Such reviews shall not consider message content.

(Ord. 920 §2, 9/2007)

17.07.120 Signs in special commercial areas.

Certain commercial areas within Beaumont are of a unique character due to historic, land use, parcelization and circulation considerations. These areas, which contain C-N (Commercial Neighborhood) and C-C (Community Commercial) Zoning Districts, shall be subject to differing criteria as compared to other commercial areas in the City, as set forth within this section.

- A. *Antique Village District Area.* This area consists of properties fronting on the north side of Sixth Street between Magnolia Avenue and Veile Avenue, on the south side of Sixth Street Between Euclid Avenue and Veile Avenue, and on the east and west sides of Beaumont Avenue between Sixth Street and Seventh Street.
 1. Within this special district, signs are permitted for commercial complexes as follows:
 - a. **Wall Signs:** One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one establishment.

If used for commercial messages, the message must qualify as onsite. In no case shall the total sign area of any unit or building exceed three-quarters square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 75 square feet per sign. Wall signs shall not occupy more than 60 percent of the storefront or unit width. Painted wall signs are permitted when determined to be compatible with the architectural character of the building and area. If the sign contains a logo, said logo shall be a maximum of 36 inches in height. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.

- b. Monument Signs: One monument sign not to exceed 30 square feet in sign area which may be permitted to identify separate establishments or uses in the commercial complex, or for noncommercial messages. The monument sign structure shall not exceed six feet in height. One additional monument sign may be permitted on parcels having more than one frontage and the signs are located at least 200 feet apart.
 - c. Pylon Signs: Pylon signs not to exceed 75 square feet in sign area which may be permitted to identify separate establishments or uses in the commercial complex, subject to approval of a sign permit by the Planning Commission. In consideration of pylon signs in this area the Planning Commission shall consider the need for compatibility and appropriateness of such signage at the proposed location but shall not consider the message content of the proposed sign, other than the onsite/offsite distinction for commercial messages.
 - d. Monument and pylon signs shall be placed in a landscaped area or planter of not less than 250 square feet. Monument and pylon signs shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
 - e. Service and delivery signs, limited to one unlighted sign per occupancy not to exceed two square feet, may be placed on the rear of the building for service and delivery purposes.
 - f. Directional signs: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
 - g. Window signs: Window signs conforming to the provisions of Section 17.07.070.A(1) and (16).
 - h. Under canopy signs: For each use or occupancy, one maximum four square foot identification under canopy sign per frontage.
 - i. Internally or back-lit fluorescent signs shall not be permitted in the Antique Village District Area.
2. Permitted signs for uses not part of a commercial complex shall include:

- a. Wall signs: One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one establishment. Any such sign used for commercial messages must qualify as onsite. In no case shall the total sign area of any unit or building exceed three-quarters square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 75 square feet per sign. Wall signs shall not occupy more than 60 percent of the storefront or unit width. Painted wall signs are permitted when determined by the Director, without consideration of message content, to be compatible with the architectural character of the building and area. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.
 - b. Service and delivery signs: One unlighted sign per occupancy not to exceed two square feet may be placed on the rear of the building for service and delivery purposes.
 - c. Directional signs: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
 - d. Window signs conforming to the provisions of Section 17.07.070.A(1) and (16).
 - e. Under canopy signs: For each use or occupancy, one maximum four-foot identification under canopy sign per frontage.
3. Automobile service stations signs shall be permitted subject to the following requirements:
- a. Identification/price monument sign: For each service station, one monument, combination price and identification sign, maximum 30 square feet in size and maximum six feet in overall height shall be permitted and must include all price advertising as required by State law.
 - b. Special service signs: Each service station may display two special service signs per pump island. Special service signs shall be limited to such items as self-serve, full serve, air, water, cashier, and shall be non-illuminated. Such signs must be permanently affixed to the pump island they identify. Each sign may not exceed four square feet in overall size.
 - c. Wall signs for automobile service stations shall be permitted subject to the provisions set forth in Section 17.07.110.A.(1) and (16).
 - d. Directional Signs: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
 - e. Window Signs: Window signs conforming to the provisions of Section 17.07.070.A.(1) and (16).

B. *Beaumont Avenue Corridor*. Properties fronting on both sides of Beaumont Avenue between Seventh Street and Fourteenth Street are allowed signs as follows:

1. Permitted signs for commercial complexes shall include:
 - a. **Wall Signs:** One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one business. If used to display a commercial message, the sign must qualify as onsite. In no case shall the total sign area of any unit or building exceed three-quarters square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 75 square feet per sign. Wall signs shall not occupy more than 60 percent of the storefront or unit width. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted
 - b. **Monument Signs:** One monument sign not to exceed 30 square feet in sign area which may be permitted to identify separate businesses or uses in the commercial complex. The monument sign structure shall not exceed six feet in height. Additional monument signs may be permitted on parcels having more than one frontage and the signs are located at least 200 feet apart. Monument signs shall be located in a landscaped planter of not less than 250 square feet and shall be a minimum of five feet from any right-of-way, sidewalk or driveway.
 - c. **Service and Delivery Signs:** One unlighted sign per occupancy not to exceed two square feet may be placed on the rear of the building for service and delivery purposes.
 - d. **Directional Signs:** A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
 - e. **Window Signs** conforming to the provisions of Section 17.07.070.A.
 - f. **Under Canopy Signs:** For each use or occupancy, one maximum four square foot under canopy sign per frontage.
2. Permitted signs for uses not part of a commercial complex shall include:
 - a. **Wall Signs:** One wall sign is permitted for each wall face of the establishment provided there are not more than four wall signs for any one business. If used to display a commercial message, the sign must qualify as onsite. In no case shall the total sign area of any unit or building exceed three-quarters of one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 75 square feet per sign. Wall signs shall not occupy more than 60 percent of the storefront or unit width. A wall sign may not project any of its height above the roof, eave line or parapet of the wall upon which it is mounted.

- b. Monument Sign: One monument sign not to exceed 30 square feet in sign area that may be permitted to identify an establishment. The monument sign structure shall not exceed six feet in height. Additional monument signs shall be located in a landscaped area or planter of not less than 250 feet and shall be located a minimum of five feet from any right-of-way, sidewalk or driveway.
- c. Service and Delivery Signs: One unlighted sign per occupancy not to exceed two square feet may be placed on the rear of the building for service and delivery purposes.
- d. Directional Signs: A maximum of two on-site directional signs per drive approach each not to exceed a total of ten square feet in area and four feet in height.
- e. Window Signs conforming to the provisions of Section 17.07.070.A.(1) and (16).
- f. Under Canopy Signs: For each use or occupancy, one maximum four square foot identification under canopy sign per frontage.

(Ord. 920 §2, 9/2007)

17.07.130 Sign regulations for specific plan area zone.

- A. *Permitted Signs in the Specific Plan Area (SPA) Zone—Exempt Signs.* The SPA Zone permits a variety of residential and supporting commercial and other supporting land uses. Signs, which may be erected without permits as provided for in Section 17.07.070 of this Chapter are permitted in the SPA Zone consistent with the respective land use.
- B. *Signs Subject to Permits.* Provisions and standards for signs shall be established within a specific plan for land uses contained therein. The specific plan shall establish a project-wide sign program and shall make provisions for the development and review of Uniform Sign Programs consistent with Section 17.07.060.L of this Chapter for each non-residential land use component of the specific plan.

(Ord. 920 §2, 9/2007)

17.07.140 Sign design standards.

The design standards set forth in this section apply to all signs in the City of Beaumont.

- A. *Relationship to Other Signs.* Where there is more than one monument sign located upon a lot, all such signs shall have designs which are well related to each other by the similar treatment or incorporated of not less than four of the following six design elements:
 - 1. Type of construction materials as used in the several sign components (such as cabinet, sign copy, supports);

2. Letter style of sign copy;
 3. Illumination;
 4. Type or method used for supports, uprights or structure on which sign is supported;
 5. Sign cabinet or other configuration of sign area;
 6. Shape of entire sign and its several components.
- B. *Landscaping.* Each monument sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained on a reasonable and regular basis.
- C. *Illumination and Motion.* Monument signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).
- D. *Sign Color.* Sign colors should be compatible with the building architecture. Within shopping centers, sign color should complement the color scheme for the center. This provision does not apply to noncommercial messages displayed on signs.
- E. *Special Commercial Areas.* Signs proposed within the special commercial areas identified in this Chapter shall be subject to detailed design review by the Community Development Director and/or Planning Commission for the purpose of ensuring consistency and compatibility with the respective area. Such review shall be performed in conjunction with the processing of permit applications as set forth in this Chapter. However, such analysis shall not consider the message content of the proposed sign.

(Ord. 920 §2, 9/2007)

Chapter 17.08 NONCONFORMING USES

17.08.010 Purpose and authority.

This chapter establishes uniform provisions for the regulation of nonconforming structures, land uses and lots. Within the zoning districts established by title, there exist structures, land uses and lots that were lawful prior to the adoption, or amendment of this development code, but which would be prohibited, or regulated or restricted differently under the terms of this development code or future amendments. It is the intent of this development code to discourage the long-term continuance of these nonconformities, but to permit them to exist under limited conditions.

(Ord. 920 §2, 9/2007)

17.08.020 Applicability.

This Chapter applies to all zone districts and to any parcels or structures in the City Beaumont that are nonconforming.

(Ord. 920 §2, 9/2007)

17.08.030 Restrictions regarding nonconforming structures and uses.

Nonconformities may be continued subject to the following provisions, except as otherwise provided by this Section 17.08.

- A. *Nonconforming Uses of Land.* A nonconforming use of land or within a structure may be continued, transferred or sold, provided that the use shall not be:
 1. Enlarged or increased;
 2. Be extended to occupy a greater area than it lawfully occupied before becoming a nonconforming use, except when the review authority finds that the modification provides a public safety benefit (e.g., safer traffic flow) and the modification is otherwise consistent with this Chapter; and
 3. No additional uses shall be established on the site unless the nonconforming use is first discontinued, and any replacement use shall comply with all applicable provisions of this development code.
- B. *Nonconforming Structures.* A nonconforming structure may continue to be used as follows:
 1. *Additions to Structures that are 25 percent or Less of the Total Floor Area Excluding Garages.* An enlargement, extension, reconstruction or structural alteration of a structure that is nonconforming and does not exceed 25 percent of the existing total floor area, excluding garages, may be allowed if the additions or improvements conform to all other applicable provisions of the development code, and the exterior limits of the new construction do not exceed the applicable height limit or encroach any further into the setbacks than the comparable portions of the existing building. If the nonconforming structure is in a residential zone, the applicant shall provide a

certified notification letter to any applicable homeowner association and all adjacent property owners 14 days in advance of approval of a zoning clearance. This provision can only be used once every five years. Any additional changes to structure which exceeds a total of 25 percent within five years from the issuance of a building permit may be allowed with conditional use permit approval.

2. *Additions to Structures that are Greater Than 25 Percent of Total Floor Area Excluding Garages.* The enlargement, extension, reconstruction or structural alteration of a structure that is nonconforming and which exceeds 25 percent of the existing total floor area, excluding garages, may be allowed with conditional use permit approval if the additions or improvements conform to all other applicable provisions of the development code and the exterior limits of the new construction do not exceed the applicable height limit or encroach any further into the setbacks than the comparable portions of the existing building. The applicant must provide a certified notification letter to any applicable homeowner association prior to scheduling a public hearing.
 3. *Maintenance and Repair.* A nonconforming structure may undergo normal maintenance and repairs, provided no structural alterations are made (exception: see subsection 4, following), and the work does not exceed 15 percent of the appraised value of the structure as shown in the Riverside County assessor's records in any one year period, unless the commission allows more extensive work through conditional use permit approval after finding that the additional work will not prolong the duration of the nonconforming use; and
 4. *Seismic Retrofitting.* Reconstruction required to reinforce un-reinforced masonry structures shall be permitted without cost limitations, provided the retrofitting is limited exclusively to compliance with earthquake safety standards.
- C. *Nonconforming Use of a Conforming Structure.* The nonconforming use of a building that otherwise conforms with all applicable provisions of this chapter may be continued, transferred and sold, as follows:
1. *Expansion of Use.* The nonconforming use of a portion of a structure may be extended throughout the building with conditional use permit approval.
 2. *Substitution of Use.* The nonconforming use of a structure may be changed to a use of the same or more restricted nature, with conditional use permit approval.
- D. *Destroyed Structure.* The reconstruction of a structure damaged by fire or calamity, which at the time was devoted to a nonconforming use may be authorized by the conditional use permit approval, provided that reconstruction shall occur within 12 months after the date of the damage, and the reconstructed building shall have no greater floor area than the one destroyed.

(Ord. 920 §2, 9/2007)

17.08.040 Loss of nonconforming status.

If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of one year, it shall be presumed that the use has been abandoned. Without further action by the City, further use of the site or structure shall comply with all the regulations of the applicable zoning district and all other applicable provisions of this Zoning Code.

(Ord. 920 §2, 9/2007)

17.08.050 Nonconforming lots.

A nonconforming lot of record that does not comply with the access, area or width requirements of this development code for the Zone District in which it is located, shall be considered to be a legal building site if it meets one of the criteria specified by this section. It shall be the responsibility of the applicant to produce sufficient evidence to establish the applicability of one or more of the following.

- A. Approved Subdivision. The lot was created through a subdivision approved by the County of Riverside or the City of Beaumont.
- B. Individual Lot Legally Created by Deed. The lot is under one ownership and of record and was legally created by a recorded deed prior to the effective date of the zoning amendment that made the parcel nonconforming.
- C. Variance or Lot Line Adjustment. The lot was approved through the variance procedure or resulted from a lot line adjustment.
- D. Partial Government Acquisition. The lot was created in conformity with the provisions of this development code, but was made nonconforming when a portion of the lot was acquired by a governmental entity so that the lot size is decreased not more than 20 percent and the yard facing any road was decreased not more than 50 percent.
- E. Where structures have been erected on a nonconforming lot, the area where structures are located shall not be later divided so as to reduce the building site area and/or frontage below the requirements of the applicable zoning district or other applicable provisions of this Zoning Ordinance, or in any way that makes the use of the parcel more nonconforming.

(Ord. 920 §2, 9/2007)

17.08.060 Reserved.

Chapter 17.09 ANIMAL KEEPING

17.09.010 Purpose and authority.

This Chapter establishes provisions for the regulation of animal keeping within the City of Beaumont. It is the intent of this Chapter to accomplish the following:

- A. To ensure that animal keeping within the City of Beaumont does not result in an adverse impact related to a health and safety violation;
- B. To eliminate conditions that contribute to environmental degradation and pollution; and,
- C. To ensure that the keeping of animals does not create a nuisance.

(Ord. 961 §1, 11/2009)

17.09.020 Applicability.

This Chapter is applicable to all Zone Districts in the City of Beaumont.

(Ord. 961 §1, 11/2009)

17.09.030 Domestic animal keeping.

Domestic and non-dangerous wild animals may be kept or maintained as pets or for the non-commercial use of members of the family residing on the premises subject to the following restrictions and in conformance with Title 6, and all other local, state and federal laws.

- A. *Large Animals.* Lots or parcels of land within the Rural Residential (R-R) zone district having a minimum area of 20,000 square feet per dwelling unit may keep or maintain the large animals listed in Table 17.09-1 in the numbers specified, not to exceed one animal per 20,000 square feet. Other large animals that, in the opinion of the Community Development Director are neither obnoxious nor detrimental to the public welfare than the animals enumerated in this subsection are permitted with the same numerical limitations. Such animals shall be kept or maintained in full compliance with applicable Riverside County Health Department regulations.

Table 17.09-1 Requirements for Large Animals	
Type of Animal	Number of Animals Permitted
Horses, donkeys, mules, pigs, and other equine cattle and cows	One over nine months of age for each 20,000 square feet of lot area
Sheep and goats	One over six months of age for each 20,000 square feet of lot area

- B. *Small Animals.* Small animals permitted in all residential zones shall include birds, chickens, peafowl, duck and other fowl, monkeys, rabbits and similar species which do not constitute a

public nuisance. Other similar small animals that in the opinion of the Community Development Director are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this subsection are permitted. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted and shall be maintained in full compliance with Riverside County Health Department regulations. The number of small animals is limited to no more than ten per household. No more than four birds, chickens, or other fowl shall be permitted per Section 6.02.160.

- C. *Dogs and Cats*. Domesticated dogs and cats are limited to a maximum for four dogs and four cats over the age of four months for each developed residential lot consistent with Title 6.
- D. *Other*. Other animals as provided for by Title 6.

(Ord. 961 §1, 11/2009; Ord. No. 1020, 6-5-2012; Ord. No. 1028, 12-18-2012)

17.09.040 Performance standards for pens, stables, and other animal keeping uses.

Accessory structures and other improvements related to the keeping of animals must conform to the following performance standards and in conformance with Title 6.

- A. *Fencing*. All persons owning or having care, custody, or control of any animal, fowl, domestic or otherwise, shall maintain adequate fencing to hold the animal, fowl, domestic, or otherwise, from wandering or flying upon the property of another.
- B. *Use of Animal Keeping Improvements*. The use of animal keeping improvements and accessory structures will not be permitted to create a nuisance for neighboring properties. Such nuisances may include, but not be limited to, noise, light and glare, odors, or fugitive dust.
- C. *Housekeeping*. Animal keeping facilities and accessory uses must be maintained at all times and kept free of debris, trash, and animal waste, and must comply with other provisions outlined in Sections 17.09.70.
- D. *Restrictions*. The use of animal keeping improvements and accessory structures shall not be permitted to unduly interfere with the free and unencumbered enjoyment and use of adjoining or nearby residential lots or otherwise be detrimental to the public health, safety or welfare.
- E. *Portable Facilities*. The construction, placement, and use of portable facilities, including but not limited to fences, structures used for the storage of animal feed, and animal shelters, must be in conformance with all of the provisions outlined in this Section 17.09.060.
- F. *Shelter (Dogs)*. Any person owning or keeping a dog confined outside must provide the dog with access to clean water, food and an appropriate dog shelter. The shelter must be sanitary, of sound construction, and provide adequate protection from the elements (wind, rain & sun). It must have at least 3 sides, a weather-proof roof, a solid sanitary floor and be adequately ventilated. The shelter must be large enough for the dog to stand, lie down and turn around. Suitable drainage must be provided so that water is not standing in or around the shelter".

- G. *Tethering*. No person shall tether, fasten, chain, tie or restrain a dog, or cause a dog to be tethered, fastened, chained, tied or restrained, to a doghouse, tree, fence or any other stationary object".
- H. Notwithstanding subdivision (G), a person may do the following:
- i. Tether, fasten, chain or tie a dog no longer than is necessary for the person to complete a temporary task that requires a dog to be restrained for a reasonable period of three hours in a 24-hour period.
 - ii. Attach a dog to a running line, pulley or trolley system.
 - a. Only one dog may be tethered to each running line, pulley or trolley system.
 - b. The tether must be attached to a properly fitting collar or harness worn by the dog with enough room between the collar and the dog's throat through which two adult fingers may fit. Choke collars, pinch collars and chain collars are prohibited for the purpose of tethering a dog to a running line, pulley or trolley system.
 - c. There must be a swivel on each end of the tether to minimize tangling of the tether. The tether and the running line, pulley or trolley system must be at least ten feet in length and must allow continuous access to clean water, food and shelter.
 - d. The running line, pulley or trolley system and tether must be of appropriate configuration to confine the dog to the owner's or keeper's property to prevent the tether from extending over an object that could result in injury or strangulation and to prevent the tether from becoming tangled with other objects or animals.
 - iii. No dog shall be kept on a residential property by running line, pulley or trolley system or fenced yard where the dog's owner or keeper does not reside.

(Ord. 961 §1, 11/2009; Ord. 1048, 7-15-14)

17.09.050 Development standards for pens, stables, and other animal keeping uses.

Accessory structures and other improvements related to the keeping of animals must conform to the following development standards.

- A. *Horse Stables*. Horse stables are permitted only on lots containing a residential unit that has a minimum area of 20,000 square feet. The stable shall be located at least 50 feet from any street and not less than 50 feet from any lot line.
- B. *Riding Ring and Dressage Ring*. Other equestrian improvements are restricted to those lots that have a total land area of more than one acre. Such uses shall be located at least 150 feet from any street and not less than 50 feet from any lot line unless a standards modification is approved.

- C. *Pens and Enclosures for Other Animals.* Pens and enclosures for other large animals identified under Section 17.09.030.A are permitted only on lots containing a residential unit that has a minimum area of 20,000 square feet. The pen or enclosure shall be located at least 50 feet from any street and not less than 50 feet from any lot line unless a standards modification is approved.
- D. *Pig Pens.* Pig(s) shall be confined in a pen or other enclosure. If the pig(s) are kept year-round and all or a portion of the pen or enclosure is uncovered, the uncovered portion of the enclosure shall have an impervious floor. Pens and enclosures for pigs are permitted only on lots containing a residential unit that has a minimum area of 20,000 square feet. The pig pen shall be located at least 50 feet from any street and not less than 50 feet from any lot line unless a standards modification is approved.

Table 17.09-2 Development Standards for Stables, Pens, and Enclosures for Large Animals			
Type	Setback from Street	Setback from Adjacent Property	Minimum Lot Size
Equestrian Stables	50 feet	50 feet	20,000 square feet
Equestrian Rings	50 feet	150 feet	One acre
Sheep and Goat Pens	50 feet	50 feet	20,000 square feet
Pig Pens	50 feet	50 feet	20,000 square feet
Cattle	50 feet	50 feet	15,000 square feet

- E. *Enclosures for Small Animals.* Any pen, coop, or enclosure for the keeping of domestic animals identified under Section 17.09.030.B shall be located at least 100 feet from any street and not less than 50 feet from any lot line.
- F. *Modifications.* Requests for modifications from the setback requirements of this Section shall be submitted to the Community Development Director for consideration.

17.09.060 Environmental management.

This section outlines the requirements governing the maintenance and upkeep of animal keeping facilities that includes, but may not be limited to, stables, pens, corrals, equestrian rings, and other structures used for the housing of animals.

- A. *Water Runoff.* All animal-keeping facilities must be designed in a manner so that water runoff is contained and disposed of in such a manner so that the runoff does not contribute to the pollution of local groundwater or the flooding of adjacent properties.
- B. *Open Water Containers or Standing Water.* Open watering containers must be designed so that they do not become attractants for mosquito larvae. Standing water is not permitted.

- C. *Waste and Debris Containers.* Animal keeping facilities and accessory uses must be maintained at all times and kept free of debris, trash, and animal waste. Storage containers for such debris, trash, and animal waste must be kept closed at all times.
- D. *Odors.* Animal keeping facilities and accessory uses must be designed and maintained to prevent odors from affecting adjacent properties.
- E. *Feed Storage.* Buildings, containers, or any other improvement used for the storage of feed must be constructed of materials to ensure that such feed is not an attractant to insects, rodents, and other vectors and to control odors.
- F. *Pest Control.* All animal-keeping facilities must be kept free of vectors through periodic pest control inspections.
- G. *Chemicals.* The storage, handling, and disposal of any potentially hazardous chemicals or commercial products used in the routine maintenance of animal control facilities or in the care of the animals, must adhere to all pertinent Federal, State, or Riverside County Health Department regulations.
- H. *Fugitive Dust and Particulates.* All animal keeping facilities and accessory uses must be designed and maintained to prevent fugitive dust and particulates from affecting off-site locations.
- I. *Noise.* All keeping of animals permitted herein shall be conducted in a manner which does not result in nuisance noise detrimental to residential living. Animals shall be kept and maintained in manner which contains animal sounds and noise consistent with applicable laws and regulations.
- J. *Manure.* Refuse excrement and manure from animals, poultry, fowl or any livestock shall not be permitted to accumulate on any premises in the City for a period in excess of 14 days and shall be removed from such premises at not less than 14-day intervals unless spread upon and buried in the earth. Pending its removal from the premises, refuse excrement or manure shall be piled in a well-drained area on a base at least four inches above the surrounding levels, to the end that storm or surface waters will flow away from, rather than into the pile.
- K. *Dead Animals.* Dead animals, fowl or poultry, and offal, pending removal from the premises must be in fly tight containers.
- L. *Flies.* Upon inspection, should the animals services officer discover flies in unreasonably excessive numbers, he shall require further controls through the use of insecticides, chemicals or other means.

(Ord. 961 §1, 11/2009)

Chapter 17.10 AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

17.10.010 Purpose.

The purpose of this Chapter is to provide incentives for the production of housing for very low income, lower income, moderate income, and senior households in accordance with Government Code Sections 65915—65918. In enacting this Chapter, it is the intent of the City to facilitate the development of affordable housing and to implement the goals, objectives and policies of the Housing Element of the City's General Plan.

(Ord. 982, 12-7-2010)

17.10.020 Definitions.

Whenever the following terms are used in this chapter, they shall have the meanings established by this section:

- A. *Additional Incentive.* A regulatory concession as described in Government Code Section 65915 that may include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed-use zoning in conjunction with the housing development or any other regulatory incentive, which would result in identifiable cost avoidance or reductions, that are offered in addition to a density bonus.
- B. *Affordable Rent.* Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low, lower- or moderate-income households, not exceeding the following calculations:
 - 1. Very-Low Income. Unless otherwise provided by law, households at 50 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12;
 - 2. Lower Income. Unless otherwise provided by law, households at 80 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.
 - 3. Moderate Income. Unless otherwise provided by law, households at 120 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.
- C. *Affordable Sales Price.* A sales price at which lower or very low-income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the housing development.
- D. *Density Bonus.* A density increase of up to those percentages above the otherwise maximum residential density, specified in this Chapter.
- E. *Density Bonus Housing Agreement.* A legally binding agreement between a developer of a housing development and the City, which ensures that the requirements of this Chapter and

State density bonus law are satisfied. The agreement shall establish, among other things, the number of target units, their size, location, terms and conditions of affordability and production schedule.

- F. *Density Bonus Units*. Those residential units granted pursuant to the provisions of this Chapter, that exceed the maximum residential density for the development site.
- G. *Housing Cost*. The sum of actual or projected monthly payments for all of the following associated with for-sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees and a reasonable allowance for utilities.
- H. *Housing Development*. Construction projects consisting of five or more residential units or lots, including single-family and multifamily, that are proposed to be constructed pursuant to this chapter.
- I. *Lower Income Household*. Household whose income does not exceed the lower income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.
- J. *Maximum Residential Density*. The maximum number of residential units permitted by the City's General Plan Land Use Element and Development Code, applicable to the subject property at the time an application for the construction of a housing development is deemed complete by the City, excluding the additional units permitted by this Chapter.
- K. *Moderate Income Household*. Household whose income does not exceed the moderate-income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.
- L. *Non-Restricted Units*. All units within a housing development excluding the target units.
- M. *Senior Citizen Housing*. A housing development consistent with the California Fair Employment and Housing Act, that has been 'designed to meet the physical and social needs of senior citizens,' and which otherwise qualifies as 'housing for older persons', as that phrase is used in the Federal Fair Housing Amendments Act of 1988 and its implementing regulations, and as that phrase is used in Civil Code Section 51.3.
- N. *Target Unit*. A dwelling unit within a housing development, which will be reserved for sale or rent to, and affordable to, very low-, lower- or moderate- income households.
- O. *Very Low-Income Household*. Household whose income does not exceed the very low-income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

(Ord. 982, 12-7-2010)

17.10.030 Implementation.

- A. The City shall grant a density bonus and additional incentives to an applicant who agrees to provide the following target units:
1. Lower Income Units. Designate at least ten percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to lower income households; or
 2. Very Low-Income Units. Designate at least five percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to very low-income households.
 3. Moderate Income Condominium or Planned Development Units. Designate at least ten percent of the total units of a condominium project, as defined in Civil Code Section 1351(f), or planned development as defined in Civil Code Section 1351(k), or such other percentage provided by law, as target units affordable to moderate income households.
 4. Any senior housing development.
 5. Donation of land pursuant to Government Code Section 65915(h).
- B. In determining the number of density bonus units to be granted pursuant to this Section, the maximum allowable residential density for the site shall be computed as follows:
1. *Lower Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above ten percent in the percentage of units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35 percent.
 2. *Very Low-Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35 percent.
 3. *Moderate Income Condominium or Planned Development.* The maximum allowable residential density for the site shall be increased by five percent provided, however, that for each one percent increase above ten percent of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35 percent.
 4. *Senior Housing Development.* The maximum allowable residential density for the site shall be increased by 20 percent.
 5. *Certain Donations of Land.* When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City that satisfies the requirements of Government Code Section 65915(h), and complies with all procedural requirements of that subsection, including recordation of a deed restriction, then the maximum allowable residential density for the site shall be

increased by 15 percent provided, however, that for each one percent increase above the minimum percentage of land required to be donated pursuant to Government Code Section 65915(h), the density bonus shall be increased by one percent up to a maximum of 35 percent. This increase shall be in addition to any increase required by Section 17.10.030A of this Chapter, up to a maximum combined density increase of 35 percent if an applicant seeks both the increase required by this subsection and by Section 17.10.030A.

All density calculations resulting in fractional units shall be rounded up to the next whole number. The density bonus shall not be included when determining the percentage of target units. When calculating the required number of target units, any resulting fraction of units shall be deleted.

C. Number of Incentives.

1. One density bonus and one incentive shall be provided to a developer who agrees to construct at least ten percent of the total units for lower income households, five percent of the total units for very low-income households, or ten percent of units in a condominium or planned development for moderate income households. A density bonus and two incentives shall be provided to a developer who agrees to construct at least 20 percent of the total units for lower income households, ten percent of the total units for very low-income households, or 20 percent of units in a condominium or planned development for moderate income households. A density bonus and three incentives shall be provided to a developer who agrees to construct at least 30 percent of the total units for lower income households, 15 percent of the total units for very low-income households, or 30 percent of units in a condominium or planned development for moderate income households. In cases where a density increase of more than the amount specified in Section 17.10.030.B is requested, the density increase, if granted, shall be considered an additional incentive.
2. In cases where the developer agrees to construct a housing development that qualifies for a density bonus pursuant to Section 17.10.030A of this Chapter, that includes a childcare facility as defined in Government Code Section 65915(i)(4), the developer shall be entitled to an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility; or an additional incentive described in Section 17.10.040 of this Chapter, that contributes significantly to the economic feasibility of the construction of the childcare facility. Any such childcare facility shall comply with the following:
 - a. The childcare facility shall remain in operation for a period of time that is as long or longer than the period of time during which the density bonus units are required to remain affordable;
 - b. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income

households, lower income households, or families of moderate income, pursuant to this Chapter.

- c. Notwithstanding the foregoing, the City shall not be required to provide a density bonus or incentive for a childcare facility when it is found, based upon substantial evidence, that the City has adequate childcare facilities.

(Ord. 982, 12-7-2010)

17.10.040 Types of bonuses and incentives allowed.

- A. *Density Bonus.* The density bonus allowed by this Chapter shall consist of those density increases specified in Section 17.10.030, above the maximum residential density applicable to the site as of the date of the project land use permit application. A single development project shall not be granted more than one density bonus in compliance with this Chapter.
 1. The City shall provide a density bonus and an additional incentive for qualified developments, upon the written request of a developer unless the City makes the written findings set forth in Government Code Section 65915(d)(1).
 2. The development incentive granted shall contribute significantly to the economic feasibility of providing the target units. Any applicant seeking a waiver or modification of development or zoning standards shall show that such waiver or modification is necessary to make the housing development economically feasible. This requirement may be satisfied by reference to applicable sections of the housing element of the City's General Plan.
- B. *Other Incentives.* If requested by the applicant, a qualifying project shall be entitled to at least one of the following incentives, unless the City makes the findings required by Government Code Section 65915(d)(1):
 1. *Types of Incentives.* The allocation of an additional incentive shall be determined on a case-by-case basis. The additional incentive may include, but is not limited to any of the following:
 - a. A reduction in site development standards or a modification of the requirements of this Development Code, which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but are not limited to, one or more of the following:
 - i. Reduced minimum lot sizes and/or dimensions.
 - ii. Reduced minimum lot setbacks.
 - iii. Reduced minimum outdoor and/or private outdoor open space.
 - iv. Increased maximum lot coverage.
 - v. Increased maximum building height.
 - vi. Reduced on-site parking standards.

- vii. Reduced minimum building separation requirements.
- viii. Other site or construction conditions applicable to a residential development.
- b. Mixed use zoning to allow the housing development to include nonresidential uses and/or allow the housing development within a nonresidential zone. Approval of mixed-use activities in conjunction with the housing development if other land uses will reduce the cost of the housing development, and the other land uses are compatible with the housing development and the existing or planned development in the area, and is consistent with the General Plan.
- c. Another regulatory incentive or concession proposed by the applicant and agreed to by the City, that results in identifiable, financially sufficient, and actual cost reductions. Permissible incentives include direct financial aid (e.g., redevelopment set-aside, Community Development Block Grant (CDBG) funding) in the form of a loan or a grant to subsidize or provide low interest financing for on or off-site improvements, land, or construction costs.
- d. A density bonus of more than 35 percent.
- e. Waived, reduced or deferred plan check, construction permit and/or development impact fees (e.g., capital facilities, park, traffic, etc.).

2. *Requirements.*

- a. *Economic feasibility.* Any development incentive granted shall contribute to the economic feasibility of providing the target units.
- b. *Waivers or modifications.* An applicant seeking a waiver or modification of development or zoning standards shall show that the waiver or modification is necessary to make the housing development economically feasible assuming a reasonable rate of return (e.g., at a minimum, an application shall include itemized accounting of projected costs and revenues of the development).
- c. *Revenue.* Project revenues shall include moneys from the sale or rental of all units, including the density bonus units.
- d. *Costs.* Projected costs:
 - i. Shall not include the 'lost opportunity' cost of the target units (e.g., the amount that would have been generated had the target units been rented or sold at market rate).
 - ii. May include items that are required solely because of the inclusion of the density bonus units and would not have been required without the units.

(Ord. 982, 12-7-2010)

17.10.050 Requirements for density bonus projects.

- A. The entry into and execution of the density bonus housing agreement shall be a condition of any application for a discretionary planning permit (e.g., tract maps, parcel maps, site plans, planned development, or conditional use permits) for a housing development proposed pursuant to this Chapter. The agreement shall be recorded at the applicant's cost as a restriction running with the land on the parcel or parcels on which the target units will be constructed. The owner's obligation to maintain units as affordable housing shall be evidenced in the density bonus housing agreement. The agreement shall indicate the household type, number, location, size, and construction scheduling of all affordable units and any other information required by the City to determine the applicant's compliance with this chapter.
- B. Target units shall remain restricted and affordable to the designated group for a period of 30 years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program), or otherwise as provided by law.
- C. In determining the maximum affordable rent or affordable sales price of target units the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other governmental regulations:

SRO (residential Hotel) unit	75% of 1 person
Studio	1 person
1 bedroom	2 persons
2 bedrooms	3 persons
3 bedrooms	4 persons
4 bedrooms	6 persons

- D. Those units targeted for lower income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for lower income households for the county, adjusted for household size.
- E. Those units targeted for very low-income households shall be affordable at a rent that does not exceed current HUD income limits for very low-income households for the county, adjusted for household size.
- F. An applicant shall agree that the initial occupants of the moderate-income units in the condominium project or in the planned development are persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described

in Health and Safety Code Section 33334.2(e), that promote homeownership. For purposes of this subsection, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate-income household was less than the fair market value of the home at the time of initial sale.

- G. The owner shall submit annually, and within 30 days of occupancy of a target rental unit, a certificate of compliance, which shall include the name, address, and income of each tenant occupying the target unit.
- H. The owner shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the target rental units.
- I. The owner shall provide to the City any additional information required by the City to insure the long-term affordability of the target units by eligible households.
- J. The City shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
- K. The City may establish fees associated with the setting up and monitoring of target units.
- L. All for-sale target units shall be occupied by their purchasers; no renting or subleasing shall be permitted.

(Ord. 982, 12-7-2010)

17.10.060 Development standards.

- A. Target units shall be constructed concurrently with non-restricted units unless both the City and the applicant agree within the density bonus housing agreement to an alternative schedule for development.
- B. Target units shall be built on-site wherever possible and when practical, be dispersed within the housing development. Where feasible, the number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. All housing developments shall comply with all applicable development standards, except those standards, which may be modified as provided by this chapter. Deviations from these provisions may only be permitted as part of an approved density bonus housing agreement.
- C. Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative development site. Where the applicant and the City form an agreement, the resulting linked developments shall be considered a single housing development for purposes of this chapter. Under these circumstances, the applicant shall be subject to the same requirements of this chapter for the target units to be provided on the alternative site.

D. Special parking requirements. Upon request of the developer of a housing development qualifying for a density bonus pursuant to this Chapter, the City shall permit vehicular parking ratios, inclusive of handicapped and guest parking, in accordance with the following standards:

1. 0—1 bedroom: One on-site parking space.
2. 2—3 bedrooms: Two on-site parking spaces.
3. 4 or more bedrooms: Two and one-half parking spaces.

If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a housing development may provide 'on-site parking' through tandem parking or uncovered parking, but not through on-street parking.

(Ord. 982, 12-7-2010)

17.10.070 Processing of density bonus requests.

An application for a density bonus housing agreement pursuant to this Chapter shall be processed as part of the application for a housing development. An application for a housing development shall not be determined 'complete' for purposes of Government Code Section 65920, et seq., unless and until the City Council has given preliminary approval of the form and content of a density bonus housing agreement, which complies with the provisions of this chapter. The process for obtaining preliminary approval of the density bonus housing agreement, shall be as follows:

- A. *Filing.* An applicant proposing a housing development pursuant to this chapter shall submit an application for a density bonus housing agreement as part of the submittal of any formal request for approval of a housing development. The application, whether a pre-application or a formal application, shall include:
 1. A brief description of the proposed housing development, including the total number of units, target units, and density bonus units proposed;
 2. The zoning and general plan designations and assessor's parcel number(s) of the project site;
 3. A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveways, and parking layout; and
 4. If an additional incentive is requested, a description of why the additional incentive is necessary to provide the target units.
- B. *Review of Density Bonus Request.*
 1. Within 90 days of receipt of the application for a density bonus housing agreement and a housing development, the City shall provide to an applicant a letter, which identifies project issues of concern, and the procedures for compliance with this Chapter.

2. If additional incentives are requested, the Community Development Director shall inform the applicant that the requested additional incentives shall or shall not be recommended for consideration with the proposed housing development, or that alternative or modified additional incentives shall be recommended for consideration in lieu of the requested additional incentives. If the Community Development Director recommends alternative or modified incentives, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives.

(Ord. 982, 12-7-2010)

17.10.080 Density bonus housing agreement.

- A. The terms of the draft density bonus housing agreement (the "agreement") shall be reviewed and revised as appropriate by the Community Development Director and the City Attorney who shall formulate a recommendation to the Planning Commission for review and the City Council for final approval.
- B. Following execution of the agreement by the applicant and the City, the completed agreement, or memorandum thereof, shall be recorded. The conditions contained in the agreement shall be filed and recorded on the parcel or parcels designated for the construction of target units as a condition of final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The agreement shall be binding upon all future owners and successors in interest for this property, which is the subject of the housing development application.
- C. At a minimum, the agreement shall include the following:
 1. The total number of units proposed within the housing development, including the number of target units;
 2. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost;
 3. The location, unit sizes (square feet), and number of bedrooms of target units;
 4. Tenure of use restrictions for target units of at least 30 years;
 5. A schedule for completion and occupancy of target units;
 6. A description of any additional incentive being provided by the City;
 7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
 8. Other provisions to ensure implementation and compliance with this chapter.

- D. In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of target units during the applicable use restriction period:
1. Target units shall, upon initial sale, be sold to and occupied by eligible very low, lower income, or, in the case of a condominium or planned development, moderate income households at an affordable sales price and housing cost, or to qualified senior citizen residents (i.e., maintained as senior citizen housing).
 2. The initial purchaser of each target unit shall execute an instrument or agreement, approved by the City Attorney, restricting the sale of the target unit in accordance with this chapter during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the target unit and shall contain provisions as the City may require to ensure continued compliance with this Chapter and the State density bonus law.
- E. In the case of rental housing developments, the agreement shall provide for the following conditions governing the use of target units during the use restriction period:
1. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and the proper management and maintenance of target units for qualified tenants;
 2. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this chapter; and
 3. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying target units, and which identifies the bedroom size and monthly rent or cost of each target unit.

(Ord. 982, 12-7-2010)

17.10.090 Changes in State density bonus laws.

It is the intent of the City Council that the provisions of this Chapter shall be interpreted so as to fulfill the requirements of Government Code Section 65915 et seq., notwithstanding changes in State laws revising percentages, numerical thresholds and/or other standards applicable to the granting of density bonuses or related incentives that may occur after the effective date of this chapter. Accordingly, it is the further intent of the City Council that any such changed percentages, numerical thresholds or other standards shall be deemed to supersede and govern any conflicting percentages, numerical thresholds or other standards contained in this chapter, to the maximum extent permitted by law.

(Ord. 982, 12-7-2010)

Chapter 17.11 GENERAL DEVELOPMENT STANDARDS

17.11.010 Purpose and authority.

This Chapter establishes general development standards for all land uses and development in the City.

(Ord. 920 §2, 9/2007)

17.11.020 Applicability.

The regulations contained in this Chapter are applicable to all site development in the City of Beaumont.

(Ord. 920 §2, 9/2007)

17.11.030 Lots and divisions of land.

Whenever a division of land is proposed, the total number of lots or density permitted shall be determined pursuant to the City of Beaumont General Plan, any applicable adopted specific plan and the Government Code. In any event, no parcel shall be created that is below the minimum size allowed by the zoning classification that has been applied to the parcel of land unless a variance has been granted that allows smaller parcel sizes, a conditional use permit has been granted for a planned residential development that allows smaller lot sizes as a part of an overall development, or a conditional use permit has been granted pursuant to Section 17.11.030.D. Other requirements that are applicable are indicated in this Section.

- A. *Recorded Lots.* Any lot shown upon an official subdivision map or record of survey map duly approved and recorded or any lot for which a bonafide deed has been recorded prior to the effective date of Ordinance No. 324 may be used as a building site, provided the required yard setbacks are maintained.
- B. *Sale of a Portion of a Lot.* Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of the buildings on the lot are not located within a particular zone, then, in determining the permissible number and location of any buildings on either portion of the lot, both parts shall be considered as one parcel only.
- C. *Gated Communities.* The City will review requests for gated communities during the tentative map process and may approve gated communities if the following findings are made:
 - 1. Gated communities shall include pedestrian and bicycle access, connections, and improvements with access points located no more than 600 feet apart; and
 - 2. There is a demonstrated need for public safety or security that will be satisfied by the gate; or
 - 3. There is a demonstrated benefit for private maintenance of infrastructure and facilities located within the gated community.

- D. *Small Lot Development.* Residential development located on lots less than the minimum lot size established in the R-TN or R-MF zones may be approved with a conditional use permit subject to the following standards:
1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).
 2. The minimum lot size shall be 2,000 square feet.
 3. The minimum lot width shall be 25 feet.
 4. The minimum lot depth shall be 50 feet.
 5. The maximum area of the lot occupied by structures shall be 75 percent.
 6. *Setbacks.*
 - a. *Side Yard Setbacks.* The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - b. *Rear Yard Setbacks.* Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for those parcels that have a garage abutting an alley.
 - c. *Other Setbacks.* Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

(Ord. 920 §2, 9/2007)

17.11.040 Site preparation.

This Section indicates the requirements are applicable to the preparation of a site for development.

- A. *Property Lines.* Boundary stakes shall be placed on the property by a licensed land surveyor prior to beginning construction for the purpose of delineating property lines.
- B. *Site Grading Requirements.* Site grading shall conform to the following:
 1. All grading shall conform to the Uniform Building Code, Chapter 70, as may be amended by City Ordinance.
 2. The minimum building pad and drainage swale slope shall equal one percent if cut or fill is less than ten feet. The minimum building pad and drainage swale slope shall equal two percent if the cut or fill is greater than ten feet. Drainage swales shall be a minimum of 0.3 feet deep and be constructed a minimum of two feet from the top of cut or fill slopes.
 3. The maximum cut and fill slopes are two to one (2:1).
 4. A five-foot-wide by one-foot high berm must be provided, or its equivalent along the top of all fill slopes over five feet high.

5. All grading shall be done under the supervision of a competent soils engineer who shall certify that all fill has been properly placed and who shall submit a final compaction report for all fills over one foot deep.
6. A Registered Civil Engineer shall submit to the Building and Safety Department, written certification of completion of rough grading in accordance with the approved grading plan prior to issuance of the building permit. This certification shall apply to line; grade, elevation and the location of cut fill slopes.
7. A final compaction report will be required for all fills greater than one foot.
8. All grading shall be done in conformance with recommendations of a preliminary soils investigation.
9. Two sets of the final compaction report shall be submitted to the Building and Safety Department which shall include foundation design recommendations and certification that grading has been done in conformance with the recommendation of the preliminary soils report.
10. The contractor shall notify the Building and Safety Department, at least 24 hours in advance requesting finish lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.
11. During rough grading operations and prior to the construction of permanent drainage structures, temporary drainage control shall be provided to prevent the ponding of water of water and the flooding of adjacent properties.
12. No fill shall be placed on existing ground until the ground has been cleared of weeds debris, topsoil, and other deleterious material.
13. If steep sloping terrain occurs upon which fill is to be placed, it must be cleared, keyed, and benched into firm natural soil for full support. Preparation shall be approved by a registered Soils Engineer prior to the placement of fill material.
14. Cut slopes or fill slopes equal to or greater than three in vertical height shall be planted with grass or ground cover to protect the slope from erosion and instability in accordance with policies of the City Engineer prior to the approval of final inspection.
15. Dust shall be controlled by watering or other approved methods.
16. All existing drainage courses on the project site must continue to function, especially during storm conditions. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
17. Stability calculations with a factor of at least one and five-tenth shall be submitted by a soils engineer to the Building and Safety Department for cut and cut and fill slopes over 30 feet in vertical height.
18. A Registered Civil Engineer or licensed land surveyor shall submit certification of building pad elevation. Where specific elevations are required; the elevation (with respect to mean sea level) shall be given. If an elevation with respect to adjacent

ground surface is required, the actual distance above the adjacent ground shall be given.

19. The design engineer shall provide a minimum of one blue top finished pad, prior to rough grade approval.

(Ord. 920 §2, 9/2007)

17.11.050 Off-site improvements.

This section indicates the specific requirements with respect to off-site improvements.

Notwithstanding any provision to the contrary in this ordinance, this Section shall not be subject to Section 17.02.100 of this ordinance related to the following of variances.

- A. *Requirements for Certain Improvements.* Prior to the issuance of a Building Permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or of more than 25 percent of the original area of an existing residential structure, or movement of structure on any lot abutting a public street, the applicant for such building permit for the owner of such property shall comply with the off-site improvement requirements, where applicable, which include lot surveying, and installation of curbs and gutters and other improvements as outlined in the ordinance.
- B. *Provisions Made for Completing Improvements.* No building or structure shall be erected, constructed, enlarged or altered on a lot which abuts a street unless provision is made or has previously been made, for the dedication of the necessary right-of-way for street and highway purposes, and for the improvement of that portion of the street and/or right-of-way upon which the lot fronts and adjoins. The improvement shall include the installation of curb, gutter and pavement and such sidewalk as is required on that side of the centerline of the street and/or right-of-way adjoining said lot. A Certificate of Occupancy shall not be issued for any building or structure subject to the provisions of this ordinance without all improvements and dedications required hereunder being made and completed or the appropriate security filed with the Director of Public Works/City Engineer as required.
- C. *Plans and Standards for Improvements.* The owner, developer or applicant for the building permit shall submit plans prepared by a Registered Engineer for said dedication and improvement to the City Engineer for his review and approval. The following requirements also apply:
 1. All street improvements required by this Subsection shall be designed in accordance with the standards for such streets as set forth in the official standards as approved by the City Council.
 2. All plans to be based on City Benchmark Systems.
- D. *Street Dedication and Improvements Required.* This Subsection indicates specific requirements with respect to street dedications and any required improvements.
 1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in

accordance with the current standards and specifications on file in the Office of the City Engineer.

2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
 3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single family residences, in manufacturing zones, and in open space zones if appealed by property owner.
 4. The City Council may extend the time for of improvements for a period the date of occupancy permit security and development the-construction of one year from with a signed agreement.
- E. *Costs of Engineering and Improvements.* The owner, developer or applicant for the building permit shall pay all costs of dedication and improvement, including any cost for the removal or relocation of utilities, including fire hydrants, traffic signals, street lighting, drainage culverts, and of preparation of plans and blueprints.
- F. *Completion of Improvements.* Any person required to make street improvements pursuant to the provisions of this Subsection shall make and construct all of said improvements in accordance with said standards and specifications and other requirements of the Director of Public Works/City Engineer, or upon City Council approval, shall file with the City Engineer, a letter of credit, cash, certificate of deposit, or an agreement and note for the obligation secured by a deed of trust on the property, in such amount as the City Engineer shall estimate and determine to be necessary to cover the total costs of all required improvements. The City Engineer may determine the period of time during which the installation of said improvements could be reasonably delayed, provided that, in any event, the installation or construction of said improvements shall not be delayed for a period of more than two years from the date of final inspection of the building without the approval of the City Council. The City Engineer shall cause a written itemized estimate of the costs of all improvements and the amount of the required security to be given to the owner or applicant required to make the improvements within 30 days after issuance of the building permit.

(Ord. 920 §2, 9/2007)

17.11.060 Building permits.

Building permits shall be issued only in accordance with the following conditions:

- A. *Access Required.* No building permit shall be issued for a building or structure on a lot that does not have access on a dedicated and improved street or on a private road acceptable to the Planning Director and the City Engineer.
- B. *Compliance with Zoning Required.* No building permit shall be issued for a building, structure, or improvement that would be in violation of or contrary to the provisions of this ordinance, other applicable ordinance or law, or lawful condition or regulation of the City of Beaumont. In the event the Director of the Building and Safety Department declines to issue a building permit pursuant to the provisions of this subsection, the applicant may appeal such decision to the Planning Commission that shall review, study and suggest possible alternative proposals that would be in compliance with such ordinances, law, condition or regulation.

(Ord. 920 §2, 9/2007)

17.11.070 Dwellings.

This Section indicates the requirements applicable to dwellings.

- A. *Transferal of Residential Requirements.* Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted. This general provision shall prevail over any specific setback stated in nonresidential zones.
- B. *Location of Dwellings.* Except in multiple dwelling developments or where otherwise provided in this ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, and in no event shall any dwelling face or front upon an alley.

(Ord. 920 §2, 9/2007)

17.11.080 Walls and fences.

This Section indicates the requirements applicable to fences and walls.

- A. *Fencing Materials.* Solid fences in multiple family residential, commercial and manufacturing zones shall be masonry or other permanent materials as approved by the Community Development Director. Open work fences facing any public street in commercial zones must be either masonry or metal grill work such as wrought iron. Open work fences in any other situation may, in addition to the above, be open metal mesh, or any other appropriate material as determined by the Community Development Director. Fencing materials for residential development in the single-family residential zones shall be subject to approval by the Community Development Director. Fencing materials shall be compatible with, and complement, conditions which prevail in the subject area, with consistency relative to architectural characteristics, other fencing in the vicinity and materials. Wherever practical

and appropriate, decorative masonry and other materials shall be employed as determined appropriate by the Planning Director. Barbed wire fences may only be permitted in agricultural and manufacturing zones when specifically approved by the Community Development Director.

- B. *Prohibited Materials for Fences and Walls.* In no case shall barbed or other similar type wire be used as any part of a fence except where approved by the Community Development Director for use in agricultural or manufacturing zones. Barbed or similar type wire when permitted by the Community Development Director shall not be placed so as to be visible from any facing public street.
- C. *Nonconforming Fences.* Every fence erected prior to, the adoption of the ordinance which does not conform with the provisions of the Code of the City of Beaumont, shall be removed, altered or replaced in order to so conform to the Code requirement. Such nonconforming fences shall be abated according to the following schedule provided in Table 17.11-2. The value of fence shall be determined by the building official after consultation with the fence owner and/or a fence installer. Value shall be the book value of the fence, as it existed on the effective date of this ordinance.
- D. *Fence and Wall Location and Height.* Fences and walls may be erected on property lines in any zone, with a maximum height of six feet above the ground level immediately abutting the fence at its highest point, with the following exceptions:
 - 1. No fence greater in height than three and one-half feet (42 inches) may be placed in the required front yard, either along the front or side property line;
 - 2. On corner lots, the maximum height shall not exceed three and one-half feet (42 inches) within an area defined on both intersecting street by a 45-degree angle taken through the corner of the building or structure at the point that the structure is closest to the intersection;
 - 3. Within residential zones, fencing in the front yard areas shall be limited to three and one-half feet (42 inches), either along the front or side property line, in the required front yard, or the closest projection of the front of the residences, whichever is greater;
 - 4. In manufacturing zones, fences which do not exceed eight feet in height measured from the ground level immediately abutting the fence at its highest point may be erected at or near property lines; provided that the maximum height of such fences in any yard abutting a public street shall be limited to six feet in height within a five foot setback area from any public street.

Table 17.11-1 Abatement Schedule for Nonconforming Walls and Fences	
Value of Wall or Fences	Period for Removal
\$100.00 or less	90 days
\$100.01 to \$200.00	6 months

\$200.01 to \$400.00	1 year
\$400.01 to \$650.00	2 years
\$650.01 to \$1,000.00	3 years
\$1,000.01 to \$1,500.00	4 years
\$1,500.01 to \$2,500.00	5 years
\$2,500.01 to \$5,000.00	7 years
\$5,000.01 to \$7,500.00	8 years
\$7,500.01 to \$10,000.00	9 years
\$10,000.01 or more	10 years

(Ord. 920 §2, 9/2007)

17.11.090 Acquisition and use of public property.

When the Planning Commission pursuant to the provisions of Title 17 of the Government Code, known as the Conservation and Planning Law, approves the acquisition of any square, park or other public ground or open space, by any public entity, it may in its approval designate for what purpose such property may be used and when so approved such property may be used for any use designed pursuant to this section in addition to those uses permitted in the zone in which such property is located.

(Ord. 920 §2, 9/2007)

17.11.100 Swimming pool, spa and similar.

This Section indicates the requirements applicable to swimming pools, spas and similar.

- A. *Adoption of the California Building Code.* The California Building Code, current Edition, as Published by the International Conference of Building Officials, is hereby adopted and made a part of this chapter by reference.
- B. *Requirements.*
 - 1. Private swimming pools and their mechanical equipment for the use of the occupants of the premises and their nonpaying guests shall be located not closer than five feet to any property line or dwelling.
 - 2. All other swimming pools shall be located not nearer than ten feet from any property line or building.
 - 3. Walls. A masonry wall or other sound reducing material as approved by the Planning Director shall be erected on three sides of the mechanical equipment facing neighboring properties to a height of not less than 18 inches taller than the equipment.

17.11.110 Home occupations.

The purpose of this Section is to provide for the conduct of home occupations/home-based businesses in residential zones or buildings in such a manner as to be compatible with, and not disruptive to, residential neighborhoods. The use shall be clearly incidental and secondary to the principal use of a residential dwelling as a dwelling.

- A. *Uses Permitted.* The following uses or similar uses shall be considered as home-based businesses provided that such uses comply with the criteria stated in this Section:
1. Professional office occupation whose principal product is information, management or design, including but not limited to accounting, architecture, artist/talent management and promotion, brokerage, business/financial management, computer programming and software development, credit/financial counseling, drafting and illustration, engineering, fashion design, interior decoration and design, legal services, marketing and advertising, property management, and writing and editing. The primary means of contact must be by phone, mail, or other electronic form of communication. Professional office activity does not include research requiring the use of hazardous materials and equipment. Professional office activity does not include a medical office.
 2. A secondary office for a business in which the principal office, staff and equipment are located elsewhere.
 3. The home office of a salesman, wherein all sales are conducted by telephone or by correspondence and wherein there are no displays or related commodities on premises.
 4. Any legal use customarily conducted entirely within a residential dwelling.
 5. The home office of a service business where not more than one 2,000-pound (one ton) or smaller vehicle used in conjunction with the home-based business is kept on the subject property.
 6. Sales of produce (fruit or vegetables) grown on the subject property.
 7. Cottage food operations, as defined in California Health and Safety Code Section 113758, shall be a permitted home-based business provided it complies with all applicable provisions of this Section and under the California Health and Safety Code, as it may be amended.
- B. *Conditions.* Home-based businesses may be permitted pursuant to the provisions of this Section, subject to the following conditions.
1. Employment shall be limited to residents of the dwelling only.
 2. Material or equipment used in connection with such home-based businesses shall be limited to that normally found in a dwelling and recognized as being part of the normal uses and practices in the zone in which the use is a part.

3. There shall be no direct sales of products or merchandise from the dwelling, except for produce (fruit or vegetables) grown on the subject property or otherwise as authorized by this Section.
4. Produce and sales may be permitted subject to sales being limited to three days per week. No structure or stand of a permanent nature shall be erected on the subject property.
5. Customers or clientele shall not be permitted to visit/enter the dwelling in connection with the home-based business. However, incidental uses such as music lessons, tutoring, and the sale of produce may be permitted if the intensity of such use is approved by the Community Development Director.
6. No more than one room of the dwelling shall be used for the home-based business. Use of the garage for the home-based business may be permitted if such use does not obstruct required parking.
7. No alteration of any kind will be allowed to the principal building which changes its residential character. This includes, but is not limited to, the enlargement of public utility services or the installation of special equipment attached to walls, floor or ceilings.
8. The home-based business use shall not generate pedestrian or vehicular traffic beyond that normal/customary to the zone in which it is located.
9. The home-based business shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
10. Materials or supplies shall not be stored indoors or outdoors for purposes other than those permitted in the zone.
11. The home-based business shall not involve the display of signs or advertising devices on the premises except one unlighted sign, not more than two square feet in area, may be posted on temporary produce displays
12. A valid business license from the City shall be obtained each year and shall be posted on any temporary produce displays.
13. The activities of the home-based business shall not be conducted in a manner that negatively impacts the residential area. Such determination of the City may include, but not be limited to, consideration of color of the building, construction, lighting, signs, sounds, noises and vibrations.
14. All operations of such home-based business shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances which are or may be detrimental to the welfare of the occupants of surrounding properties.
15. No accessory building or space outside of the principal building shall be used for the home-based business other than the growing of produce. No outdoor storage,

including the storage or parking of vehicles associated with the home-based business, shall be permitted.

16. The following requirements shall also apply to cottage food occupations:

- i. The permit applicant shall be the individual who conducts the cottage food operation from his or her private residential dwelling and is the owner of the cottage food operation. The permit shall not be transferable to another operator nor transferable to another site.
- ii. The cottage food operation shall be registered or permitted as a "Class A" or "Class B" operation by the Riverside County Department of Environmental Health in accordance with Section 114365 of the California Health and Safety Code. Cottage food operations shall comply with all California Health and Safety Code requirements.
- iii. Any applicant for a permit under this Section shall provide to the City, as part of the home-based business application: (1) a copy of the operation's registration or permit to operate as a "Class A" or "Class B" operation, as required under Health and Safety Code Section 114365, and (2) a copy of the self-certification checklist submitted to and approved by the County.
- iv. The permit shall be granted if the application is complete and the cottage food operation complies with the requirements set forth in this Section, and all other code sections regarding spacing and concentration, traffic control, parking, and noise control.
- v. A permit issued under this Section may be revoked for any violation of this Section or of Section 114365 et seq. of the California Health and Safety Code.
- vi. The City may, for inspection purposes, access the permitted area of a private home where a cottage food operation is located if the City has, on the basis of a consumer complaint, reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation, or that the cottage food operation has violated this Section and/or California Health and Safety Code Section 114365 et seq.
- vii. Gross annual sales shall not exceed the amount specified in California Health and Safety Code Section 113758.

17. A home occupation shall be subject to any additional condition or requirement, which may be imposed by the Commission or Council.

- C. *Applications.* Applications to have a home-based business shall be made to the Community Development Director, accompanied by the filing fee set forth in the fee schedule, and shall include such information and documentation as may be required to complete a Home Occupation Permit. The applicant shall be the operator of the home-based business and shall be a resident of the dwelling in which the home-based business is located. Information shall be provided to ensure that the proposed home-based business complies with the

requirements of this Section. Additional information necessary to make the findings required for approval may be required by the City. The permit may include specific conditions and restrictions necessary to make the use compatible with a residential setting.

- D. *Exemptions.* Activities exempt from the home-based business requirements include temporary sales stands with nominal sales such as children's lemonade stands and hostess parties, not more than three in any 12-month period. No structure or stand of a permanent nature shall be erected onsite for these exempt sales.

(Ord. 920 §2, 9/2007; Ord. No. 1075, § 4(Exh. A), 7-5-2016)

17.11.120 Manufactured homes on foundations.

- A. *Conditions.* A manufactured home may be installed on a foundation on any lot in the City of Beaumont, that is zoned to permit the construction of a conventional single-family dwelling, if it meets the following conditions:
1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by section 18550 (b) of the Health and Safety Code.
 2. The foundation system shall meet the requirements of section 18551 of the Health and Safety Code.
 3. The manufactured home shall contain a minimum of 1,100 square feet of living area with a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.
 4. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
 5. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located.
 6. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.
 7. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.
- B. *Applications.* Applications to install a manufactured home on a permanent foundation shall be made to the Community Development Director, on the form provided by the Planning Department, accompanied by the filing fee set forth in the fee schedule and shall include

such information and documentation as may be required by the Community Development Director, including the following:

1. Name and address of the applicant and all owners of the subject property, including evidence that all owners agree to the application.
 2. Location or address, legal description and zoning of the property on which the manufactured home is to be located.
 3. A site plan of the entire property showing location of the manufactured home and all accessory buildings, including all dimensions and setbacks.
 4. Certification that the manufactured home complies with the National Mobilehome Construction and Safety Standards of 1974.
 5. Photographs that show the manufactured home in sufficient detail with regard to siding material, roof overhang and roof materials.
 6. Photographs that depict the type of structures, siding and roofing materials and roof overhang of structures in the neighborhood in which the manufactured home is to be located.
- C. *Processing of Applications.* Within 14 days following the acceptance of an application as being complete, the Planning Director shall determine whether the request meets all the of the requirements of this ordinance and shall determine the roof overhang, roofing and siding materials and any automobile enclosure necessary to achieve compatibility with the neighborhood. Upon approval of the application, the Community Development Director shall forward the original thereof to the Building Official, file one copy, and return one copy to the applicant, who shall then obtain all necessary installation and construction permits from the Building Department. If the Community Development Director is unable to approve the application, it shall be returned to the applicant along with a statement of the reasons therefore, giving notice that the applicant may meet with the Community Development Director to discuss the matter.
- D. *Appeal.* Appeals shall be provided for plot plans in Section 17.02.060 of the Ordinance.

(Ord. 920 §2, 9/2007)

17.11.130 Mobilehome parks.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of mobilehome parks in the City of Beaumont.
- B. *Classification of Mobilehome Parks.*
1. *Pre-Existing Mobile Home Parks.* A pre-existing mobilehome park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this section, provided that the regulations of this section shall apply to the enlargement or expansion of a mobilehome park, and provided that the pre-existing mobilehome park on a site less than ten acres shall not be further reduced in area.

2. *Planned Residential Mobilehome Parks.* A Planned Residential Mobilehome park is a site intended for residential use exclusively in mobilehomes together with recreation and necessary facilities (including trailer and boat storage areas). Planned Residential Mobilehome Parks shall be constructed in accordance with the hereinafter listed requirements. In addition, thereto, planned residential mobilehome parks shall be subject to, and shall comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
 3. *Integrated Mobilehome Parks.* An integrated mobilehome park is a site intended for residential use exclusively in mobilehomes not including recreation and accessory facilities. Development standards shall include site development as required in the 17.03.060 (residential Single-Family Zone) and in 17.11.120 (Manufactured Homes on Foundations). In addition, thereto, integrated mobilehome parks shall be subject to, and comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
- C. *Development Approval.* All mobilehome parks shall be developed subject to a conditional use permit as found in Section 17.02.
- D. *Development Standards for Planned Residential Mobilehome Parks.*
1. *Site Standards.* The following regulations shall apply to the site of a mobilehome park. Additional regulations may be specified as conditions of a use permit.
 - a. *Minimum Gross Area:* Ten acres
 - b. *Maximum Density:* Seven units per gross acre.
 - c. *Minimum Access Frontage:* 250 feet continuous frontage on a dedicated public street.
 - d. *Minimum Park Perimeter Yards:* Five feet adjacent to a public street.
 - e. *Maximum Height:* Mobilehomes and accessory structures 35 feet.
 2. *Interior Site Development.* The following requirements shall apply to development of mobilehome spaces and to facilities within a mobilehome park. Additional requirements may be specified as conditions of a use permit.
 - a. *Mobilehome Space.* Each space shall contain a minimum of 4,000 square feet for exclusive use by the occupants of the space. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 46 feet by 75 feet, and 75 percent of the spaces shall have a minimum depth of 90 feet.
 - b. *Mobile homes shall meet the following minimum lot setbacks:* 20 feet front yard. Five feet side yard and ten feet rear yard. The 20-foot front setback may be reduced on interior streets to ten feet if an attached garage is located in

front of the mobilehome with at least 65 percent of the front yard landscape with live plant material.

- c. Access Drive. All mobilehome access drives within a mobilehome park shall be privately owned and shall be at least 30 feet wide exclusive of adjoining parking areas and sidewalks. The Mobilehome Park will be developed in a manner that permits adequate circulation to and within the proposed development for emergency and protective services, including police and fire equipment. Main access drives shall have standard class A curbs and gutters. Other interior access drives shall have rolled curbs and gutters.
- d. Sidewalks. Concrete sidewalks at least five feet in width shall be provided to serve all central or common facilities within the mobilehome park. Access drives shall be provided with sidewalks on at least one side.
- e. Accessory Building and Uses. Accessory buildings and uses serving the entire mobilehome park, including recreation facilities, laundry areas, mobilehome park offices, maintenance and storage buildings or storage areas shall be located at least 50 feet from the boundary of the Mobilehome park site.
- f. Landscaping. Not less than 20 percent of each mobilehome space shall be landscaped with live plants, including at least one tree on each space.
- g. Community Recreation. A minimum of 500 square feet of community recreation area, (exclusive of any mobilehome space) shall be provided within the mobilehome park for each site. The community recreation areas shall contain a clubhouse and a recreational area for outdoor games and activities such as shuffleboard, horseshoes, putting green, or swimming pool. The community recreation and service areas together with the identification of activities planned for the areas, shall be shown on the plans and specifications in such detail as shall be required by the Planning Director. The location and size of all facilities indicated in this paragraph shall be subject to the approval of the Planning Commission. The clubhouse shall have a floor area of not less than 25 square feet for each residential lot, and shall contain adequate kitchen, restroom and storage facilities. In no event shall the community area for any mobilehome park be less than two acres.
- h. Improvements. The following improvements shall be installed on all lots used for residential purposes:
 - 1. A concrete slab or other metal or wood deck containing at least 200 square feet.
 - 2. The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
- i. No common area for storage of camp and boat trailers shall be permitted unless it is designated on the map.

- j. Not more than one mobilehome for residential purposes shall be permitted on a lot.
 - k. Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.
 - l. Electrical and Television Service. All electrical, telephone, C.A.T.V. and similar service wires or cables which provide direct service to the property being developed shall, within the exterior boundary line of such property, be installed underground. Risers on poles and buildings are permitted and shall be provided by the developer or owner onto the pole which provides service to said property. Utility service poles may be placed on the rear of the property to be developed, only for the purpose of terminating underground facilities. The developer or owner is responsible for complying with the requirements of this section and he shall make the installation of such facilities.
 - m. Exemption. The improvement and setback requirements contained in this subsection may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.
3. *Screening and Landscaping.* Masonry walls six feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected five feet from the right-of-way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within the ten-foot strip adjacent to the inside of all boundary walls. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide a screening of the mobilehome park. All plantings shall be maintained in a growing condition.
4. *Improvement Requirements.* On-site improvements shall be constructed and maintained in conformance with mobilehome park improvement standards, approved by the Planning Commission and the City Council. Such standards may include, but shall not be limited to the design, construction and maintenance of the following:
- a. Access drives, sidewalks and parking spaces;
 - b. Walls and fences;
 - c. Lighting, signs;
 - d. Curb and gutter, drainage, and sanitary sewer facilities;
 - e. Electrical and water services;
 - f. Fire protection facilities.

5. Signs. The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. 920 §2, 9/2007)

17.11.140 Wind energy conversion systems.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of wind energy conversion systems (WECS) in the City.
- B. *Permit Requirements.* Table 17.11-2 identifies the permit requirements for WECS. Additionally, a building permit shall be obtained prior to the installation of a WECS.

Table 17.11-2 Wind Energy Conversion Systems (WECS)				
Location	Type Allowed	Height Allowed	Quantity Allowed	Permit Required
Residential Zones	Private, non-commercial ¹	Shall not exceed the maximum allowed height within the applicable zone ²	1 per lot	Conditional Use Permit
Commercial Zones and All Other Zones Not Listed	Private, non-commercial ¹		1 or more per lot	Conditional Use Permit
Industrial Zone and Public Facility Zone	Private, non-commercial ¹		1 or more per lot	Minor Plot Plan
	Windfarm ³		2 or more per lot	Conditional Use Permit

1. A private, non-commercial WECS is installed on a developed property for the purpose of providing energy for on-site consumption. A private, non-commercial WECS is only allowed as an accessory use.
2. The Commission may allow the height of a WECS to exceed the maximum allowed height if strict compliance to the height limit would result in no or poor productivity, as established by evidence provided by the applicant. The Commission may require larger setbacks if additional height is allowed.
3. A windfarm is multiple WECS installed at a single property or area for the purpose of generating larger quantities of electrical or mechanical power for transmission to a public or private utility.

C. *Application.* An application for a WECS shall be made consistent with Section 17.02.040 (Application process). All required information identified on the form shall be provided by the applicant, in addition to the following information:

1. Direction of prevailing winds across the project site;

2. Manufacturer and model designation, rated kilowatt capacity, overall machine height, total blade diameter, rated maximum rotor rotations per minute, and other manufacturer's data sufficient to determine compliance with this section;
3. Location and type of security fencing and/or screening; and
4. Proof of liability insurance consistent with Subsection 17.11.140.D.10.

D. *General Requirements.*

1. *Development standards.* A WECS shall comply with the development standards for the zone in which it is located unless otherwise specified in this section.
2. *Height measurement.* The height of a WECS shall be measured to the top of the WECS, including any blade when at its highest point.
3. *Setback measurement.* Setbacks shall be measured to the outer edge of a WECS, including any blade when at its maximum horizontal extension.
4. *Setbacks.* A WECS shall maintain the same minimum setbacks required for a primary structure within the applicable zone.
5. *Colors and materials.* A WECS shall have a non-reflective finish and shall be painted or otherwise treated to match or blend with the primary background and minimize visual impacts.
6. *Advertising and graphics.* No advertising, display, or graphic is permitted on any WECS. A manufacturer's identification label and/or any government required identification or safety labels or signs may be affixed to a facility or site in a discrete manner as feasible.
7. *Undergrounding required.* All wiring or any associated and ancillary equipment, batteries, devices, structures, or support(s) for any WECS, shall be placed underground to the maximum extent feasible.
8. *Noise.* WECS shall comply with Chapter 9.02 (Noise Control).
9. *Security and safety.* WECS shall be secured from access to the general public by fencing or other deterring device or means as the City may approve or require so the WECS is not an attractive nuisance. WECS shall either have tower climbing apparatus located not closer than 12 feet to the ground or be un-climbable by design for the first 12 feet.
10. *Proof of liability insurance.* The owner of any WECS shall provide, as part of the permit application submittal, proof of liability insurance that specifically addresses the installation, use, and maintenance of the WECS to the satisfaction of the City.
11. *Effects of development on productivity.* The City shall not be liable if subsequent development in the City impairs the productivity of any WECS.
12. *Inoperative facility removal required.* Any WECS that is not operated for a continuous period of six months shall be considered abandoned. A WECS and all equipment associated with an approved WECS shall be removed within six months of the

discontinuance of the use and the site shall be restored to its original pre-construction condition, subject to the approval of the Director.

- E. *Private, non-commercial WECS.* A private, non-commercial WECS shall be subject to the following standards.
1. *Location.* A WECS, including associated and ancillary equipment, batteries, devices, structures, or supports, shall be located in the rear portion of the property (i.e., between the primary structure and rear property line). This provision may be modified by the Commission if strict compliance would result in no or poor productivity, as established by evidence provided by the applicant.
 2. *Screening.* The WECS shall be separated from adjoining properties by at least a six-foot high solid fence or wall, or by trees and landscaping of equal minimum height approved by the Commission. Approval of screening may include reasonable conditions deemed by the Commission necessary to minimize the visual impacts of a WECS.
 3. *Net-metering.* A private, non-commercial WECS may be net-metered with written authorization provided by the utility company. Net-metering is a service to an electric consumer under which electric energy generated by that electric consumer from an eligible on-site generating facility and delivered to the local distribution facilities may be used to offset electric energy provided by the electrical utility to the electric consumer during the applicable billing period. Net-metering does not allow the sale of power back to the electric company or into the wholesale electricity market.

Chapter 17.12 ADULT ENTERTAINMENT

17.12.010 Purposes.

The purposes of this Chapter are:

- A. To establish reasonable and uniform regulations to prevent the concentration of adult entertainment businesses, as defined herein, within the City of Beaumont.
- B. To establish reasonable and uniform regulations governing signs advertising adult entertainment businesses.

(Ord. 920 §2, 9/2007)

17.12.020 Definitions.

For the purpose of this chapter, certain terms and words are defined as follows:

- A. *Adult Arcade*. An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slide or other photographic reproductions which are characterized by an emphasis upon the depiction of "specific sexual activities" or "specific anatomical areas".
- B. *Adult Bookstore*. An establishment which has a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one or more of the following:
 - 1. Books, magazines, periodicals or other printed matter, or photograph, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas"; or
 - 2. Instruments, devices or paraphernalia which are designed for use in connection with "specific sexual activities".
- C. *Adult Cabaret*. A nightclub, bar, restaurant or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities", or film, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas".
- D. *Adult Motel*. A motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas". Only one registration per unit per 24 hours.
- E. *Adult Motion Picture Theater*. An establishment where for any form of consideration which provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions are shown, and in which a substantial

portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas".

- F. *Adult Theater.* A theater, concert hall, auditorium or similar establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities".
- G. *Establishment.* As used in subsection C hereof, the "establishment" of an adult entertainment business shall mean and include any of the following:
 - 1. The opening or commencement of any such business as a new business;
 - 2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined herein;
 - 3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
 - 4. The relocation of any such business.
- H. *Public Park.* A park, playground, swimming pool, reservoir, golf course or athletic field within the City of Beaumont which is under the control, operation or management of the City of Beaumont, the County of Riverside, the Beaumont-Cherry Valley Park and Recreation District, or the State of California.
- I. *Religious Institution.* A building which is used primarily for religious worship and related religious activities.
- J. *School.* An institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary, junior high school, middle school, senior high school or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocational or professional institution or an institution of higher education, including a community or junior college, college or university.
- K. *Sexual Encounter Establishment.* An establishment, other than hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons can congregate, associate or consort in connection with "specified sexual activities" or the exposure of "specified anatomical areas". This definition does not include an establishment where medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy.
- L. *Specified anatomical areas.* As used herein, "specified anatomical areas" shall mean and include any of the following:
 - 1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areole; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- M. *Specified sexual activities.* As used herein, "specified sexual activities" shall mean and include any of the following:
1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
 2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
 3. Masturbation, actual or simulated; or
 4. Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.
- N. *Substantial Expansion.* As used in subsection G hereof, the "substantial expansion" of adult entertainment business shall mean the increase in floor area occupied by the business by more than 25 percent as such floor area exists on the effective date of the section.

(Ord. 920 §2, 9/2007)

17.12.030 Prohibition.

No person shall cause or permit the establishment, substantial expansion of an adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment within 1,000 feet of another such business, or within 1,000 feet of any religious institution, school or public park within the City of Beaumont, or within 600 feet of any property zoned for residential use or used for residential property, or within 300 feet of any property zoned for commercial purposes. Under no circumstances shall a "Massage Establishment" as defined in 5.44.020 be considered an "Adult Entertainment Business."

(Ord. 920 §2, 9/2007)

17.12.040 Measurement of distance.

The distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any adult entertainment business any religious institution, school or public park or any property zoned for residential use or used for residential purposes shall be measured in a straight line without regard to intervening structures, from the closest exterior wall of the adult entertainment business to the closest property line of the religious institution, school or public park or the property zoned for residential use or used for residential purposes.

(Ord. 920 §2, 9/2007)

17.12.050 Severability.

If any provision or clause of this Chapter or the application thereof to any person or circumstance is held unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Chapter provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application thereof, and to this end the provisions and clauses of this Chapter are declared to be severable.

(Ord. 920 §2, 9/2007)

17.12.060 Signs.

In addition to the sign regulation contained elsewhere in Title 17, the following restrictions shall apply to all premises used for an adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or sexual encounter establishment:

- A. Except as provided in this Chapter, only one sign shall be permitted on the premises. The sign shall be flush with the building and shall not extend above the height of the doorway of the main entrance of the business.
- B. Additional signs or signs not in conformity with the above restrictions shall be permitted only upon the approval of the Planning Commission or the City Council.

(Ord. 920 §2, 9/2007)

Chapter 17.13 UNLICENSED GROUP HOMES

17.13.010 Purpose.

This Chapter is intended to preserve the residential character of a single-family residential neighborhood and further the purposes of state and federal housing anti-discrimination laws by, among other things:

- A. Ensuring that unlicensed group homes that seek special preference under the City's zoning code are actually entitled to such special preference and not simply skirting the City's boarding house and lodging house regulations;
- B. Limiting the commercial use of single-family homes;
- C. Promoting ownership and owner-occupation of single-family residences;
- D. Providing a suitable environment for family life by reducing noise, preserving safety and providing adequate on and off-street parking;
- E. Ensuring that unlicensed group homes are actually furthering the purposes of housing anti-discrimination laws; and
- F. Preventing the over concentration of unlicensed group homes that can impair the integrity of a single-family residential neighborhood and/or to prevent the creation of group home campuses or clusters than are inconsistent with State law and policy to limit the institutionalization of the disabled.

(Ord. 920 §2, 9/2007)

17.13.020 Special use permit required.

An unlicensed group home may locate in a R-SF, R-TN or R-MF zone with a special use permit provided:

- A. An application for a special use permit or an unlicensed group home is submitted to the Community Development Director by the owner/operator of the unlicensed group home. The application shall provide the following:
 - 1. The name, address and phone number of the owner/operator;
 - 2. The name and phone number of the house manager;
 - 3. A copy of the unlicensed group homes rules and regulations which must include a policy prohibiting alcohol or non-prescribed drugs (other than over-the-counter medicine) on the premises and use thereof by any disabled occupant whether on or off the premises;
 - 4. Written intake procedures;
 - 5. The relapse policy;

6. An affirmation that only residents (other than the house manager) who are disabled as defined by state and federal law shall reside in the group home;
 7. Blank copies of all forms that all residents and potential residents are required to complete; and
 8. A fee for the processing of the application as may be set from time-to-time by the City Council; and
- B. The unlicensed group home has six or fewer occupants, not counting the house manager; and
 - C. The unlicensed group home has a house manager who either resides at the unlicensed group home or any multiple of persons acting as a house manager who are present at the unlicensed group home on a daily basis and who are responsible for the day-to-day operation of the unlicensed group home; and
 - D. The unlicensed group home is not located within 300 feet, as measured from the closest property lines, of any other state-licensed group home or group home issued a special use permit under this Chapter; and
 - E. Any owner/operator of an unlicensed group home and any person designated as a house manager or other staff shall provide his or her full name, current residence and phone number, date of birth, social security number, prior employment history, education, driver's license number, history of criminal convictions, if any, and any other information the Beaumont Police Department reasonably requires to perform a criminal background check through the State Department of Justice and/or United States Department of Justice. No person shall begin employment with the unlicensed group home until this information has been provided; and
 - F. The unlicensed group home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the unlicensed group home or by any disabled resident either on or off-site. This rule and regulation shall be posted on site in a common area inside the Home. Any violation of this rule must be cause for immediate eviction under the unlicensed group home's rules for residency; and
 - G. The unlicensed group home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol; and
 - H. All garage and driveway spaces associated with the home shall, at all times, be available for the parking of vehicles. Residents and the house manager may store or park only a single vehicle per resident at the home or on any street within 300 feet of the home. The vehicle must be operable and currently used as his or her primary form of transportation; and
 - I. It is not located in accessory living quarters.

(Ord. 920 §2, 9/2007)

17.13.030 Grounds for denial or revocation.

The special use permit shall be denied by the Community Development Director or his/her designee and if already issued, any transfer shall be denied by the Community Development Director or may be revoked upon a hearing by the Community Development Director or his/her designee under any of the following circumstances:

- A. Any owner/operator or staff person has provided any false or misleading information on the application or omitted any pertinent information.
- B. Any owner/operator or staff person has an employment history in which he or she was terminated because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.
- C. Any owner/operator or staff person has been convicted of or plead nolo contendere to any of the following offenses:
 - 1. Sex offense for which the person is required to register as a sex offender under California Penal Code Section 290;
 - 2. Arson offenses - violations of Penal Code Sections 451—455 (last seven years); or
 - 3. Violent felonies, as defined in Penal Code Section 667.5, which involve doing bodily harm to another person (last ten years);
 - 4. The sale or furnishing of any controlled substances (last seven years).
- D. Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.
- E. Any owner/operator or staff person is a recovering drug or alcohol abuser and upon the date of application or employment has had less than one full year of sobriety.
- F. The owner/operator fails to immediately evict any resident that uses alcohol or abuses any non-prescription drugs.
- G. The owner/operator accepts residents, other than a house manager, who are not disabled as defined under state and federal law.
- H. The address of the group home is located within 300 feet of any other licensed or unlicensed group home. If a licensed group home lawfully moves within 300 feet of an existing unlicensed group home this shall not cause the revocation of unlicensed group home's permit.
- I. For any other significant, repeated or refusal to remedy violations of this Chapter or any other applicable laws and/or regulations.

(Ord. 920 §2, 9/2007)

17.13.040 Prohibition on reapplication after revocation.

In the event the special use permit is revoked pursuant to Section 17.13.030, no new application for the same or similar permit shall be accepted within one year of the date of revocation.

Chapter 17.14 DEFINITIONS

17.14.010 Introduction.

This list of terms is designed to clarify the Zoning Ordinance's intent as it relates to land uses and development requirements. The word "shall" indicate a mandatory requirement, except when used in connection with an action or decision of the City Council or any City commission, board, or official. In these latter instances, the word "shall" shall be directory only. For general terminology used throughout this ordinance, the definitions used in the Uniform Building Code or accepted dictionaries of the English language, shall apply.

17.14.020 General grammatical interpretation.

Words, terms, and phrases used in this Title 17 shall have the meanings usually ascribed to them, or as defined or used in state planning and zoning laws, or as defined in Section 17.08.030 of this Zoning Ordinance. For the purposes of this Zoning Ordinance, unless the context clearly indicates otherwise, certain terms used in herein are defined as follows:

- A. Words in the present tense include the future;
- B. Words in the singular number include the plural;
- C. Words in the plural number include the singular;
- D. The terms "shall" and "will" and "must" are mandatory;
- E. The term "his" is gender neutral and means his or her;

The word "shall" is mandatory; the word "may" is permissive. The present tense includes the future, the future includes the present. The singular number includes the plural, the plural includes the singular.

17.14.030 Definitions (A through Z).

A

Above-ground/on-ground pool. See "Swimming pool".

Abut or Abutting. The same as meaning adjoining.

Access. The place, or way, by which pedestrians and vehicles are provided adequate and usable ingress and egress to a property or use as required by this Zoning Code.

Accessory Use. A use incidental to, related, and clearly subordinate to the principal use established on the same lot or parcel of land where such accessory use is located.

Adjacent. Two or more lots or parcels of land separated by an alley, street, highway or recorded easement, or two or more objects located near or in close proximity to each other.

Adjoining. Two or more lots or parcels of land sharing a common boundary line, or two or more objects in physical contact with each other.

Affordable Unit. Refers to a housing development project in which 80 percent of the units shall be designated for very low-income households and 20 percent reserved for low-income households as those terms are defined in the Health and Safety Code.

Alley. A public or private right-of-way, other than a street or highway, permanently reserved as a secondary means of vehicular access to adjoining properties.

Amendment. A change in the wording, context, content, or substance of this Zoning Code or in the zoning map. Such changes must be adopted by ordinance by the City Council in the manner prescribed by law.

Amusement Arcade. Any place open to the public where five or more amusement games are maintained for use by the public. When only a portion of the premises is used for the operation of amusement games, only that portion shall be considered as an amusement arcade.

Amusement Game. Any entertainment device for which a fee is paid to play, including, but not limited to, pinball, video or other electronic games.

Animal Hospital. Shall mean a place where animals or pets are given medical or surgical treatment and cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use.

Animals—Retail Sales. The retail sales of small animals (such as dogs, cats, birds, and fish), provided such activities take place within an entirely enclosed building.

Antique Shop. An establishment primarily engaged in the sale of antiques.

Apartment House. A building, or a portion of a building, designed or used for occupancy by three or more households living independently of each other and containing three or more individual dwelling units within a single structure.

Apartment Unit. A room or suite of two or more rooms with a single kitchen in a multiple-family dwelling, suitable for occupancy as a dwelling unit for one household.

Arcade. See "Amusement arcade".

Artists' Studio. A building containing work space and retail sales space for artists and artisans producing individual one-of-a-kind works of art, including individuals practicing a fine art, or skilled in an applied art or craft, provided that the use does not impact any other use or property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to, painter's studios, ceramic studios, and custom jewelry studios.

Assessor. The Assessor of the County of Riverside.

Automobile Wrecking or Automobile Dismantling. A business establishment engaged in the dismantling and/or wrecking of automobiles, used motor vehicles or trailers, and/or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or parts.

Automobile Service Station. An establishment providing gasoline oil and other additives, and/or performing minor repairs and other customary services for automobiles and light vehicles, but excluding painting, body work steam cleaning, and major repairs.

Advertising Structure. A structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which any poster bill,

Awning. Either a fabric covered appendage, or a temporary collapsible shelter of noncombustible materials supported entirely from the exterior wall of a building.

B

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

Balcony, Unenclosed. A balcony open to the sky and not fully enclosed on more than two sides.

Balloon. A floating air-filled or gas-filled object tethered to a fixed location (also see "Sign, balloon").

Banks and Savings. A state- or federally chartered financial institution that provides retail banking

Barrier. A fence, a wall, a building wall or a combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Bars and Cocktail Lounges. Establishments where alcoholic beverages are sold for consumption on the premises. This classification excludes restaurants and commercial recreation uses that may serve alcoholic beverages incidental to the primary use.

Basement. That portion of a building located between the ground level or first floor of a structure.

Bed and Breakfast Facilities. A residential structure that is occupied by a resident as his/her primary residence with one or more bedrooms rented for period of 30 consecutive days or fewer, and where meals may be provided.

Billiard Parlor. An establishment that provides five or more billiard and/or pool tables.

Boarding. A residence or dwelling, other than a hotel, wherein three or more rooms are rented under three or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence.

Building. Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or property of any kind.

Building; Accessory. A detached subordinate building, the use of which is incidental to that of the primary building or to the principal use of the land, and which is located on the same lot or parcel of land with the main building or principal use of the land.

Building, Height. The vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this Zoning Ordinance.

Building, Main. A building in which is conducted a principal use of the lot or parcel of land upon which it is situated. In a residential or agricultural zone, any residential unit shall be deemed to be a main building upon the lot or parcel of land on which it is situated.

Building Material Sales. An establishment engaged in retailing or wholesaling of building supplies or equipment. This classification includes lumber yards and tool and equipment sales, but excludes

businesses engaged in the retail sales of paint and hardware, building contractor's yards, and activities classified under "Equipment Leasing and Rentals."

Building Site. The ground area of one or the ground area of two or more lots when used in combination of a building or group of buildings together with all open spaces as required by this Ordinance.

Building Wall. The vertical surface, or any element thereof, including any structural member or group of structural members attached the vertical surface, that defines the exterior boundaries of a building.

Business and Trade School. An establishment which provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the applicable zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.

C

Cabana. A structure containing not more than 700 square feet, not containing a kitchen.

Camp, Day. A facility with an organized daytime program involving the supervision and care of children.

Canopy. Has the same meaning as "awning" as defined in this section, except that a canopy contains separate supporting posts and is not supported entirely from the exterior wall of a building. A fixed overhead shelter used as may or may not be attached to a building.

Carport. A permanently roofed structure with no more than two enclosed sides, used or intended to be used for automobile shelter and storage.

Cellar. See "Basement".

Centerline. The centerline of any street, as established by the City Engineer by official surveys, and on file in the office of the City Engineer.

Check Cashing. A business that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification does not include a state- or federally- chartered bank, savings association, credit union, or industrial loan company. Further, this classification does not include establishments selling consumer goods where the cashing of checks or money orders is incidental to the main purpose of the business.

Church. A facility used for religious worship and incidental religious education and/or activities, including a parsonage which shall be a maximum of 1,200 square feet or 50 percent of the assembly hall whichever is less. Setbacks and parking shall meet the residential single-family requirements. This definition does not include private schools as defined in this section of the Zoning Ordinance.

Child Care Center. A facility that provides non-medical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. "Childcare center" includes day care centers and family day care homes.

City. Refers to the City of Beaumont.

Club, Private. Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. This definition does not include "Adult" business establishments.

Clubs and Lodges. A private or nonprofit organization providing meeting, recreational, or social facilities primarily for use by members and/or guests.

Commercial Printing. A business providing printing, blueprinting, photocopying, engraving, binding, or related services.

Commercial Vehicle. A vehicle which, when operated on a street, is required to be registered as a commercial vehicle under the State Vehicle Code, and which is used or maintained for the transportation of persons for hire, compensation, or profit, or which is designed, used, or maintained primarily for the transportation of property.

Commission. Refers to the Planning Commission of the City of Beaumont.

Communications Facilities. An establishment engaged in broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms. This classification includes, but is not limited to, radio, television, or recording studios, telephone switching centers, and telegraph offices.

Communications Facilities, Wireless. An unstaffed facility used for the transmission or reception of wireless telecommunication services, commonly consisting of an antenna array, connection cables, a support structure, and ancillary support facilities.

Community Center. A building, buildings, or portions thereof used for recreational, social, educational, and cultural activities where buildings and associated improvements are owned and/or operated by a public, nonprofit, or public serving group or agency.

Community Garden. Use of land for and limited to cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Condominium. An undivided interest in common in a portion of real property coupled with a separate interest in space called a "unit," the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The description of the unit may refer to: a) boundaries described in the recorded final map, parcel map, or condominium plan, b) physical boundaries, either in existence, or to be constructed, such as wall, floors, and ceilings of a structure or any portion thereof, c) an entire structure containing one or more units, or d) any combination thereof. An individual condominium within a condominium project may include, in addition, a separate interest in other portions of the real property. This term shall also include stock-cooperative developments.

Condominium Project. A common interest development consisting of condominiums.

Convalescent Facilities. A business establishment engaged in providing care on 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

Convalescent Home. A home or establishment offering or providing lodging, meals, nursing, dietary, or other personal services to five or more convalescents, invalids, or aged persons, but shall not include surgery or the care of persons with contagious or communicable diseases.

Conversion (Condominium). A change in the type of ownership of a parcel or parcels of land, together with the existing structures, from rental housing, as defined in this section, to a condominium, community apartment, planned development, stock cooperative, or common interest development.

County. Refers to the County of Riverside.

Court. An open, unoccupied space bounded on two or more sides by the walls of a building. "Inner court" is a court entirely enclosed within the exterior walls of a building. All other courts are referred to as outer courts.

Coverage. The percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools.

D

Dairy. Any premises where three or more cows, three or more goats or one or more cows and two or more goats, or two or more cows and one or more goats are kept, milked, or maintained.

Daycare Center, Adult. A state-licensed facility designed to provide necessary care and supervision to persons 18 years of age or older on less than a 24-hour basis. Adult day care centers include the various types of adult day services as defined under state law that include "adult day care facilities," "adult social day care facilities," and "adult day health care facilities."

Day Care Center, Children. A state-licensed facility, other than a family day care home, providing non-medical care and supervision to children under 18 years of age on less than a 24-hour basis. Child day care centers shall include "day care centers" as defined under state law, which include infant centers, preschools, and extended day care facilities.

Deck. A platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

Director and Director of Planning and Planning Director. Refers to the Community Development Director or his or her designee.

Drive-in Restaurant. Any building or structure in which food and drink are prepared for service to customers outside of such building or structure, even though the same is served to customers inside said building or structure or to customers occupying vehicles outside such structure and shall include self-service restaurants for take-out food.

Drive-thru. See "Establishment with drive-up service".

Driveway. An appropriately paved and privately-owned surface or road that provides access to off-street parking or loading facilities.

Dump. An area devoted to the disposal of combustible or non-combustible refuse.

Duplex. A structure consisting of two dwelling units.

Dwelling or Dwelling Unit. An attached or detached building containing one or more rooms wherein the occupants of each dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Multiple Family Residential. One or more buildings located on a lot containing a total of two or more dwellings within a structure.

Dwelling, Single-Family. An attached or detached building not to contain more than one kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Tri-plex. A building designed for occupancy by three families living independently of each other and containing three dwelling units under one common roof.

Dwelling, Two-Family or Duplex. An attached or detached building containing two Dwelling Units wherein the occupants of each Dwelling Unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

E

Establishment with Drive-up Service. A business or institution providing services accessible to persons who remain in their automobiles.

F

Façade, Building. The exterior wall of a building that is located above ground.

Family. One or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

Family Day Care Home, Large. A dwelling that regularly provides care, protection, and supervision for 12 or fewer children under the age of ten, in the provider's own home, for periods of less than 24 hours per day.

Family Day Care Home, Small. A dwelling that regularly provides care, protection, and supervision for one to six children inclusive, including children under the age of ten.

Firearm Sales or Firearms Business. An establishment having at least 25 percent of its gross floor area devoted to the sale of firearms, ammunition and ammunition components, and hunting or shooting equipment.

Floor Area, Gross. The total horizontal area of all the floors of a building included within the surrounding walls, exclusive of vent shafts and courts.

Floor Area, Net. The total useable floor area within all floors of a building included within the surrounding walls.

Floor Area Ratio. The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of the lot or parcel of land on which such building or buildings are located.

Food and Beverage Sales. A business establishment where the primary use involves the retail sales of food and beverages for off-site preparation and consumption. Typical uses include grocery markets and delicatessens. This category does not include liquor stores.

Food Manufacturing. A business establishment engaged in manufacturing, processing, and/or packaging of food products for wholesaling and distribution. This use may include incidental direct sale to consumers of the products manufactured on-site, souvenirs, and ancillary tasting facilities for the public.

Frontage. The frontline of a site, separating the site from the street.

G

Garage, Parking Garage. A structure with a common vehicular entrance and exit which is used by vehicles in parking spaces and which otherwise conforms to the requirements of this Zoning Code.

Garage, Private. A detached accessory building, or a portion of a main building on the same lot, enclosed on three sides and with a door capable of enclosing the fourth side, for the parking or temporary storage of vehicles owned by the occupants of the premises.

General Plan. The General Plan of the City of Beaumont, consisting of the General Plan and Map, adopted by the City Council.

Grade, Existing. The surface of the ground or pavement at a specific location as it existed prior to disturbance in preparation for a construction project.

Grade, Finished. The finished surface elevation of the ground or pavement at a specific location after the completion of a construction project.

Grade, Ground Level. The average level of the finished ground surface surrounding a building, measured at the center of all walls of the building.

Gradient. The rate of vertical change of a ground surface expressed in a percentage and determined by dividing the vertical distance by the horizontal distance.

Group Home (Unlicensed) or Unlicensed Group Home. A single-family dwelling unit with six or fewer occupants who are all (other than the house manager) considered disabled under state or federal law, but not licensed by the state.

Guest House. Refers to living quarters, having no kitchen facilities, located within an accessory building located on the same premises with a main building and occupied solely by members of the family, temporary guests, or persons permanently employed on the premises.

Guest Room. A room designed for or occupied as sleeping quarters by one or two persons, providing lodging for compensation.

H

Hazardous Waste. Any waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may: a) exhibit toxicity, corrosivity, flammability, and/or reactivity; b) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible, illness; or, c) present a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Hazardous Waste Facility. All contiguous land, structures, other appurtenances, and improvements within a property, used for handling, treating, storing, or disposing of hazardous wastes.

Health and Physical Fitness Facility. A private athletic clubs and gymnasiums including, but not limited to, weight training facilities, aerobic exercise floors, racquetball courts, swimming pools, and similar athletic facilities.

Height. See "Building height".

Home Occupation. An occupational activity carried on by the occupant(s) of a residential dwelling as a secondary use in connection with which there is no display, no walk-in customers, no stock-in-trade, nor commodity sold upon the premises, no person employed, and no mechanical equipment used, except such as is necessary for housekeeping purposes.

Hospital. A facility providing medical, surgical, psychiatric, and/or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

Hotel or Motel. One or more buildings containing guest rooms or dwelling units, with one or more such rooms or units having a separate entrance leading directly from the outside of the building or from an interior court. Such facilities are designed to be used, or intended to be used, rented, or hired out for temporary or overnight accommodations for guests, and are offered primarily to patrons by signs or other advertising media. This classification may contain public meeting rooms and eating, drinking, and banquet services associated with the facility.

Hot Tub. See "Swimming pool".

Household. A single individual or group of individuals, unrelated or related by blood or marriage, residing in a dwelling unit.

Household Pet. A domesticated animal commonly maintained within a residence.

I

Industrial Complex. Any group of three or more industrial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or single industrial use occupying at least 100,000 square feet of floor area.

In-ground pool. See "Swimming pool".

J

Junk Yard. The use of a lot, or the use of any portion of a lot, for the dismantling of machinery or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials.

K

Kenel. Any lot or premises on which four or more dogs or cats at least four months of age are boarded or trained.

Kitchen. A room in a building or dwelling unit that is used in the cooking or preparation of food.

L

Laboratory. An establishment providing analytical or testing services, including, but not limited to, chemical labs, dental-medical labs, optical labs, and labs conducting mechanical, electrical, physical, or environmental tests, as well as research and development.

Landscaping. The planting and maintenance of live trees, shrubs, ground cover, and lawn areas, including the installation of irrigation systems required by the provisions of this Zoning Code. "Landscaping" may include inorganic decorative materials of natural or man-made origin if used to accent or complement, but in no case imitate, the natural vegetation. Inorganic decorative materials used in landscaping may include rock, stone, wood, waterfall, fountains, pools, sculptures, benches, and architectural screens, walls, and fences.

Liquor Store. A business establishment having at least 50 percent of its gross floor area used for the sale of alcoholic beverages intended for off-site consumption.

Loading Space. An off-street space on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which has access from a street, alley, or other permanent means of ingress and egress.

Lodging House. A residence or dwelling, other than a hotel, wherein lodging and meals are provided to four or more persons for compensation, whether direct or indirect. In determining the number of persons lodging in a lodging house, all residents shall be counted, including an owner, agent or manger.

Lot. Real property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder as a part of an approved subdivision, shall also mean (1) a parcel of real property when shown as a delineated parcel of land with a number of other designations on a plat recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of land the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State of California in the Office of the

County Recorder of Riverside County; (3) a parcel of real property not delineated as in (1) or (2) above, and containing not less than the prescribed minimum square footage required in the zone in which it is located and which abuts at least one public street, and alley or a private easement determined by the Commission to be adequate for purposes of access from a street; (4) a parcel of land registered under Land Title Law (Torrens Title) and held under separate ownership from adjacent property on the effective date of this Ordinance.

Lot, Area. The total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot, Corner. A lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an interior lot.

Lot, Cul-de-sac. A lot fronting on, or with more than one-half of its lot frontage, on the turnaround end of a cul-de-sac street.

Lot, Depth. The horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.

Lot, Interior. A lot other than a corner or reverse corner lot.

Lot, Key. Any lot where the side property line abuts the rear property line of one or more lots, and where such lots are not separated by an alley or any public way.

Lot Line. Any line bounding a lot as defined in this section.

Lot Line, Exterior. A lot line abutting a street.

Lot Line, Front. On an interior lot, the front lot line of the property line abutting the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. On a corner or reversed corner lot, the front lot line is the shorter property line abutting a street. On a through lot, or a lot with three or more sides abutting a street, or a corner or reversed corner lot with lot lines of equal length, the Zoning Administrator shall determine which property line shall be the front lot line for purposes of compliance with the setback provisions of this Zoning Code.

Lot Line, Interior. A lot line not abutting a street.

Lot Line, Rear. A lot line not abutting a street that is opposite and most distant from the front lot line. For triangular lots where there is no rear lot line, the rear lot line shall be defined as the point at which the side lot lines intersect.

Lot Line, Side. Any lot line that is not classified as a front lot of line or rear lot line.

Lot Line, Zero. A lot line that does not have any side-yard setback.

Lot, Reverse Corner. A corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets. A through lot may have no rear lot line.

Lot; Width. The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance located midway between the front and rear lot lines.

M

Main Building. A building that is designed, and used for, or intended to be used, to accommodate the principal use on the lot. In residential zones, any dwelling shall be considered the main building on the lot.

Maintenance and Repair Services. An establishment providing household appliance repair, furniture repair, office machine repair, bicycle repair, or building maintenance services. This classification excludes maintenance and repair of motor vehicles, boats, or ships.

Mansard or Mansard Roof. A roof having two slopes on all sides with the lower slope steeper than the upper one.

Manufactured Housing. A mobile home, or manufactured housing unit, as defined by and installed in accordance with California Health and Safety Code Section 18008 and 18551, respectively, and factory-built housing as defined by California Health and Safety Code Section 19971.

Medical Clinic. Any facility providing physical or mental health service, and medical or surgical care of the sick or injured but shall not include inpatient or overnight accommodations. Activities included within this definition are health centers, health clinics, and doctors' offices.

Mini-Warehouse. A warehouse operation serving the public where customers rent or lease, or self-storage and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.

Mobile Home. A movable or transportable vehicle, other than a motor vehicle, intended for occupancy for one family, and having no foundation other than jacks, piers, wheels or skirtings. All mobile homes located on lots must be a minimum of 450 square feet, with a minimum of ten feet in width. All mobile homes must have a complete sanitary facility, including a lavatory, flush type toilet, tub or shower, and kitchen sink, all connected to sewage outlets in conformity with state, county and health requirements.

Mortuary. An establishment providing services such as preparing the deceased for burial, and arranging and managing funerals and related services, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbariums.

Motel. One or more buildings containing more than five completely furnished individual guest rooms with one or more such rooms or units having a separate entrance leading directly from the outside of the building or an inner court. Such facilities are designed, used, or intended to be used, rented or hired out as temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients. Motels include auto courts, motor lodges, and tourist courts.

N

Nonconforming. A building and/or improvement, or portion thereof, which does not conform improvement to current Zoning Code regulations. Nonconforming use, any use of land or property that was lawfully established and in effect at the lawful or legal time this Zoning Code or any amendment became effective, but no longer complies with all of the applicable regulations and standards of the zone in which the use is located. Nonconforming any structure or improvement that was lawfully established and in existence structure, lawful at the time this Zoning Code or any

amendment became effective, but no or legal longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

O

Offices. Administrative, clerical, or public contact offices of a government agency, government including postal facilities, together with incidental storage and maintenance of vehicles.

Offices, Medical. Offices or health facilities providing health services, including without limitation, preventative and rehabilitation treatment, diagnostic services, and testing and analysis, but excluding inpatient services and overnight accommodations. This classification includes without limitation offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic, and psychiatric services, and medical or dental laboratories incidental to such offices.

Offices, Professional. Offices for firms or organizations providing professional, executive, management or administrative services, such as architectural, engineering, real estate, insurance, investment, or legal offices. This classification excludes savings and loan associations, banks, and medical offices.

Off-Street Parking Facility. A lot, or portion thereof, improved and used for the parking of vehicles, including, but not limited to, enclosed garages and parking structures, open parking areas, aisles, driveways, and appurtenant landscaped planters and their improvements.

Open Space, Useable (Useable Open Space). Open space upon the lot or parcel to which it is appurtenant, which can be used by inhabitants of the property for outdoor living, activity and/or recreation and may include landscaping. Each linear dimension of such space shall be a minimum of six feet. Balconies may be credited as "usable open space" provided they each have linear dimensions of a minimum of five feet. Enclosed recreation or multi-purpose activity rooms may be credited as "usable open space." All such areas shall be readily accessible to the inhabitants of the property. "Usable open space" does not include driveways, open or covered parking areas, utility space such as trash or garbage areas, or space occupied by the required front yard setback.

The computation of usable open space provided shall be as follows:

1. The following areas shall be computed at 1.25 times the area actually devoted to such use:
 - a. Private patios, when directly accessible to the dwelling unit to which it is appurtenant; such patios shall be completely enclosed on all sides by a fence which is a minimum of five feet in height;
 - b. Balconies and lanais, when directly accessible to the unit to which they are appurtenant; such balconies and lanais must have a minimum dimension of five feet;
 - c. Swimming pool areas, including the hard surface deck, which normally surrounds such pools. Deck area more than 25 feet from the edge of the pool will not be counted as open space under this; and
 - d. Recreation activity rooms, provided these rooms are permanently maintained for the use of tenants for various recreation activities. Such

activity rooms shall not include lobbies, but may include common steam rooms, sauna baths, or the like.

2. All other areas meeting usable open space requirements shall be credited with the actual area (square feet) provided.
3. No area will be considered as usable open space if it has any dimension less than six feet except balconies.

Outdoor Advertising. The use of signs or other measures soliciting public support or directing public attention to the sale, lease, hire, or use of any objects, products, services, or functions which are not produced, sold, or otherwise available on the premises where such signs are erected or maintained.

Outdoor Living Space. Either an open passive landscaped area specifically designed, improved, and maintained to enhance the architectural design, privacy, and general environmental quality of a residential development or an easily accessible public or private activity area specifically designed, improved, and maintained for outdoor living and/or recreation by occupants of the residential development.

P

Parcel. A contiguous quantity of land owned by, or recorded as the property of, the same claimant or person.

Parking Space. A space within an off-street parking facility that has the minimum attributes of size, location, and design specified in Article 21 (Parking requirements) of this Zoning Code.

Parks and Recreation Facilities. Uses that include, but are not limited to, land and interests in land; swimming pools; tennis, volleyball and basketball courts; baseball grounds; play areas; turf; sprinkler systems; community center buildings; recreation buildings; and other works, properties, structures, and facilities necessary or convenient for public park, playground, or recreation purposes.

Pawn Shop. A business establishment engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property.

Performance Art. A public building used for theatrical performances, concerts, recitals, and facilities similar entertainment. This classification excludes commercial cinemas or theaters.

Personal Convenience Service. A business establishment providing recurrently needed services of a personal nature. This classification includes, but is not limited to, barber and beauty shops, seamstresses, tailors, shoe repair shops, photocopying, retail dry cleaning establishments (excluding wholesale dry cleaning plants), self-service laundromats, and similar services. This classification excludes massage parlors, tattoo parlors, and/or skin piercing establishments.

Personal Improvement Service. A business establishment providing instructional services or facilities, including, but not limited to, photography, fine arts, crafts, dance or music studios, driving schools, modeling agencies, reducing salons, and health or physical fitness clubs. Incidental instructional services associated with a retail use shall be classified as "retail sales" rather than "personal improvement services."

Planned Unit Development. The planning, construction, or implementation and operation of any use or structure, or a combination of uses and structures, on a single parcel of land based on a

comprehensive and complete design or plan treating the entire complex of land, structures, and uses as a single project.

Plant Nursery. A site used to raise trees, shrubs, flowers, and other plants for sale or for transplanting, and where all merchandise (other than plants) is kept within an enclosed building or fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

Porch. A permanent projection attached to the entrance of a building, which has a roof but is not fully enclosed.

Pre-existing. In existence prior to the effective date of this Ordinance.

Public Building. A building owned and operated by a public agency for public use.

Public Safety Facility. A public facility providing public safety and emergency services, including police and fire protection, and associated support and training facilities.

Public Utility Facility. A building or structure used by any public utility including, but not limited to, any gas treatment plant, reservoir, tank, or other storage facility, water treatment plant, well, reservoir, tank or other storage facility, electric generating plant, distribution or transmission substation, telephone switching or other communications plant, earth station or other receiving or transmission facility, any storage yard for public utility equipment or vehicles, and any parking lot for parking vehicles or automobiles to serve a public utility. The term "public utility" shall include every gas, electrical, telephone and water corporation serving the public or any portion thereof for which a certificate of public convenience and necessity has been issued by the State Public Utility Commission.

Q

R

Recharging Stations. An area where equipment is provided to recharge an electric vehicle.

Recreational Facility. A publicly owned and operated recreational structure or building, such as a tennis court, swimming pool, multi-purpose community building, or similar use.

Recyclable Material. A reusable material, including, but not limited to, metals, glass, plastic, and paper, and which is intended for reuse, re-manufacture, or reconstitution for the purpose of using the altered form. "Recyclable material" shall not include refuse or hazardous materials. "Recyclable material" may include used motor oil collected and transported in accordance with Section 25250.11 and Section 25143.2(b)(4) of the State Health and Safety Code.

Recycling Facility. A center for the collection and/or processing of recyclable materials. "Certified recycling facility" or "certified processor" refers to a recycling facility certified by the State Department of Conservation as meeting the requirements of the State Beverage Container Recycling and Lifter Reduction Act of 1986. A recycling facility does not include storage containers or processing activities located on the premises of a residential, commercial, or manufacturing use, and used solely for the recycling of material generated by such residential property, business, or manufacturer.

Recycling, Collection Facility. A center for the acceptance of recyclable materials from the public by donation, redemption, or purchase.

Recycling, Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and re-manufacturing.

Rental Units. A housing unit leased for the occupancy of a residential household.

Residence. One or more rooms designed, used, or intended to be used as permanent living quarters for a household, and not as temporary or overnight accommodations.

Residential Care Facility, Licensed. A residential care facility licensed or supervised by any federal, state, or local agency, which provides housing and nonmedical care for children, elderly persons, or physically and mentally handicapped persons in a family-like environment. These facilities include the following:

1. An intermediate care facility, developmentally disabled habilitative and intermediate care facility/developmentally disabled-nursing or a congregate living facility as identified in State of California Health and Safety Code section 1267.8;
2. A community care facility as identified in State of California Health and Safety Code section 1566.3;
3. A residential care facility for the elderly as identified in State of California Health and Safety Code section 1569.85;
4. An alcoholism or drug abuse recovery or treatment facility as identified in State of California Health and Safety Code section 11834.02;
5. A home for the care of mentally disordered or otherwise handicapped persons as identified in State of California Welfare and Institutions Code section 5116;
6. A home for the care of dependent and neglected children as identified in the State of California Welfare and Institutions Code section 300, but not including wards of the court as identified in the State of California Welfare and Institutions Code section 601ff.

Rest Home. See "Convalescent home".

Restaurant, Sit Down. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service utilizing no more than two delivery vehicles.

Restaurant, Fast-Food. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to customers from a serving counter in disposable containers or wrappers and where food and meals are generally prepared in

advance for immediate sale, and which may include inside seating, drive-through service, delivery service, and take-out/carry-out service.

Restaurant, Delivery. A place where orders for food and beverages may be placed in person or by telephone, facsimile, copier, or other off-site means of communication, from a limited menu, and which orders are delivered to a location directed by the customer.

Restaurant, Take-out. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverages are served in disposable containers or wrappers from a serving counter for consumption exclusively off the premises.

Retail Sales. A business establishment engaged in the retail sale of merchandise not specifically listed under another use classification as defined in this section. This classification includes, but is not limited to: department stores, clothing stores, furniture stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, books, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding service and installation). This classification excludes thrift shops and pawnshops.

Room. An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways, and service porches.

S

School, Elementary, Junior High, and High. An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

School, Private. An educational institution having a curriculum comparable to that required in the public schools of the State of California.

Secondary (or second) Unit. A detached dwelling unit that provides complete, independent living residential unit facilities for one or more persons. A secondary residential unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot on which the primary unit is situated.

Senior Housing. A housing development project in which 100 percent of the project rental units are intended to be occupied by persons who are 62 years of age or older, or married couples, of which one spouse is over 62 years of age.

Service Station. See "Vehicle, service station".

Setback. A required open space on an improved lot that is unoccupied by buildings and unobstructed by structures from the ground upward, except for projections and accessory buildings permitted by the provisions of this Zoning Code. Setbacks shall be measured as the shortest distance between a property line and the nearest vertical support or wall of the building, enclosed or covered porch, or other structure.

Setback, Between. A required open space between separate buildings or between separate buildings or dwelling units on the same lot or building site. Such setback shall be setback between measured

as the minimum distance between the nearest vertical support dwelling units or wall of each building or enclosed or covered porch.

Setback, Exterior Side. A side setback abutting a street.

Setback, Front. A setback extending across the full width of the front of the lot, the minimum and/or average dimensions of which are determined by the property development standard of the applicable zone in which such lot is located.

Setback, Rear. A setback extending across the full width of the rear of a lot, the minimum and/or average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Setback, Side. A setback extending from the required front setback to the required rear setback, or to the front and/or rear property lines where no front and/or rear setback is required by the provisions of this Zoning Code, the minimum and average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Sign. Any card, cloth, plastic, paper, metal or other material or painted character visible from outside of a structure for advertising purposes, mounted to the ground or any, tree, building, wall, bush, rock, fence or structure, whether privately or publicly owned. "Sign" means any graphic announcement, declaration, demonstration, display, illustration, insignia or object used to advertise or promote the interest of any person or business when the same is placed out-of-doors in view of the general public. This definition shall not include the display of the American flag, flag of the State, county, public entity or City flag.

Sign, A-Frame. A freestanding sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A." Such signs are usually designed to be portable and are not considered to be permanent signs or displays.

Sign, Animated Signs. Signs designed to attract attention through movement or the semblance of movement of the whole or any part including, but not limited to, signs which swing, twirl, move back and forth or up and down; or signs which change color or shades of color; or any other method or device which suggests movement. Animated signs do not include flags and banners, time and temperature signs.

Sign, Announcement or Bulletin Board Signs. Signs permanent in character designed to accept changeable copy, handbills, posters and matters of a similar nature.

Sign, Area of Sign. The area of a sign shall include the entire area within a series of rectangles whose outermost borders are defined by the outermost extent of any writing, representation, emblem, figure, character or separate sign surface. When letters comprising a sign message are placed on a background or field which is different in color or materials from the architectural features of the building on which the sign is mounted, the sign area shall be calculated as the entire area comprising the overall sign feature. In the case of a two-sided sign, the area shall be computed as including only the maximum single display surface that is visible from any ground position at one time. The supports or uprights on which any sign is supported should not be included in determining the sign area unless such supports or uprights are designed in such a manner as to

form an integral background of the sign. In the case of any cylindrical or spherical sign, the total area shall be computed on the total area of the surface of the sign.

Sign, Awning Sign. A sign painted or printed on the exterior surface of an awning. An alternative to a wall sign, permitted as same.

Sign, Balloon. One or more balloons used as a permanent or temporary sign or as a means of directing attention to any business or profession, or to a commodity or service sold, offered, or manufactured, or to any entertainment.

Sign, Banner. A fabric or fabric-like material on which an advertising message is painted or otherwise affixed.

Sign, Billboard. A sign that directs attention to a business, profession, product, commodity or service offered on the site on which the sign is located.

Signs, Changeable Copy. Copy for temporary use which is changed at periodic intervals and which may be utilized on pylon, monument, wall, bulletin board or announcement signs.

Sign, Commercial Complex. Any group of three or more commercial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or large single commercial use occupying at least two and one-half acres with a minimum of 200 feet of street frontage.

Sign, Construction Signs. Signs stating the names of those individuals or businesses, such as architects, engineers, contractors, or owners directly connected with a construction project and/or the name of the project, the address of the business, and emergency telephone numbers.

Sign, Directional Signs. Signs which contain any of the following words: "Entrance", "enter", "out", "one-way" or other words, or words which contain nonflashing arrows or other characters indicating traffic direction.

Sign, Electronic Message Sign. A sign having the capability of presenting variable message displays, including time and temperature, by projecting an electronically controlled light pattern against a contrasting background and which can be programmed to change the message display periodically.

Sign, Flag. A device, generally made of flexible materials, usually cloth, paper or plastic, usually used as a symbol of a government, school, religion, etc. It may or may not contain any copy.

Sign, Flashing Signs. Lighted signs which in whole or in part disappear and reappear at periodic intervals, or are intermittently on and off, and which are placed so as to attract vehicular traffic with emphasis on the recurrence of lights as in those types generally referred to as "nervous" signs, arrows, stars, etc., and/or beacon signs.

Sign, Freestanding. A sign that is completely supported by structures or other supports that are placed on or anchored in the ground and are independent from any building or other structure.

Sign, Height of Signs. The distance from the average ground level immediately surrounding the base of the sign to the top of its highest element, including any structural or architectural element. Landscape mounding shall not be used to artificially increase the height of a sign.

Sign, Monument Signs. A sign with an overall height of six feet or less, standing directly on the ground or on a base of where supporting poles or structures, if any, are enclosed by decorative covers.

Sign, Nameplate. Signs naming the occupant of the premises, the business and/or address.

Sign, Off-site Signs. Any sign which advertises or informs in any manner businesses, services, goods, persons or events at some location other than that upon which the sign is located.

Sign, Painted Signs. Signs painted on the exterior surface of a building or structure. Painted signs do not

Sign, Pennant. A device generally made of flexible materials, usually cloth, paper or plastic. A pennant may or may not contain any copy and is primarily intended to draw attention.

Sign, Pylon Sign. A sign with an overall height exceeding six feet and having one or more decorative supports permanently attached directly into or upon the ground.

Sign, Political Signs. Political signs are signs setting forth a political message with respect to an upcoming federal, State or local governmental election.

Sign, Portable Signs. Signs not designed to be attached to a building or anchored to the ground, including "A" boards, sandwich signs and signs attached to a fence/wall.

Sign, Poster Signs. Any sign attached to the ground in a manner approved by the building official, which may be visible from adjacent streets or highways.

Sign, Projecting Signs. Signs including wall signs which are suspended from or supported by a building or wall and which project from said building or wall.

Sign, Real Estate Signs. All signs and sign structures relating to the sale, lease or other disposition of the real property on which the sign is located, and which are temporary in nature.

Sign, Revolving Signs. Signs, all or a portion of, which rotate in a constant, circular manner.

Sign, Roof Signs. Any sign supported by or attached to or projecting through the roof of a building or structure or projecting above the eave line or parapet wall of the building or structure.

Sign, Special Event Sign. A temporary sign, which advertises special events and activities such as grand openings, charitable events, Christmas trees, fireworks, or as specified by the Planning Director.

Sign Structure. The supports, uprights, bracings, guy rods, cables and other structural framework of a sign or outdoor display.

Sign, Temporary Signs. Signs erected for a temporary purpose not exceeding 45 days, including banners, pennant valances, streamers, balloon signs, inflated devices, search lights, beacons, costumed or live persons, moving stuffed animals, or advertising light or similar materials used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, vehicle or other object.

Sign, Time and Temperature Sign. An electronically controlled sign with illuminated flippers or light bulbs for the sole purpose of displaying the time, and temperature (F. and/or C.) at intermittent intervals. Under Canopy Signs. A sign with a single or double face copy attached to the underside of a projecting canopy perpendicular to the building frontage.

Sign, Unofficial (Non-Regulatory) Signs. Signs located on public property (e.g., street or median island, parkway, sidewalk, traffic control sign posts, utility poles, park land, trees, etc.).

Sign, Vehicle Signs. Signs on or affixed to trucks, vans, automobiles, trailers, or other vehicles which advertise or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of service from such vehicles.

Sign, Wall Signs. Signs which are in any manner affixed to any exterior wall of a building or structure, the exposed face of which is in a plane parallel to the plane of the wall and which projects not more than 12 inches from the building or structure wall.

Sign, Window Signs. Signs painted, attached, glued or otherwise affixed to a window or otherwise easily visible from the exterior of the building.

Sign, Wall Murals. The decoration on the exterior surface of a structure with scenic, architectural or artistic paints which in themselves do not identify or advertise any product, service or business. A wall mural is a sign if it is related by language, logo or pictorial depiction to the advertisement of any product or service or the identification of any business.

Snack Shop. A business establishment that is maintained, operated, and/or advertised or held out to the public as serving snack foods, such as donuts, ice cream, yogurt, candy, cookies, bakery items, beverages, and similar items to be consumed either on the premises or off the premises.

Solid Fill. Any noncombustible materials insoluble in water, such as soil, rock, sand, or gravel, that can be used for grading land or filling depressions.

Spa, Non-Portable. See "Swimming pool".

Spa, Portable. A non-permanent structure intended for recreational bathing, in which all controls, water-heating, and water-circulating equipment are an integral part of the product and which is cord-connected (not permanently electrically wired).

Story. "Story" as defined in the currently adopted and effective Uniform Building Code of the City.

Story-Half. A story with at least two of its opposite sides situated immediately under a sloping roof, with the floor area of said story not in excess of two-thirds of the floor area of the floor immediately below it.

Street. A public thoroughfare or right-of-way acquired for use as such, or an approved private thoroughfare or right-of-way, other than an alley, which affords the principal means of access to abutting property. "Street" shall include all major and secondary highways, traffic collector streets, and local streets.

Street, Center line. See "Center line".

Street Line. The boundary line between the street right-of-way and abutting property.

Street/Craft Fairs/Farmer's Market - Ongoing/reoccurring. Temporary event that regularly reoccurs (e.g. weekly Farmer's Market).

Structural Alteration. Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joists, ceiling joints, or roof rafters.

Structure. Any physical improvement constructed or erected, including an edifice or building of any kind, or any piece of work artificially constructed or composed of parts jointed together in some definite manner, and which structure requires location on or in the ground or is attached to another improvement or in the ground, including fences, walls, swimming and wading pools, and patios.

Swap Meet. Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term "swap meet" is interchangeable with, and applicable to, flea markets, auctions, open air markets, farmer's markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

Swimming Pool. Any structure intended for swimming, diving, or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.

Swimming Pool, Indoor. A swimming pool which is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

Swimming pool, Outdoor. Any swimming pool which is not an indoor pool.

Structure Advertising. A structure existing, erected, or maintained to serve exclusively as a stand, frame, or background for the support or display of signs.

T

Thrift Shop. A business establishment primarily engaged in the sale of used clothing, household goods, furniture, or appliances. This classification does not include antique shops.

Townhouse. A single-family dwelling which visually appears to share one or more common walls with an adjacent single-family dwelling, but which, in fact, is structurally and functionally independent of any other single-family dwelling.

Trailer Coach. Any vehicle, with or without motor power, designed or used for human habitation and constructed to travel on the public thoroughfares in accordance with the provisions of the California State Vehicle Code.

Trailer Park. A site designed and equipped for the harboring, parking, or storing of one or more mobile home park trailers or mobile homes being used as living and/or sleeping quarters.

Trailer Site. That portion of a trailer park designated for use or occupancy of one trailer coach and including all appurtenant facilities.

Transfer Station. An area, including any necessary building or structures, for the temporary waste storage and the salvage of rubbish, garbage, or industrial waste. This definition also includes material recovery facilities.

Transit Stations and Facilities. Facilities for passenger transportation operations, such as rail (e.g., Metrolink) but does not include airports or heliports.

Triplex. A structure containing three individual residential dwelling units.

Trucking Terminal. A business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time, but excluding trucking accessory to another industrial use on the site.

U

Uniform Sign Program. All applications for approval of signs in a shopping center, commercial, industrial or office complex, a group of three or more businesses on a parcel or project site or for commercial recreation uses shall be submitted in the form of a construction, including connections and electrical plans, if any, and shall delineate the typical size, shape, design, material, coloring, lettering, lighting and position of the signage in relationship to the building form or place where it will be displayed. Scaled sketches of existing signs on the premises shall accompany the application.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied, utilized, or maintained.

V

Variance. A modification of a literal provision of this Zoning Code, granted by an administrative or quasi-judicial act in accordance with the provisions of this Zoning Code.

Vehicle. A business engaged in the washing, waxing, cleaning, and/or detailing of automobile washing automobiles or similar light vehicles.

Vehicle Body. A business establishment involved in the repairing, restoring, and/or painting and fender shop of the bodies of motor vehicles.

Vehicle Rentals. A business engaged in the sale, lease and/or rental of automobiles and light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), including storage and incidental maintenance and repair.

Vehicle Repair Garage. Any site and improvements used for the repair and maintenance of automobiles, motorcycles, light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), or other similar passenger vehicles licensed by the State Department of Motor Vehicles. This classification shall not include the repair or maintenance of motor homes or commercial vehicles as defined in Section 3-7.901 of this Zoning Code. "Motor vehicle repair garage" shall be construed broadly to include the place where the following types of commonly-known garage or shop activities occur: tune-up and muffler work, parts and tire sales and installation, wheel and brake work, engine and transmission overhaul, and installation of car alarms and car stereos. "Motor vehicle repair garage" shall not include automobile wrecking, dismantling, or salvage, motor vehicle body and fender shops, or tire retreading or recapping.

Vehicle, Service. A business establishment primarily engaged in the retail sale of vehicle fuel station and lubricants. This classification includes facilities having service bays for vehicle service and repair. Such service and repair may include the sale of tires, batteries, and other parts and products related to the operation of a motor vehicle; minor tune-up; lubrication and parts replacement; non-mechanical car-washing, polishing, and waxing; and other light work related to preventive

maintenance and upkeep, but may not include maintenance and repair of large trucks or other large vehicles, or body and fender work on any vehicles.

Vehicle Towing/Storage. A business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of parking tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Visual Obstruction. Any physical obstruction which limits the visibility of persons in motor vehicles or pedestrians approaching intersecting or intercepting streets, alleys, driveways, or other public rights-of-way.

W

Wall or Fence. A structure forming a physical barrier, including, but not limited to, concrete, concrete block, wood, or other materials which are solid and are so assembled as to form a barrier.

Warehouse Retail. An off-price or wholesale retail/warehouse establishment exceeding 70,000 square feet of gross floor area and offering a full range of general merchandise to the public.

Warehouse Retail, Specialty. An off-price or wholesale retail/warehouse establishment exceeding 30,000 square feet of gross floor area and offering a limited range of merchandise, serving both wholesale and retail customers.

Washroom. Any building, which contains individual laundry facilities and/or bathroom facilities but does not include kitchen facilities.

Wholesaling, Distribution and Storage. A business engaged in storage and distribution and having five or fewer heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time. Wholesaling establishments may include no more than ten percent or 1,000 square feet of floor area, whichever is less, for the incidental direct sale to consumers of only those goods distributed wholesale. This classification excludes "Mini-warehouses or self-storage facilities" and "Vehicle towing/storage."

Wholesale Dry-Cleaning Plant. A dry-cleaning establishment having at least 51 percent of its gross sales to licensed dry cleaners.

Wind Energy Conversion System. A machine and or equipment that creates electricity from wind energy.

X

Y

Yard. An open space on a lot or parcel of land, other than a court, unoccupied and unobstructed by a building from the ground upward.

Yard, Front. A yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is coterminous with the street line, and the front elevation of the structure located on the parcel.

Yard, Rear. A yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

Yard, Side. A yard extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard or the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street side, where said side lot line is coterminous with the street line of a fully-widened street or the ultimate street line of a partially-widened street, and a line parallel thereto on the lot or parcel of land.

Z

Zoning Map. The Official Zoning Map delineating the boundaries of zones within the City of Beaumont.

(Ord. 977, 12/07/2010; Ord. No. 1025, § 3, 9-18-2012)

Chapter 17.16 SINGLE ROOM OCCUPANCY FACILITIES

17.16.010 Purpose.

The provisions of this Chapter are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services, and to establish standards for these small units.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.020 Location.

A single room occupancy facility may be proposed and approved in the Commercial Neighborhood (C-N) or Community Commercial (C-C) Zoning Districts

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.030 Project review and approval.

A proposed SRO shall require the approval of a conditional use permit in compliance with Section 17.02.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.040 Development standards.

A. *Single Room Occupancy Facilities:*

1. *Density.* A single room occupancy facility is not required to meet density standards of the General Plan.
2. *Common Area.* Four hundred square feet per living unit shall be provided, with at least 200 square feet in area of interior common space, excluding janitorial storage, laundry facilities and common hallways.
3. *Laundry Facilities.* Laundry facilities must be provided in a separate room at the ratio of one washer and one dryer for every 20 units of fractional number thereof, with at least one washer and dryer per floor.
4. *Cleaning Supply Room.* A Cleaning Supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.

B. *Single Room Occupancy Units:*

1. *Unit Size.* An SRO unit shall have a minimum size of 150 square feet and a maximum of 400 square feet.
2. *Occupancy.* An SRO unit shall accommodate a maximum of two persons.
3. *Bathroom.* An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility

shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residence with at least one full bathroom per floor.

4. *Kitchen.* An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
5. *Closet.* Each SRO unit shall have a separate closet.
6. *Code Compliance.* SRO units shall comply with all requirements of the California Building Code.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.050 Accessibility.

All SRO units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.060 Management.

- A. *Facility Management.* An SRO facility with ten or more units shall provide on-site management. An SRO facility with less than ten units shall provide management office on-site.
- B. *Management Plan.* A management plan shall be submitted with the development application for an SRO facility and shall be approved by the City. The management plan must address management and operation of the facility, rental procedures, safety and security of residents and building maintenance.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.070 Parking.

Off street parking shall be provided consistent with Chapter 17.05.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.080 Tenancy.

Tenancy of SRO units shall be limited to 30 or more.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

17.16.090 Existing structure.

An existing structure may be converted to an SRO facility, consistent with the provisions of this Section.

(Ord. 980, 12-07-10; Ord. 1002, 8/2011)

Chapter 17.17 PAROLEE/PROBATIONER HOME

17.17.010 Applicability and conditional use permit requirements.

A conditional use permit, pursuant to Chapter 17.02.100 of this Zoning Code, is required for the establishment of any parolee/probationer home.

(Ord. 1009, 12-20-2011)

17.17.020 Development regulations.

Parolee/probationer home shall comply with the development, locational and all other applicable regulations of the Zoning District in which the use is proposed to locate. In addition, the parolee/probationer home shall comply with all of the following locational and operational standards:

- A. *Locational Requirements.* When a conditional use permit for a parolee/probationer home is requested, the parolee/probationer home shall be located:
 1. A minimum of 660 feet away from any existing or proposed school, university, college, student housing, childcare facility, public park, religious institution, hospital, youth facility, or other similar uses, as reasonably determined by the Planning Director. The distance between the parolee/probationer home and school, university, college, student housing, child care facility, public park, religious institution, hospital, youth facility or other similar use shall be measured from the closest exterior wall of the parolee/probationer home and the nearest property line included within the school, university, college, student housing, child care facility, public park, religious institution, hospital, youth facility or other similar use, along a straight line extended between the two points, without regard to intervening structures; and
 2. A minimum of 1,320 feet away from an existing parolee/probationer home or other similar use. The distance between parolee/probationer homes shall be measured from the closest exterior wall of one parolee/probationer home and the nearest property line included within the other parolee/probationer home, along a straight line extended between the two points, without regard to intervening structures. For the purposes of the locational requirements set forth in this subsection, "other similar use" or an "existing parolee/probationer home" shall also include any residential structure or unit, including any hotel or motel, whether owned and/or operated by an individual or for-profit or nonprofit entity, which houses at least two parolees/probationers, in exchange for monetary or nonmonetary consideration given and/or paid by the parolee/probationer and/or any individual or public or private entity on behalf of the parolee/probationer, including alcohol and/or drug-free residential recovery home, community care facility, residential care facility and other such facilities.

- B. *Operational Requirements.* Parolee/probationer homes shall comply with the following operational requirements:
1. Each parolee/probationer home shall be limited to a maximum number of six parolees or probationers, and each bedroom in the house/home may not exceed two parolees or probationers.
 2. Multiple-family dwellings or apartments with less than 25 units shall be limited to one parolee/probationer home.
 3. Multiple-family dwellings or apartments with 25 or more units shall be limited to two parolee/probationer homes.
 4. Notwithstanding the definition of parolee/probationer home in Section 17.17.070 or any other provision of the City of Beaumont Zoning Code or the City of Beaumont Municipal Code, hotels and/or motels with 14 rooms or less cannot provide transient lodging services or accommodations to more than three parolees during any 28 consecutive day period regardless of any length of their respective stays; and hotels and/or motels with 15 rooms or more cannot provide transient lodging services or accommodation to more than five parolees during any 28 consecutive day period regardless of the length of their respective stays.
 5. As determined by the Chief of Police or his/her designee, the property owner or a designated on-site manager must live full-time on the site of the parolee/probationer home, and the name and phone number of this individual shall be provided to the Chief of Police or his/her designee.
 6. The Police Department shall be provided with a weekly update of the names of all parolees/probationers living at the parolee/probationer home. The updates required by this section may be in any of the following forms: in writing via electronic mail or facsimile.
 7. Any owner/operator of an parolee/probationer home and any person designated as a house manager or other staff shall provide his or her full name, current residence and phone number, date of birth, social security number, prior employment history, education, driver's license number, history of criminal convictions, if any, and any other information the Beaumont Police Department reasonably requires to perform a criminal background check through the State Department of Justice and/or United States Department of Justice. No person shall begin employment with the Parolee/Probationer Home until this information has been provided.

17.17.025 Conditional use permit findings.

An application for a conditional use permit for parolee/probationer home may be approved and/or modified, in whole or in part, only if the findings in Section 17.02.100 of this Zoning Code are first made. Additionally, in evaluating each request for approval of a conditional use permit for a parolee/probationer home, particular attention shall be directed to the physical relationship and proximity of the proposed use to similar uses on the same or surrounding sites, the compatibility of the proposed use with neighboring uses (i.e., schools, parks, and other similar uses) and to ensuring

that the proposed use will not result in harm to the health, safety or general welfare of the surrounding neighborhood or substantial adverse impacts on adjoining properties or land uses.

(Ord. 1009, 12-20-2011)

17.17.030 Special noticing requirements.

In addition to the notice and hearing requirements required for conditional use permits, all property owners within 1,000 feet of the proposed parolee/probationer home, as measured from the subject property lines, shall be notified of the proposed conditional use permit.

(Ord. 1009, 12-20-2011)

17.17.040 Public nuisance.

The establishment, maintenance or operation of a parolee/probationer home in violation of the regulations of this section or in violation of the conditions of approval of an approved conditional use permit is declared to be a public nuisance and may be abated by the City pursuant to applicable provision of the City of Beaumont Municipal Code, City of Beaumont Zoning Ordinance or any available legal remedies, including but not limited to civil injunctions.

(Ord. 1009, 12-20-2011)

17.17.050 Nonconforming use.

Any parolee/probationer home lawfully existing prior to the effective date of the ordinance codified in this section is a legal nonconforming use, subject to applicable nonconforming use regulations of Chapter 17.08 of the City of Beaumont Zoning Ordinance.

(Ord. 1009, 12-20-2011)

17.17.060 Amortization.

- A. Any parolee/probationer home regulated under provisions of this section which is a nonconforming use on the effective date of the ordinance codified in this chapter shall be subject to an amortization period expiring one year from the effective date of the ordinance codified in this section.
- B. Amortization—Notice. The Community Development Department shall provide written notice to the property owner or operator at least 120 days prior to the expiration of this amortization period. This notice is not mandatory, and lack of notice shall not be deemed to prevent the City from initiating an action seeking declaratory or injunctive relief against the owner and/or operator of such business. However, if notice of expiration of amortization period is not given, any application by the owner or owner of the parolee/probationer home for an extension of the amortization period shall not be denied on the grounds that it is untimely.
- C. Amortization—Application for Extension.

- a. The property owner may file an application with the Community Development Department for an extension of the amortization period. The applicant must state:
 - i. Whether a previous extension has been requested and granted, as well as the date of the previous request; and
 - ii. The efforts that will be made to conform by the conclusion of the extended period.
 - b. The property owner's application shall be made in writing and shall be accompanied by the required fee as established by the City Council.
 - c. Any application for an extension of the amortization period shall be made prior to the expiration of the amortization period unless the Planning Community Development Director determines that good cause exists for the late filing of the application.
- D. Amortization—Decision to Grant or Deny Extension.
- a. The Planning Commission shall hold a public hearing at which time it shall consider the evidence and testimony regarding the request for an extension of the amortization period. The Planning Commission shall grant or deny an application for extension of the amortization period.
 - b. In rendering its decision, the Planning Commission shall determine whether the parolee/probationer home has been provided with a reasonable amortization period commensurate with the investment involved. If the Planning Commission determines that the amortization period is not reasonable, it shall prescribe an amortization period that is commensurate with the investment involved. The burden shall be on the applicant to establish that the extension should be granted.
 - c. The Planning Commission shall consider the following factors in making its determination:
 - i. The parolee/probationer homeowner's financial investment in the renting out rooms, units, homes to parolee/probationers;
 - ii. The present actual and depreciated value of business improvements;
 - iii. The applicable Internal Revenue Service depreciation schedules;
 - iv. The remaining useful life of the rental improvements;
 - v. The remaining lease terms, if any;
 - vi. The cost of relocating the parolee/probationer home to a site conforming to the provisions of this chapter, if applicable;
 - vii. The ability of the parolee/probationer home and/or owner to change the use to a conforming use; and
 - viii. The secondary effects of the parolee/probationer home adult business on the health, safety and welfare of surrounding community, residential

dwelling, businesses and/or uses if the parolee/probationer home is permitted to extend the amortization period.

- d. The Planning Commission's decision shall be in writing and shall be hand delivered or sent by certified mail to the applicant.
- E. Amortization—Appeal. Any interested person may appeal the decision of the Planning Commission to the City Council in writing within 15 days after the written decision of the Planning Commission in accordance with the provisions of Sections 17.02.060 of this Zoning Ordinance.
- F. Amortization—Public Nuisance. The City Council declares to be a public nuisance any parcel where a parolee/probationer home is operating and where the amortization period as a legal nonconforming use has expired and (a) no application for an extension is on file or has been granted, or (b) no application for parolee/probationer home conditional use permit is on file or has been granted.

(Ord. 1009, 12-20-2011)

17.17.060 Definitions.

- A. Parolee/Probationer. An individual as follows:
 1. Convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision of a federal probation/parole officer; or
 2. Who is serving a period of supervised community custody as defined by State Penal Code 3000, following a term of imprisonment in a State prison or County jail, and is under the jurisdiction of the California Department of Corrections, Division of Adult Parole Operations; or
 3. An adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a Youth Authority parole officer; or
 4. An adult or juvenile offender released from county jail or state prison after October 1, 2011, on Post Release Community Supervision.

(Ord. 1009, 12-20-2011)

Chapter 17.18 WIRELESS TELECOMMUNICATION FACILITIES ORDINANCE

17.18.010 Purpose and intent.

- A. Purpose. The purpose of this chapter is to regulate the location and design of wireless telecommunication facilities.
- B. Intent. The intent of this chapter is to facilitate the orderly development and deployment of wireless telecommunication facilities in a manner that promotes the public health, safety, and welfare of the city's residents and is consistent with the goals and policies of the City of Beaumont's General Plan. It is furthermore intended that, the protection of property values and the enhancement of the city's aesthetic appearance be achieved by maintaining the architectural and structural integrity of wireless telecommunication facilities and the protection of views from obtrusive and unsightly accessory structures. It is further the intent of this chapter to create reasonable regulations in conformance with the provisions of the Telecommunications Act of 1996 and other applicable federal law while ensuring access to telecommunication services and promoting fair competition among telecommunication service providers. Additionally, the intent includes establishing regulations that do not preclude antennas from receiving a signal of acceptable quality or unreasonably delay, prevent, or increase the cost of installation, maintenance, or use of such antennas.
- C. The city has found and determined that the regulations established in this chapter are necessary to attain the purpose and intent as stated. These regulations shall supersede any applicable provisions of the Beaumont Municipal Code pertaining to such wireless telecommunication facilities, including antennas, support structures, and accessory structures.

17.18.020 Definitions.

For the purposes of this article, and where not otherwise inconsistent with the context of a particular section, the following words, terms, phrases, abbreviations, and derivations shall have the meanings given herein. The word "shall" is always mandatory and not merely directory. If a definition is not listed in this section, Section 17.14.030 of the Beaumont Municipal Code shall be referenced.

Antenna means a device or system of wires, poles, rods, dishes, disc or similar devices used for the transmission and/or receipt of electromagnetic waves.

Antenna structure means an antenna, any structure designed specifically to support an antenna, and/or any appurtenances mounted on such structure or antenna.

Cell means the coverage area through which wireless receiving and transmitting equipment from a particular cell site successfully propagates.

CEQA means the California Environmental Quality Act, Section 21000 et seq. of the Public Resources Code of the State of California.

City refers the City of Beaumont, California.

Colocated or *colocation* means the location of multiple antennas which are either owned or operated by more than one service provider at a single location and mounted to a common supporting structure, wall, or building.

Commercial mobile service means any mobile service that (1) is offered in return for monetary compensation, (2) is available to the public or a substantial portion of the public, and (3) provides subscribers with the ability to access or receive communication from the public switched telephone network. Commercial mobile service includes, but is not limited to, paging service, wireless data transmission, cellular telephone service, specialized mobile radio service (SMR), and personal communications services (PCS).

Fixed wireless service means any service providing radio communication to or from antenna structures at fixed and specified locations which are not designed to be moved during operation and which offers the ability to access or receive communication from the public switched telephone network.

Ground mounted means a wireless telecommunication facility that is mounted to a monopole or other freestanding structure that is specifically constructed for the purpose of supporting an antenna.

Lattice tower means a tower-like structure used to support antennas and comprised of up to two or more steel support legs.

Microwave communication means the transmission or reception of radio communication at frequencies of a microwave signal (generally, in the 2GHz to 300GHz frequency spectrum).

Mobile service means any temporary service providing radio communication to or from at least one antenna that is designed to be moved during operation or used during halts at unspecified locations; or as otherwise defined in 47 USCS Section 153 and interpreted by the Code of Federal Regulations and the Federal Register.

Monopole means a structure composed of a single spire, pole, or tower used to support antennas or related equipment.

Mounted means any manner of attachment, support, or connection, whether on the ground or on a structure.

Multipoint distribution service means a microwave communications service that delivers video programming directly to subscribers, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, or as otherwise defined by Section 207 of the Telecommunications Act of 1996, Section 1.4000 of Title 47 of the Code of Federal Regulations and any interpretive decisions thereof issued by the Federal Communications Commission.

Radio communication means the transmission and/or reception of impulses, writing, signs, signal, pictures, and sounds of all kinds through space by means of electromagnetic waves.

Roof mounted means a facility that is mounted on any structure that is not specifically constructed for the purpose of supporting antennas, does not meet the definition of a ground, wall, or utility mounted facility, and is typically mounted on the roof of a building.

Satellite antenna means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally-based uses. This definition is meant to include, but not limited to, what are commonly referred to as satellite earth stations, TVROs (Satellite Television Receiving Antenna), and satellite microwave antennas.

Stealth facility means any wireless telecommunication facility which is designed to blend into the surrounding land, typically one that is architecturally integrated into a building or other concealing structure, also known as a disguised or stealth facility.

Structure is as defined in section 17.14.030.

Surplus space or *surplus capacity* means that portion of usable space on a utility pole or other telecommunication facility which has the necessary clearance from other users, as required by the orders and regulations of the California Public Utilities Commission to allow its use by a telecommunication carrier.

Telecommunication means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Utility mounted means a facility that is mounted to an existing above-ground structure that is specifically designed and originally installed to support electrical power lines, cable television lines, street lighting, traffic signal equipment, park lighting or a structure on public or private property deemed by the city to be similar in nature.

Wall mounted means a facility that is mounted on any vertical surface or nearly vertical surface of a building or other existing structure that is not specifically constructed for the purpose of supporting an antenna: the exterior walls of a building, an existing parapet, the side of a water tank, the face of a church steeple, or the side of a freestanding sign such that the highest point of the antenna is at an elevation equal to or lower than the highest point of the surface on which it is mounted.

Wireless telecommunication carrier, wireless carrier, or carrier means 1) any owner, by way of fee ownership, lease, or management agreement of any wireless telecommunication system or wireless telecommunication facilities, or 2) the direct or indirect provider of wireless telecommunication services whether the wireless telecommunication service is offered by the owner of the wireless telecommunication system, an affiliate, or related entity, by way of ownership, lease, control, or operation of a wireless telecommunication system. A person shall be deemed a wireless telecommunication carrier, even if it does not directly provide wireless telecommunication services, if it rents or leases a wireless telecommunication system and/or wireless telecommunication facilities to another person which provides wireless telecommunication services.

Wireless telecommunication accessory equipment, wireless accessory equipment, accessory equipment, or equipment means any equipment installed, mounted, operated, or maintained in close proximity to an antenna structure or to receive, transmit, or store signals or information received by or sent from an antenna. For the purposes of this chapter, facilities are categorized by the manner in which antennas are mounted and not by the placement of accessory equipment. It is presumed that all facilities shall include accessory equipment, which shall not affect how the facility is mounted.

Wireless telecommunication facility, wireless facility, or facility means an antenna structure and any accessory structure or accessory equipment that is used in connection with the provision of wireless telecommunication service.

Wireless telecommunication service, wireless service, or service means any type of service providing radio communications that satisfies the definition of commercial mobile service, fixed wireless service, wireless video service, wireless cellular service, or wireless voice service.

Wireless video service means any service providing radio communication which delivers video programming.

17.18.030 Applicability.

Subject to the exemptions established in section 17.18.140 and 17.18.210, wireless telecommunication facilities shall comply with the provisions of this chapter as follows:

- A. All wireless telecommunication facilities which are erected, located, or modified within the city on or following the effective date of this section shall comply with the provisions of this chapter.
- B. All wireless telecommunication facilities for which a conditional use permit application was determined by the city to be complete prior to the effective date of this section but did not receive approval of the conditional use permit prior to the effective date of this ordinance shall comply with the provisions of this chapter.
- C. All wireless telecommunication facilities for which a conditional use permit, building permits and any extension thereof have expired shall comply with the provisions of this chapter.

17.18.040 Exempt facilities.

- A. The following uses shall be exempt from the provisions of this chapter until such time as federal regulations are repealed or amended to eliminate the necessity of the exemption:
 - 1. Any antenna structure that is one meter (39.37 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, as defined by Section 207 of the Telecommunications Act of 1996, Title 47 of the Code of Federal Regulations, and any interpretive decisions thereof issued by the Federal Communications Commission.
 - 2. Any antenna structure that is two meters (78.74 inches) or less in diameter located in a commercial or industrial zone and is designed to transmit or receive radio communication by satellite antenna.
 - 3. Any antenna structure that is one meter (39.37 inches) or less in diameter or diagonal measurement and is designed to receive multipoint distribution service, provided that no part of the antenna structure extends more than 12 feet above the principal building on the same lot.
- B. The following uses shall be exempt from the provisions of this chapter, so long as the antenna structure complies with all other zoning requirements:
 - 1. Any antenna structure that is designed and used solely to receive UHF, VHF, AM, and FM broadcast signals from licensed radio and television stations.
 - 2. Any antenna structure that is designed and used solely in connection with authorized operations of an amateur radio station licensed by the FCC (i.e., a "HAM" radio transmission).

17.18.050 Nonconforming facilities.

- A. All wireless telecommunication facilities for which a request for final approval or equivalent certificate was completed by the city prior to the effective date of this article shall be subject to Chapter 17.08 of the Beaumont Municipal Code regarding non-conformities and any additions and/or modifications to the facility or its use shall comply with the provisions of this chapter.
- B. All wireless telecommunication facilities for which a conditional use permit was approved by the city prior to the effective date of this chapter and a request for final approval or equivalent certificate has been completed by the city within 90 days of the effective date of this article shall be subject to Chapter 17.08 of the Beaumont Municipal Code regarding non-conformities and any additions and/or modifications to the facility or its use shall be subject to the provisions of this chapter.
- C. All wireless telecommunication facilities constructed or erected prior to the effective date of this chapter that are in violation of applicable laws, ordinances, or other regulations shall be considered an illegal nonconforming facility and shall be subject to abatement as a nonconforming use pursuant to Chapter 17.18 of the Beaumont Municipal Code.

17.18.060 Distances

- A. For the purposes of this chapter, all distances shall be measured in a straight line without regard to intervening structures, from the nearest point of the proposed wireless telecommunication facility to the relevant property line at a point five feet above the ground.

17.18.070 Processing procedures.

- A. All stealth and non-stealth facilities shall be permitted in the applicable zone subject to the following table:

Zone	Stealth Facility	Non-Stealth Facility
RC, CG, CC, M, CM, 6 th St, BAO & UVO	CUP	Not permitted
PF, RR, RSF & RMF	Not permitted	Not permitted

- B. All conditional use permits required for stealth facilities shall be subject to the city's design review committee. No application for a wireless telecommunication facility shall be considered by the planning commission prior to receiving the development review committee's recommendation.

17.18.080 Application requirements.

- A. Each applicant applying for a conditional use permit to construct, locate, mount, operate, and maintain a telecommunication facility shall submit a completed conditional use permit application per the requirements of section 17.02.100 of the Beaumont Municipal Code.
- B. In addition to the requirements of section 17.02.100 for submittal of a conditional use permit application, each submittal to construct, locate, mount, operate, and maintain a wireless

telecommunication facility shall provide, as part of the application submittal, supplemental information as required in this section and determined by the community development director to be necessary to provide sufficient information to meet the intent of this chapter.

- C. Each application shall contain an accurately dimensioned site plan that shows
 1. The location of the entire facility, including antenna structure, accessory structures and support equipment;
 2. The location of all guy-wires;
 3. The location of all above and below ground wiring and connection cables;
 4. The location of existing and proposed easements on the property affecting any part of the facility;
 5. The location, size and type of existing and proposed landscaping; and
 6. The distance between the antenna structure and any existing or proposed accessory structures and supporting equipment.
- D. Each application shall provide accurately dimensioned elevations that show
 1. Each side of the entire facility, including antenna structure, accessory structures and support equipment, with dimensions identified;
 2. The height of any existing and proposed structure(s) and support equipment; and
 3. The height of any panels, microwave dishes, or antennas.
- E. Each application shall contain a letter of justification accompanied by written documentation that explains the applicant's efforts to locate the facility in accordance with the screening and site selection criteria contained in sections 17.18.190 and 17.18.200.
- F. Each application shall contain a narrative, photographs, and a map that discloses the exact location and illustrates the type and construction of any and all existing facilities that are owned, operated or used by the applicant within the city, or within one mile of its borders, as well as any proposed or planned sites within said boundary that may reasonably be known to the applicant at the time the application is made.
- G. Each application shall contain a narrative and appropriate map that disclose the purpose of the facility and the service to be provided, the geographic area(s) within the city that will be serviced by the proposed facility, and the geographic area(s) bordering the city, if any, that will be serviced by the proposed facility.
- H. Each application shall contain a radio-frequency (RF) report prepared by a qualified RF engineer to demonstrate that the proposed facility, as well as any colocated facilities, complies with current Federal RF emission standards. This RF report shall also include signal strength exhibits, including calculations and measurements under maximum loading conditions.
- I. Each application shall contain computerized visual assessments or other exhibits equivalent in form and manner acceptable to the planning director showing the before and after visual appearances of the proposed facility.

- J. Each application shall contain a description of the required maintenance visits to the site and security proposed to protect the site from vandalism and trespass.
- K. Each application shall contain a preliminary environmental review in accordance with the city submittal requirements, with special emphasis placed on the nature and extent of visual and public health and safety impacts to the extent permitted by federal law.
- L. Each application shall contain evidence of any required licenses and approvals to provide wireless telecommunication service.
- M. Applicants are separately required to obtain all applicable federal, state and local permits, including building and construction permits that may be required prior to erecting or installing the facility, including, but not limited to, a certificate of public convenience and necessity for a facility in the public right of way.
- N. Each application shall provide any other necessary information as may be required by the planning director.
- O. The community development director shall determine applicable entitlement processing fees and deposits for the application, as established by city council resolution, including any applicable contract staff fees and/or deposits for the purpose of review of the application.
- P. Any application that is improperly submitted or fails to contain all of the information as required by the Beaumont Municipal Code, including this chapter, shall be deemed incomplete.

17.18.090 General development standards and guidelines for wireless facilities.

- A. Development standards for stealth facilities. All wireless telecommunication facilities shall comply with each of the following requirements:
 - 1. A facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or required signage.
 - 2. Any and all accessory equipment associated with the operation of the facility, including but not limited to transmission cables, shall be located within a building, an enclosure, or underground vault in a manner that complies with the development standards of the zone in which such accessory equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and natural features and either shrouded by sufficient landscaping or natural features to screen the equipment from view or designed to match the architecture of adjacent buildings. If accessory equipment will be visible from a residential area or an arterial street, the applicant shall provide a solid masonry block wall that will screen the equipment or other material that is determined acceptable through the approval process.
 - 3. The facility's exterior finish shall be comprised of non-reflective material(s) and painted, screened, or camouflaged to blend with the materials and colors of surrounding buildings or structures.

4. All screening used in connection with a wall mounted and/or roof mounted facility shall be compatible with the architecture, color, texture, and materials of the building or structure to which it is attached.
 5. All antennas shall be designed to prevent unauthorized climbing.
 6. Facilities shall not be illuminated unless specifically required by the Federal Aviation Administration or other governmental agencies.
 7. The applicant and the property owner if different from the applicant shall consent to future colocation of other facilities on or with the applicant's facility, unless technological or structural requirements preclude that colocation.
 8. For the purpose of determining setback requirements, a wireless telecommunication facility shall be considered a principal structure and shall comply with the setback requirements of the zone in which it is located.
 9. Wireless telecommunications facilities shall meet all of the height regulations of the underlying zone.
 10. Wireless telecommunication facilities shall be located at least 50 feet from any public right-of-way
- B. Development guidelines for wireless facilities. In review of all wireless telecommunication facilities, the city shall, in addition to the above requirements, consider the following guidelines in conjunction with the processing of a conditional use permit:
1. The proposed facility should blend into the surrounding environment or be architecturally integrated into a concealing structure.
 2. The proposed facility should be screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures. Any such improvements shall be appropriate for and compatible with the site and surrounding area.
 3. The total size of proposed facility should be compatible with the surrounding and supporting structures.
 4. If feasible, the location of the proposed facility should conform to the following in order of preference:
 - a. Colocated with an existing facility or located at a pre-approved location.
 - b. Attached to an existing structure such as an existing building, communication tower, church steeple or utility.
 - c. Located in an industrial zone.
 - d. Located in a commercial zone.
 5. The proximity of the proposed facility to residential structures and to boundaries of residential zones.
 6. The availability of suitable alternative locations for the facility.
 7. The nature of existing uses on adjacent and nearby properties.

8. Proposed ingress and egress to the facility.

17.18.100 Additional development standards for stealth facilities.

A. Additional development standards for stealth facilities. In addition to the requirements of section 17.18.190, the following requirements shall apply to wireless facilities:

1. All wireless facilities.
 - a. No portion or extension of a wireless facility shall protrude beyond property lines or extend into any portion of property where such facility is not itself permitted; provided, however, that the city may approve the location of guy wires in a required setback if such approval is consistent with the guidelines and requirements set forth in this chapter.
 - b. Construction of new lattice towers and the extension or expansion of an existing lattice tower shall not be permitted.
 - c. If a proposed wireless facility cannot be colocated, it must be sited at least 1,500 feet from any existing wireless facility unless the approving authority finds that a shorter distance is required for technological reasons, or that it would result in less visual obtrusiveness in the surrounding area. If the approving authority finds that colocation is not a feasible option and that a new facility may be located less than 1,500 feet from an existing wireless facility, the new facility should be located at least 500 feet from the existing facility.
 - d. A wireless facility shall not be located within 300 feet of any property line of a residential zoning classification or a property line containing a residential use.
2. Ground mounted facilities.
 - a. A ground mounted facility shall not be located in a required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area or area of landscaping such that it interferes with, or in any way impairs, the utility or intended function of such area.
 - b. A ground mounted facility should be located in close proximity to existing above ground utilities, such as electrical tower or utility poles (not scheduled for removal or under-grounding in the next 18 months), light poles, trees of comparable height, water tanks and other areas where the facility will not detract from the image or appearance of the city.
 - c. No part of a ground mounted facility should be located in any required setback.
 - d. A ground mounted facility shall not be permitted unless the approving authority finds that based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed the facility. Evidence supporting this finding may consist of any of the following:

- 1) No existing buildings or support structures are located within the geographic area proposed to be served by the applicant's facility.
 - 2) Existing buildings or support structures are not of sufficient height or structural strength to satisfy the applicant's operational or engineering requirements.
 - 3) The costs, fees, or contractual provisions required by a property owner, or by an incumbent wireless telecommunication service provider, in order to collocate a new antenna array on an existing building or structure, or to adapt an existing building or structure for the location of the new antenna array, are unreasonable.
- e. There are other limiting factors that render existing buildings and structures unsuitable for use by the applicant.
 - f. A ground mounted facility shall be secured from access by the general public with a fence or other form of screening approved by the approving authority.
 - g. A ground mounted facility shall be covered with a clear anti-graffiti material of a type approved by the community development director. The community development director may grant an exception to this requirement if the applicant demonstrates to the satisfaction of the community development director that the design of the facility is adequate to prevent graffiti.
 - h. No ground mounted facility shall exceed the maximum building height for the applicable zone in which it is located unless both of the following findings are made by the approving authority:
 - 1) The applicant has satisfactorily demonstrated that exceeding the height limitation is necessary for operation of the facility; and
 - 2) The facility is collocated, or contains adequate space suitable for future collocation, and the height in excess of zoning requirements is necessary to the proposed shared use.
3. Roof mounted facilities.
- a. A roof mounted facility may only exceed the height of the building on which it is mounted by a maximum of 15 feet, but only if one of the following findings is made by the approving authority:
 - 1) The applicant has satisfactorily demonstrated that the proposed height is the minimum necessary for proper operation of the facility.
 - 2) The facility is collocated, or contains adequate space suitable for future collocation, and the height in excess of the existing building is necessary for the proposed shared use.
 - b. A roof mounted facility that extends above the existing height of the building on which it is mounted shall be screened by a material and in a manner that is compatible with the existing design and architecture of the building.

- c. A roof mounted facility, requiring the placement of any guy wires, supporting structures, or accessory equipment shall be located and designed so as to minimize the visual impact as viewed from surrounding properties and public streets, including any pertinent public views from higher elevations.
- 4. Utility mounted facilities not within the public right-of-way.
 - a. A utility mounted facility shall not exceed the maximum building height for the applicable zone in which it is located unless the approving authority determines the applicant has satisfactorily demonstrated that exceeding the height limitation is necessary for proper operation of the facility.

A utility mounted facility shall not exceed the height of the existing utility pole or structure by more than four feet unless the approving authority determines the applicant has satisfactorily demonstrated that exceeding the four-foot limitation is necessary for proper operation of the facility.
 - b. A utility mounted facility shall not protrude or extend horizontally more than 18 inches from the existing utility pole or structure unless the approving authority determines the applicant has satisfactorily demonstrated that exceeding the 18-inch limitation is necessary for proper operation of the facility or required by the owner of the existing utility pole or structure.

17.18.110 Public property facilities.

- A. Private telecommunication facilities located on city-owned or operated property, other than public rights of way.

Privately owned or operated telecommunication facilities may be located on property owned or operated by the city, subject to the city council's approval of a negotiated lease agreement between the telecommunication service provider and the city or its representative.

Telecommunications facilities to be located on city-owned or operated property shall not be required to obtain a conditional use permit under the provisions of sections 17.18.100 et seq. The lease agreement shall set forth requirements for a wireless facility which are substantially consistent with the development standards and conditions of sections 17.18.100 et seq and Chapter 5.36. The lease agreement shall also contain operating covenants substantially consistent with the objectives of sections 70.18.100 et seq and Chapter 5.36. in order to protect the public health, safety and welfare.

- 1. Notwithstanding subsection (1) above, the lease agreement approving the location of privately owned or operated telecommunications facilities on city-owned or operated property shall be subject to all applicable environmental regulations including but not limited to the California Environmental Quality Act and the Western Riverside County Multiple Species Habitat Conservation Plan.

- B. Public telecommunication facilities.

- 1. The location, installation, and operation of any telecommunication facilities or other communication facilities owned or operated by the city on property owned or

operated by the city, or within its right-of-way shall not be subject to the provisions of this article.

2. The location, installation, and operation of any telecommunication facilities or other communication facilities owned or operated by any other governmental entity other than the city on property owned or operated by the City, or within its right-of-way, shall be subject to the provisions of subsection (a) above, unless the city council, by four-fifths vote of its membership and a finding of public necessity, exempts the facility from such requirements.

17.18.120 Review, modification, and revocation of permits.

- A. Any permit granted or approved pursuant to this chapter shall be granted or approved by the city with the reservation of the right and jurisdiction to review and modify the permit (including the conditions of approval) based on changed circumstances. Changed circumstances include, but not limited to, the following in relation to the approved facility as described and diagramed in the approved application materials: increased height or size of the facility; additional impairment of the views from surrounding properties; change in the type of antenna or supporting structure; changed color or materials; substantial change in location on the site; and an effective increase in signal output above or near the maximum permissible exposure limits imposed by the revised radio frequency emissions guidelines by the federal communications commission.
- B. The reservation of right to review any permit approved hereunder by the city is in addition to, and not in lieu of, the right of the city to review, suspend, revoke, or modify any permit approved hereunder for any violations of the conditions imposed on such permit.
- C. Upon review, any changed circumstance as determined by the community development director shall require the application and approval of a modification to the original administrative plot plan or conditional use permit, provided that any modification to accommodate colocated facilities may be approved administratively.
- D. Any review, suspension, revocation, or modification of a permit shall be in accordance with the procedures set forth in section 17.02.070 for an administrative plot plan and section 17.02.100 for a conditional use permit.

17.18.130 Removal of facilities.

- A. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the community development director in writing in the event that use of the facility is discontinued for any reason. In the event that discontinued use is permanent, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premise as appropriate such as to be in conformance with applicable zoning codes. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued and shall be performed in accordance with all applicable health and safety requirements. For the purposes

of this paragraph, a discontinued use shall be permanent unless the facility is likely to be operative and used within the immediately following three-month period.

- B. A facility that is inoperative or unused for a period of six continuation months shall be deemed abandoned. Written notice of the city's determination of abandonment shall be provided to the operator of the facility and the owner(s) of the premises upon [which] the facility is located. Such notice may be delivered in person or mailed to the address(es) stated on the facility permit application, shall be deemed given at the time delivered or placed in the mail. A written notice of the city's determination of abandonment shall be mailed or delivered to the operator of the facility at the address stated in the relevant permit application.

The operator of the facility and the owner(s) of the property on which it is located, shall within 30 days after notice of abandonment is given either (1) remove the facility and restore the premises, or (2) provide the planning department with written objection to the city's determination of abandonment and request for hearing before the planning commission. If a written objection is timely received and a hearing is properly requested, the hearing shall be set and notice given as prescribed in section 17.02.050. The operator and/or owner shall be given the opportunity to provide evidence that the facility was in use during the relevant six-month period and that it is presently operational. The operator and/or owner shall be given the opportunity to cross-examine any witness providing evidence to the contrary. The planning commission shall review all evidence, determine whether or not the facility was properly deemed abandoned, and provide the operator notice of its determination.

- C. The city may remove the abandoned facility, repair any and all damage to the premises caused by such removal, and otherwise restore the premises as is appropriate to be in compliance with applicable Code at any time: 1) after 30 days following the notice of abandonment, or 2) following a notice of decision by the planning director, if applicable, subject to the owner/operators right of appeal under this Code. The city may, but shall not be required to, store the removed facility (or any part thereof). The owner of the premises upon which the abandoned facility was located, and all prior operators of the facility shall be jointly liable for the entire cost of such removal, repair, restoration and storage, and shall remit payment to the city promptly after demand therefore is made. The city may, in lieu of storing the removed facility, convert it to the city's use, sell it, or dispose of it in any manner deemed by the city to be appropriate.
- D. The operator of the facility, and the owners of the premises upon which it is located shall be in violation of this chapter for failure to timely comply with any requirements hereunder. Each such person shall be subject to penalties for each such violation, pursuant to this Code.
- E. Until the cost of removal, repair, restoration and storage is paid in full, a lien shall be placed on the personal property and any real property on which the abandoned facility was located, for the full amount of the cost of removal, repair, restoration and storage. The planning director shall cause the lien to be recorded in the Riverside County Recorder's Office.

17.18.140 Severability.

If any provisions or clause of this Chapter or application thereof to any person or circumstance is held unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity

shall not affect other Chapter provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application thereof, and to this end the provisions and clauses of this Chapter are declared to be severable.

Chapter 17.19 – DOWNTOWN ZONE DISTRICTS

17.19.010 - Purpose and authority.

The purpose of this Chapter 17.19 is to accomplish the following:

- To implement the Downtown Area Plan of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

17.19.020 - Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the City of Beaumont Downtown boundaries:

Downtown Mixed Use Zone (DMU Zone)

Beaumont Mixed Use Zone (BMU Zone)

Sixth Street Mixed Use Zone (SSMU Zone)

Sixth Street Mixed Use - Residential Zone (SSMU-R Zone)

Local Commercial Zone (LC Zone)

Downtown Residential Multifamily Zone (DMF Zone)

Other zone classifications that apply to Downtown, which are governed by Chapter 17.03, are as follows:

Residential, Single Family Zone (R-SF Zone)

Residential, Traditional Neighborhood Zone (R-TN Zone)

Public Facilities Zone (P-F Zone)

17.19.030 - Zoning map.

The location and boundaries of the various zones within Downtown are delineated on the zoning map of the City of Beaumont. Figure 17.19-1 illustrates the zone districts for Downtown. All property within the Downtown, public and private, is assigned a specific Zone designation and its location and extent is noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- C. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- D. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

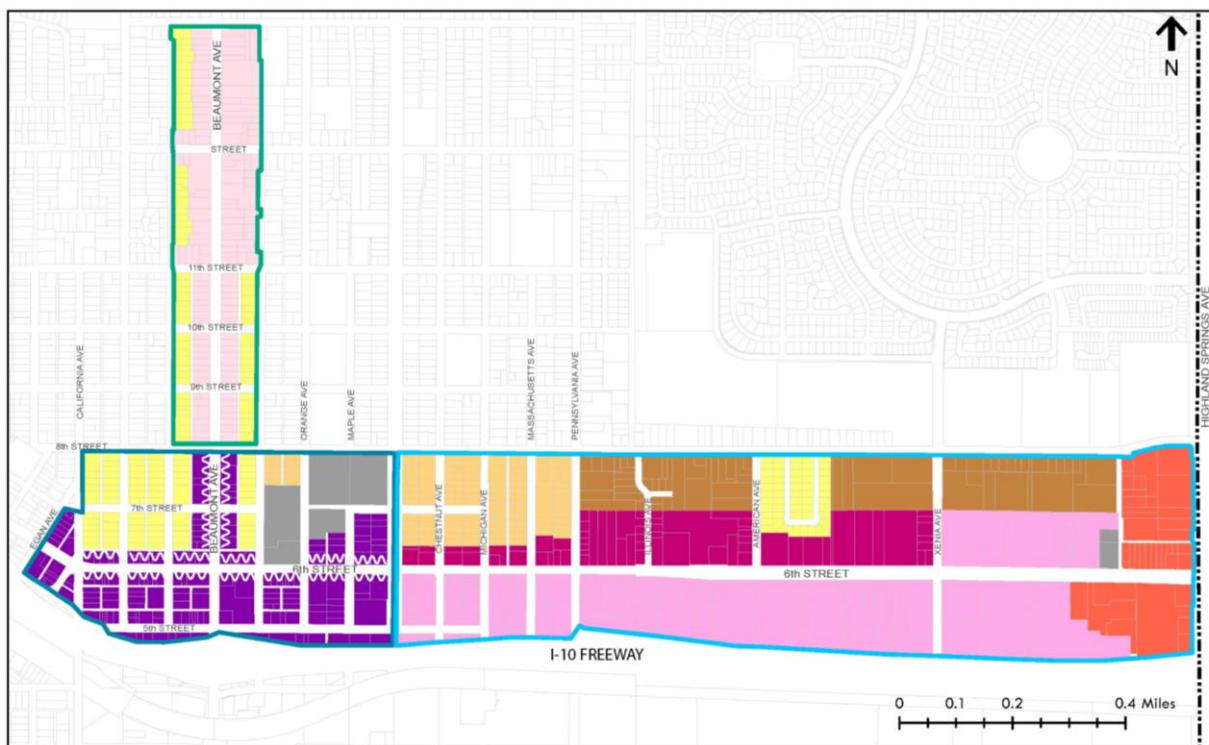


FIGURE 17.18-1 DOWNTOWN ZONES

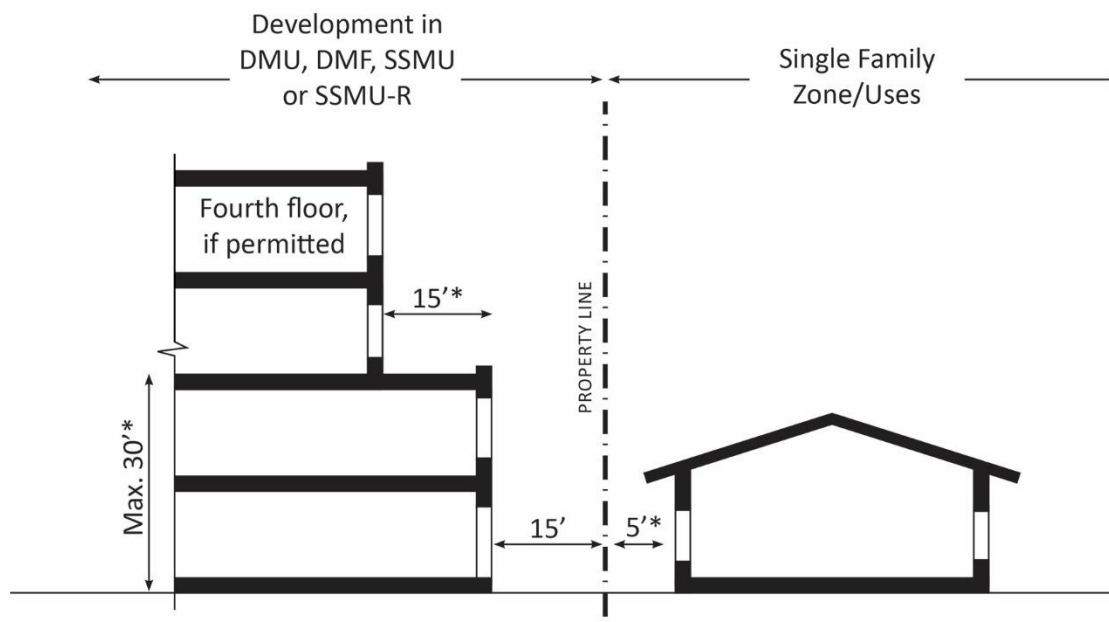


17.19.040 – Downtown Mixed Use Zone (DMU Zone).

The Downtown Mixed Use (DMU) Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).

- H. *Downtown Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- I. *Downtown Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- J. *Downtown Mixed Use Zone, Development Standards.* The following standards shall apply to the Downtown Mixed Use Zone (DMU Zone):
 - 1. *Lot Area and Dimensions.* No minimum requirement.
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Mixed Use Zone (DMU Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot maximum setback for residential development.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 - 3. *Density.* The maximum density shall be 15 units per acre.
 - 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 - 5. *Building Height.* In the Downtown Mixed Use Zone (DMU Zone), the maximum height of any building shall not exceed 3 stories or 45 feet.
 - 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

Figure 17.19-2 Step Back from Adjacent Residential Uses

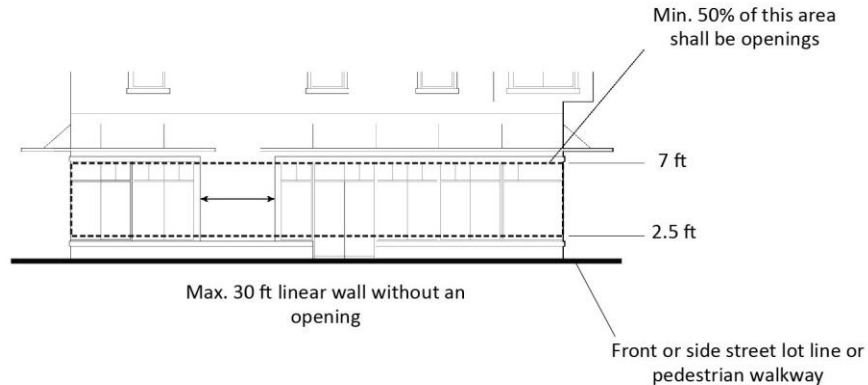


* minimum (see specific zone for setback)

- K. *Downtown Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- L. *Downtown Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- M. *Downtown Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- N. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMU Zone and State law.
- O. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- P. *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:
 1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 3. Screen the project site with substantial vegetation and/or a wall barrier.

4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.
- Q. *Supplemental Standards.* These Supplemental Standards apply to development within DMU Zone:
5. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and
 - b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 6. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions.* The following are exempt from this requirement:
 1. Residential uses; and
 2. Multi-level garages.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Figure 17.19-3 Building Transparency/Required Openings Exhibit



7. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
8. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
9. *Wall Plane Modulation.* All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
10. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may

be reduced to three feet wide for small lot development (17.11.030.D).

2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

11. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:

- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
- b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
- c. Such open space shall have a minimum dimension of 40 feet.
- d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
- e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

12. Additional standards listed in 17.03.065.J apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMU Zone.

17.19.050 – Beaumont Mixed Use Zone (BMU Zone).

The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.

- A. *Beaumont Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Beaumont Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Beaumont Mixed Use Zone, Development Standards.* The following standards shall apply to the Beaumont Mixed Use Zone (BMU Zone):
1. *Lot Area and Dimensions.* No minimum lot size required.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Beaumont Mixed Use Zone (BMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 20 feet. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 3. *Density.* The maximum density shall be 10 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Beaumont Mixed Use Zone (BMU Zone), the maximum height of any building shall not exceed 2 stories or 35 feet.
- D. *Beaumont Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Beaumont Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone.
- F. *Beaumont Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the BMU Zone and State law.
- H. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).

17.19.060 – Sixth Street Mixed Use Zone (SSMU Zone).

The Sixth Street Mixed Use Zone is intended to provide for commercial and multifamily residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use Zone (SSMU Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use Zone (SSMU Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use Zone (SSMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 3. *Density.* The maximum density shall be 22 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Sixth Street Mixed Use Zone (SSMU Zone), the maximum height of any building shall not exceed 4 stories or 60 feet, except as noted below.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

- D. *Sixth Street Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Sixth Street Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Sixth Street Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU Zone and State law.
- H. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- I. *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:
 - 1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 - 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 - 3. Screen the project site with substantial vegetation and/or a wall barrier.
 - 4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.
- J. *Supplemental Standards.* Additional standards listed in 17.19.040.J apply in the SSMU Zone.

17.19.070 – Sixth Street Mixed Use – Residential Zone (SSMU-R Zone).

The Sixth Street Mixed Use – Residential Zone (SSMU-R Zone) is intended to provide for multifamily residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multifamily residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use – Residential Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Use – Residential Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use – Residential Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use – Residential Zone (SSMU-R Zone):
 - 1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use – Residential Zone (SSMU-R Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.

2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use – Residential Zone (SSMU-R Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 3. *Density.* The maximum density shall be 22 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Sixth Street Mixed Use – Residential Zone (SSMU-R Zone), the maximum height of any building shall not exceed 4 stories or 60 feet.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- D. *Sixth Street Mixed Use – Residential Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
 - E. *Sixth Street Mixed Use – Residential Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
 - F. *Sixth Street Mixed Use – Residential Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
 - G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU-R Zone and State law.
 - H. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
 - I. *Supplemental Standards.* Additional standards listed in 17.19.040.J apply in the SSMU Zone.

17.19.080 – Downtown Residential Multifamily Zone (DMF Zone).

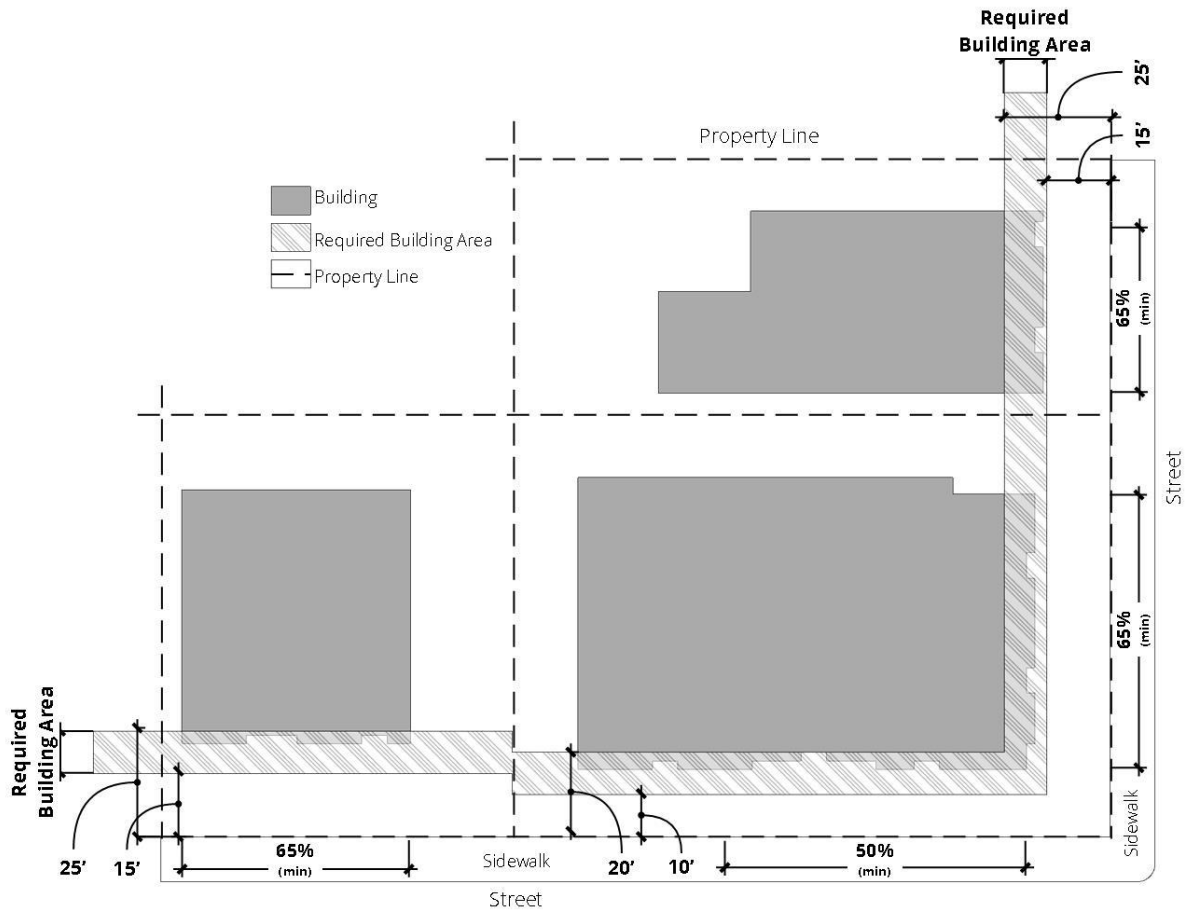
The Downtown Residential Multifamily Zone (DMF Zone) is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

- K. *Downtown Residential Multifamily Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- L. *Downtown Residential Multifamily Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- M. *Downtown Residential Multifamily Zone, Development Standards.* The following standards shall apply to the Downtown Residential Multifamily Zone (DMF Zone):
1. *Lot Area and Dimensions.* Lot sizes for the Downtown Residential Multifamily Zone (DMF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Residential Multifamily Zone (DMF Zone):
 - a. *Front Yard Setbacks.*
 1. The minimum front yard setback is 10 feet.
 2. The maximum front yard setback is 20 feet. The maximum setback requirement may be waived if the Director finds:
 - a. Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - b. The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of 20 feet is required when adjacent to a single family residential use.
 - c. *Side Yard Setbacks.*
 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet. The minimum interior side yard setback is increased to 15 feet if adjacent to a single family residential use and to 20 feet for a three-story building.
 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.19.080.C.2.a.2.

3. *Building Placement Requirements.*

- c. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
- d. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Figure 17.19-4 Building Placement Requirements, DMF Zone



4. *Density.* The density shall not exceed 22 units per acre.

5. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Downtown Residential Multifamily Zone (DMF Zone):
 - a. For multifamily developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multifamily developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
 6. *Building Height.* In the Downtown Residential Multifamily Zone (DMF Zone), the maximum height of any building shall not exceed 35 feet.
 7. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- N. *Downtown Residential Multifamily Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- O. *Downtown Residential Multifamily Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- P. *Downtown Residential Multifamily Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- Q. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMF Zone and State law.
- R. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- S. *Supplemental Multiple Family Development Standards.* Additional standards listed in 17.03.065.J apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMF Zone.

17.19.090 – Local Commercial Zone (LC Zone).

The Local Commercial Zone (LC Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- H. *Local Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- I. *Local Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- J. *Local Commercial Zone, Development Standards.* The following standards shall apply to the Local Commercial Zone (LC Zone):
 - 1. *Lot Area and Dimension.* Lots sizes for the Local Commercial Zone (LC Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Local Commercial Zone (LC Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 0.7.
 - 4. *Building Height.* In the Local Commercial Zone (LC Zone), the maximum height of any building shall not exceed 60 feet.
- K. *Local Commercial Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- L. *Local Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- M. *Local Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- N. *Supplemental Standards.*
 - 1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:

- a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening. (Figure 17.19-3).
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.
3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

- b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 - 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials.
 - 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of two acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

17.19.120 - Permitted uses for Downtown Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.19.040 through 17.19.090) are listed in Table 17.19-1.

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU- R	LC	DMF
Administrative Professional Services						
Administrative/Professional Offices	P ¹	P	P	P	P	N
Advertising Agencies	P ¹	P	P	P	P	N
Architectural/Engineering/Design Services	P ¹	P	P	P	P	N
Attorney/Legal Services	P ¹	P	P	P	P	N
Business Management Services	P ^{1,2}	P	P	P	P	N
Government Offices and Facilities	P ^{1,2}	P ³	P	P	P	N
Travel Agencies	P	P	P	P	P	N
Alcohol Service and Sales						
Bars or Cocktail Lounges (4)	C	N	C	C	C	N
Liquor Stores (4)(5)	C	C	C	C	C	N
Restaurants with Alcoholic Beverage Sales	C	C	C ⁶	C ⁶	C ⁶	N
Automotive Services						
Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used)	N	N	P	C ⁶	P	N
Automobile Parking Facilities	C	N	C	N	P	N
Automobile Rental Agencies	N	N	C ⁶	N	P	N
Automobile Repair Facilities	N	N	C ⁶	N	C	N
Body and Paint Shops	N	N	N	N	C	N
Car Wash	N	N	C	N	C	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Gas/Service Stations	N	N	C ⁶	C ⁶	C	N
Limousine Services	N	N	C	N	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.					
Towing Services - With Indoor Vehicle Service	N	N	N	N	C	N
Towing Services - With Outdoor Vehicle Storage	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	C	N
Communications Facilities						
Wireless Telecommunication Facility — Stealth	N	N	C	N	C	N
Radio and Television Broadcasting Studios	N	N	P ^{1,7}	P ^{1,7}	P	N
Recording and Sound Studios	C ^{1,7}	C ^{1,3}	P ^{1,7}	P ^{1,7}	P	N
Satellite Dishes (Non-Private)	P	P	P	P	P	N
Satellite Dishes (Private Use)	P	P	P	P	P	P
Ham Radio Antennae (Private Use)	P	P	P	P	P	P
Day Care Facilities						
Commercial Day Care Facilities (not in-home)	N	P	P	P	C	N
Day Care Centers, In Home -Small Family with 1 to 6 Children (as an accessory use in a residential unit)	P ¹	P	P	P	P	P
Day Care Centers, In Home-Large Family with 7 to 12 Children (as an accessory use in a residential unit)	C ¹	C	C	C	C	C

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU- R	LC	DMF
Educational Establishments						
Elementary, Junior, and High Schools/Private & Charter	C ²	C	C	C	C	C
Elementary, Junior, and High Schools/Public	C ²	C	P	C	C	C
Colleges or University	P ²	N	P ^{1,6}	N	P	N
Tutoring & Testing	P ^{1,7}	P ³	P ⁷	P ⁷	P	N
Vocational and Trade Schools	C ^{1,7}	C ^{1,3}	N	N	P	N
Food and Beverage Sales						
Bakeries	P ⁷	P ³	P ⁷	N	P	N
Catering Businesses	P	P ³	P	P	P	N
Convenience Markets	P	P ³	P	P	P	N
Grocery Stores/Supermarkets	P	P ³	P	P	P	N
Grocery Stores, Alcohol Sales	P	N	P	C	P	N
General Merchandise and Trade						
Antique Sales	P ⁷	P ³	P ⁷	P	P	N
Appliances Sales	P ⁷	P ³	P ⁷	N	P	N
Art Galleries, Studios and Supplies	P	P ³	P	P	P	N
Beauty Supplies	P	P ³	P	P	P	N
Book and Magazine Sales	P	P ³	P	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	C	N
Camera and Photographic Supplies	P	P ³	P	P	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Candy Stores	P	P ³	P	P	P	N
Cigar/Cigarette Shops (4)	P	P ³	P	P	P	N
Clothing Stores	P	P ³	P	P	P	N
Department Stores	P ^{8,9}	N	P	P	P	N
Discount Stores	N	N	N	N	P	N
Electronic Equipment Sales	P	P ³	P	P	P	N
Equipment Sales and Rentals (indoor storage only)	N	N	P	N	P	N
Equipment Sales and Rentals (outdoor storage)	N	N	C	N	C	N
Florists	P	P ³	P	P	P	N
Freight Forwarding Services	N	N	N	N	P	N
Furniture and Home Furnishings	P	N	C	C	P	N
Garden Supply	P ⁷	P ³	P ⁷	P ⁷	P	N
Gifts, Crafts, and Novelties	P	P	P	P	P	N
Guns and Ammunition	C	N	C	N	P	N
Hardware Stores	P ⁷	P ³	P ⁷	P ⁷	P	N
Hobby, Toy and Game Stores	P	P ³	P	P	P	N
Indoor Swap Meets	N	N	C ⁵	C ⁵	C	N
Jewelry Sales and Repair	P	P	P	P	P	N
Leather Goods	P	P	P	P	P	N
Luggage Sales	P	P	P	P	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Office Equipment, Furniture and Supplies Sales	P ⁷	P ³	P ⁷	P ⁷	P	N
Pet Sales and Supplies	P ⁷	N	P ⁷	P ⁷	P	N
Records, Tapes, and Videos	P ⁷	P ³	P	P	P	N
Retail, Other Specialty	P ⁷	P ³	P	P	P	N
Sporting Goods and Equipment	P ⁷	P ³	P ⁷	P ⁷	P	N
Surplus Stores	P ⁷	P ³	P	P	P	N
Thrift and Second-Hand Stores with donation drop off	C	C	C	C	C	N
Thrift and Second-Hand Stores without donation drop off	P ⁷	P ³	P ⁷	P ⁷	P ⁷	N
Variety Stores	P ⁷	P ³	P ⁷	P ⁷	P	N
Wholesale Establishments	N	N	C	C	P	N
Lodging						
Bed and Breakfast Facilities	P ¹	C	C	C	P	C
Emergency Shelters	N	N	C	C	P	N
Hotels and Motels	P ¹	N	P	P	P	N
Residence Inns	P ¹	N	P	P	P	N
Single-Room Occupant (SRO) Facilities	P ¹	C	P	P	N	N
Trailer Parks and Campsites	N	N	N	N	N	N
Transitional Housing	P ¹	C	P	P	N	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Medical/Health Care						
Ambulance Services	N	N	N	N	P	N
Animal Hospitals/Veterinaries	P ^{2,7,9}	N	P	P	P	N
Clinics	P	P	P	P	P	N
Convalescent Homes	N	N	C	C	P	N
Chemical Dependency Clinics	N	N	N	N	C	N
Hospitals	N	N	N	N	P	N
Medical/Dental Offices	P ¹	P	P	P	P	N
Pharmacies	P ⁷	P ³	P	P ⁷	P	N
Pharmacies with Drive-Through	N	N	C	C	P	N
Personal Services						
Banking, Credit Unions, Financial Services	P	P ³	P	P	P	N
Barbers and Beauty Parlors	P	P	P	P	P	N
Check Cashing Services	P	N	P	P	P	N
Commercial Pet Grooming Services	P	N	P	N	P	N
Dry Cleaners	P	P	P	P	P	N
Funeral Parlors, Mortuaries	C ²	N	N	C	P	N
Laundries, Laundromats	N	N	C	C ⁶	P	N
Locksmith and Key Shops	P	P	P	P	P	N
Massage Establishments	P ¹	P	P	P	P	N
Pawnbrokers	C	N	C	C	C	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Photocopying and Photo Developing Services	P ⁷	P ³	P ⁷	P ⁷	P	N
Photography Studios	P	P	P	P	P	N
Shoe Repair Shops	P	P	P	P	P	N
Tailors	P	P	P	P	P	N
Tattoo/Body Piercing Services	N	N	C	C	C	N
Public and Quasi-Public Uses						
Community Recreation Centers	P	C	P	P	P	P
Cultural Facilities	P	C	P	P	P	N
Libraries	P	P	P	P	P	N
Museums	P	C	C	C	P	N
Parks	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P
Senior Citizen Activity Centers	P	P	P	P	P	P
Recreation and Entertainment						
Adult-Oriented Businesses	N	N	N	N	N	N
Amusement Parks	N	N	N	N	N	N
Athletic Fields	N	N	N	N	N	N
Batting Cages, Indoor	C ^{2,8}	N	C	C ^{6,8}	C	N
Batting Cages, Outdoor	N	N	N	N	C	N
Billiard and Pool Halls	C	N	C	N	C	N
Bowling Alleys	C ²	N	C	C	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Commercial Sports Facilities	N	N	C	C	C	N
Dance Studios	C	N	C	N	C	N
Golf Driving Ranges	N	N	N	N	N	N
Health Clubs and Gymnasiums	C ⁷	C ³	C ^{6,7}	C ^{6,7}	C	N
Miniature Golf Courses	N	N	N	N	C	N
Off-Road Mini-Bike and Motocross Courses	N	N	N	N	N	N
Public Auditorium/Auditoriums	C	N	C	C	C	N
Shooting Ranges (indoor)	N	N	C	N	N	N
Skating Rinks	N	N	C	C	P	N
Video Arcades	C	C	N	N	C	N
Recycling						
Collection Facilities	N	N	N	N	C	N
Processing Facilities	N	N	N	N	C	N
Religious Institutions						
Churches	C	C	P	P	C	C
Monasteries, Convents, or Similar Religious Quarters	C	C	P	P	C	C
Repair Services						
Electrical and Household Appliances Repair	N	N	C	C	P	N
Furniture Refinishing	N	N	N	N	P	N
Furniture Reupholstering	N	N	N	N	P	N
Lawnmower Repair/Sales Shops	N	N	C	N	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Machine Shops	N	N	N	N	C	N
Welding Shops	N	N	N	N	C	N
Residential Uses						
Accessory Guest Houses	P	P	P	P	N	P
Accessory Dwelling Units	P	P	P	P	N	P
Boarding or Rooming Houses	C	N	C	C	N	C
Caretaker’s Unit	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C
Day Care Centers, Small Family—1 to 8 Children	P ¹	P	P	P	N	P
Day Care Centers, Large Family—7 to 14 Children	P ¹	P	P	P	N	P
Duplexes	P	P	P	P	N	P
Group or Community Care Facilities - 6 or fewer persons	P ¹	P	P	P	P	P
Group or Community Care Facilities - 7 or more persons	C ¹	C	C	C	C	C
Home Occupation Businesses	P	P	P	P	N	P
Mobile Home Parks	N	N	N	N	C	N
Mobile Home or Manufactured Housing Units Single Lot	N	P	N	N	N	P
Multiple-Family, Apartments & Condominiums	P ^{1,10}	N	P ¹⁰	P ¹⁰	N	P ¹⁰

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU- R	LC	DMF
Planned Residential Developments	P	P	P	P	N	P
Senior Housing Developments	P	P	P	P	N	P
Single-Family Dwellings	N	P ¹⁰	N	N	N	P ¹⁰
Restaurants						
Delicatessens	P	P	P	P	P	N
Fast-Food Restaurants - Without a Drive-Through ^{4,11}	P	P	P	P	P	N
Fast-Food Restaurants - With a Drive-Through ^{4,11}	N	N	C	C	P	N
Sit-Down Restaurants	P	C	P ⁵	P ⁵	P	N
Sit-Down Restaurant with live entertainment	C	C	C ⁵	C ⁵	C ⁵	N
Restaurant, serving alcohol	See Alcohol Sales, Restaurants with Alcoholic Beverage Sales					
Service Organizations						
Philanthropic and Charitable Institutions	P	C	P	P	P	N
Service Organizations	P	C	P	P	P	N
Temporary Uses						
Street/Craft Fairs and Farmers' Markets - Ongoing	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Temporary Structures (Subdivision sales Office)	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	N
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	N
Outdoor Displays	C	C	C	C	C	N

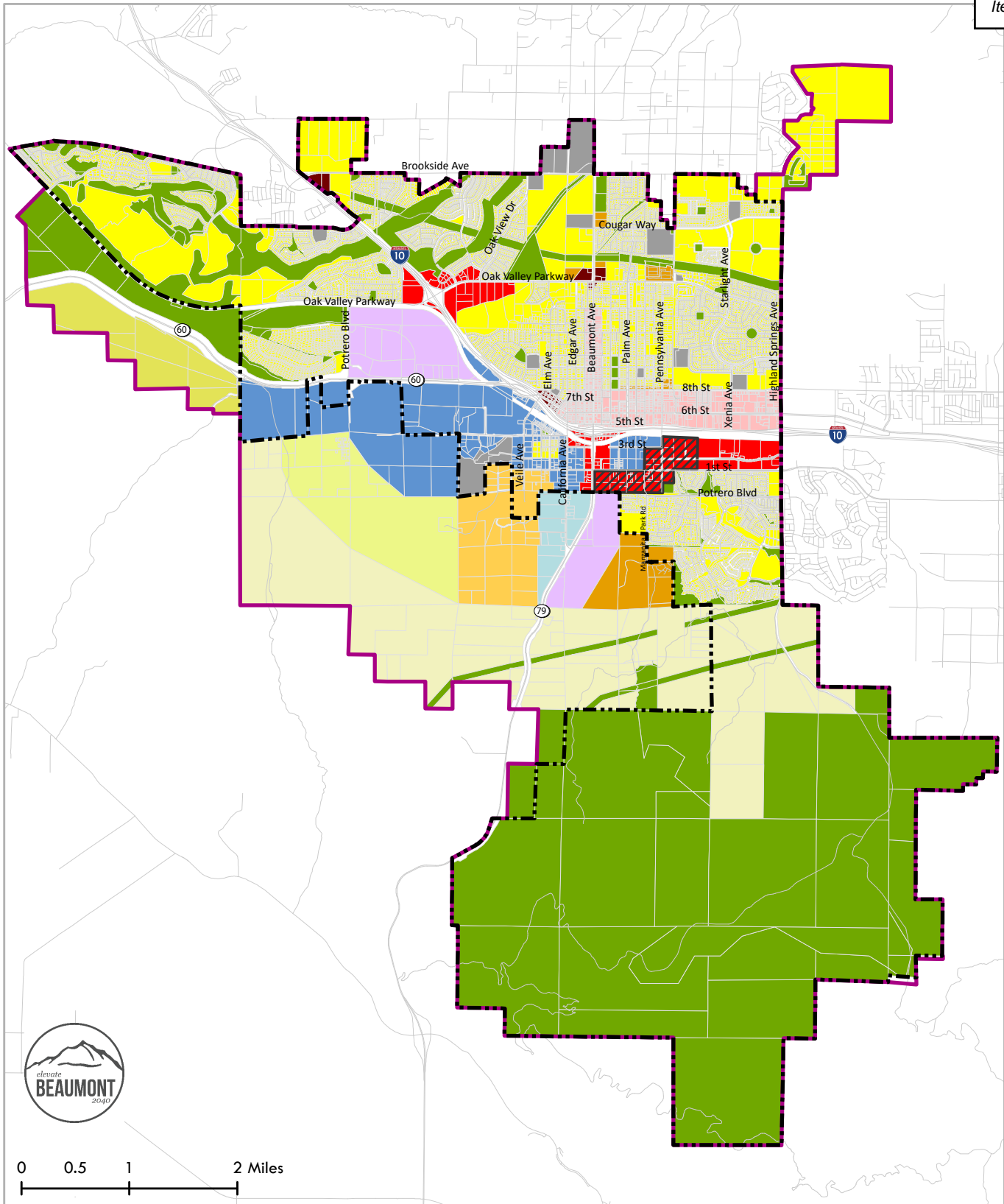
Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Parking Lot Sales	P	P	P	P	P	N
Amusement Enterprises	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Transportation Facilities						
Bus Passenger Terminals	N	N	C	N	C	N
Charter Bus Companies	N	N	C	N	C	N
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	C	N
Utilities						
Public Utility/Service Structures	N	N	N	N	N	N
Sewage Disposal Facilities/Waste Transfer	N	N	N	N	N	N
Utility Company Offices	P ^{1,7}	P ^{1,3}	P ^{1,7}	P ^{1,7}	P	N
Water Storage, Distribution, and Collection Facilities	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N
Wind Energy Conversion Systems	See 17.11.140					

N = Not Permitted
 P = Permitted
 C = Conditionally Permitted
 A = Permitted as an Accessory Use

Footnotes:

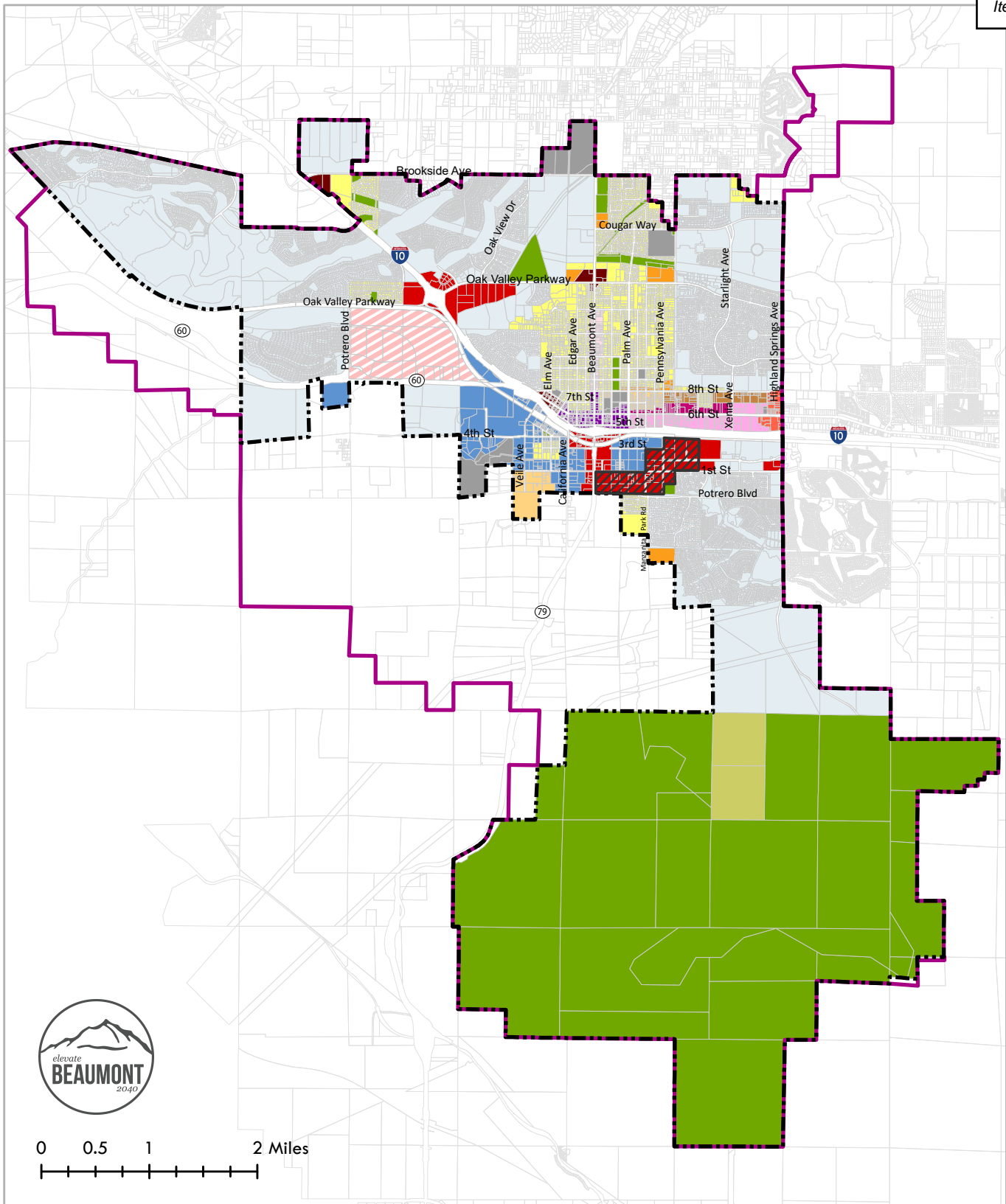
1. Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
2. Use is not allowed on parcels fronting 6th Street and Beaumont Avenue.
3. Use is limited to 2,500 square feet.
4. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

5. New liquor stores shall not be located within 1,000 feet of another liquor store.
6. Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
7. Use is limited to 5,000 square feet.
8. Use is limited to 10,000 square feet.
9. CUP required if proposed use is larger than 10,000 square feet.
10. A Live/work unit is only permitted in the primary structure.
11. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.
12. Temporary Use Permit required



LAND USE DESIGNATIONS

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



CITY OF BEAUMONT ZONING

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



Staff Report

TO: City Council

FROM: Christina Taylor, Community Development Director

DATE: December 1, 2020

SUBJECT: Hold a Public Hearing and Authorize CDBG Funding Requests for 2021-2022 Program Year

Background and Analysis:

Each year the City applies for its share of Community Development Block Grant (CDBG) funds. The amount estimated for this year for all programs is \$163,900. In previous years, the City has funded approximately \$20,000 in non-profit requests and reserved the remaining funding for City and neighborhood improvement projects. This year, the minimum CDBG award for an individual program is \$10,000.

The proposed application requesting County approval of CDBG projects is divided into two sections. The first section is for non-profit public programs and the second section is for public improvement projects. By its approval, the City Council authorizes the preparation and submittal of the County of Riverside Community Development Block Grant Program Application to the Riverside County Economic Development Agency.

Non-profit Public Programs

City staff received one request within the posted deadline from non-profit organizations for CDBG funding of public programs:

Boys & Girls Club of the San Geronio Pass - \$20,000

The Boys & Girls Club has requested funding for the Camp Kids program. The program consists of Summer Camp, Thanksgiving Camp, Winter Camp and Spring Camp programs provided at various locations throughout the City. Funds would be applied to scholarships for families that cannot afford the full cost of the programs.

Public Improvement Projects

City staff has prepared one eligible construction project application for the 2021-2022 CDBG program year. A copy of the application is attached for review.

Street, Sidewalk and ADA Ramp Improvements - \$143,900

The proposed street improvement work will include rehabilitation of existing City streets. This funding will be coupled with other funding the City has identified for implementing the Citywide Street Improvement Project for FY 2022.

Last year City Council approved the City's funding priorities as follows:

- Infrastructure Improvements – streets, sidewalks,
- Recreation Improvements – parks and community centers,
- Youth and afterschool programs, and
- Support Services – Homeless, veterans and special needs.

City staff has reviewed the applications for completeness, to ensure that the proposals meet the City's funding priorities and provide CDBG eligible services. Each of the proposed applications meet these criterias.

The Notice of Funding Availability was published in the newspaper and on the City's website as required.

Fiscal Impact:

Grant funding is provided by CDBG funds. The cost of staff time to prepare documentation and agreements is estimated to be \$1,270.

Recommended Action:

Hold a Public Hearing,
 Approve and authorize staff to submit a CDBG application for the Boys & Girls Club of the San Gorgonio Pass program request of \$20,000 subject to the conditions of the CDBG program provided by Riverside County EDA,
 Approve and authorize staff to submit a CDBG application for the City of Beaumont street, sidewalk and ADA ramp improvements, and
 Additionally, give authority to the City Manager to reduce or increase the amount funded to the projects based on the amount of funding available to the City of Beaumont.

Attachments:

- A. Boys & Girls Club of the San Gorgonio Pass Application
- B. City of Beaumont Application

Does your Organization expend \$750,000 or more a year in federal funds? Y or N

Number of paid staff: 40

Item 5.

Number of volunteers: 27

Members/Board of Directors (*Attach*): Please see attached document

III. PROJECT ACTIVITY

A. Name of Project: Camp Kids

B. Specific Location of Project

(Attach Project Map - include street address; if a street address has not been assigned provide APN)

Street or APN:

City: Beaumont

Zip Code: 92223

C. CDBG Funds Requested: \$20,000

(total amount for the project only)

D. Where will the proposed activity occur (be specific as to the geographic boundaries)? If the project involves a new or existing facility, what is the proposed service/benefit area for the facility?

E. In which City (ies)/Communities does the activity occur?

City (ies): Beaumont

Community (ies): San Gorgonio Pass

NOTE: HHPWS will make the final determination of the appropriate service area of all proposals.

F. If this project benefits residents of more than one community or jurisdiction, have requests been submitted to those other entitlement jurisdictions? (i.e., County district(s) 1st, 2nd, 3rd, 4th, and/or 5th, City of Palm Springs, City of Moreno Valley, City of Riverside, etc.)

The project will mainly serve Beaumont youth, however the BGCSGP has also applied to the County of Riverside.

G. Check ONLY the applicable category your application represents.

- Public Service
- Homeless Activities
- Real Property Acquisition (Must consult with EDA prior to submitting application)
- Housing
- Rehabilitation/Preservation (please provide picture of structure)
- Public Facilities (construction)
- Infrastructure (i.e. Streets, Sewer, Sidewalk, etc.)
- Other: (provide description) _____

H. Respond to A & B only if this application is for a public service project.

(a) Is this a NEW service provided by your agency? Yes No

(b) If service is not new, will the existing public service activity level be substantially increased or improved? Yes. These funds allow us to run the Camp Kids program outside of our normal schedule.

IV. PROJECT NARRATIVE

A. Provide a detailed Project Description. The description should only address or discuss the specific activities, services, or project that is to be assisted with CDBG funds. If CDBG funds will assist the entire program or activity, then provide a description of the entire program or activity.

The City of Beaumont has witnessed great growth within the past few years, boosting the economy and quality of life for many individuals. While the city has become more affluent, there are still many families desperately struggling to make ends meet. Though their city continues to blossom around them, these families continue to struggle, making assistance and affordable, high quality youth programming even further out of reach. Furthermore, the 2020 pandemic has created struggle amongst families who have been economically sound in the past. With lost jobs, school closures and much left to the unknown, families need more support than ever before. According to the United States Census American Fact Finder, 22.8% of children in Riverside County and 14.4% of children in Beaumont live below the poverty line. Most youth lose about two months of grade-level equivalency in mathematical computation skills over the summer months. Low-income youth also lose more than two months in reading achievement, while their middle-class peers make slight gains (Review of Educational Research). According to our NYOI (National Youth Outcomes Initiative) survey, used to gauge outcomes of our local Boys & Girls Clubs of the San Gorgonio Pass (BGCSGP) youth, our members receive the vast majority of health knowledge and good character education in the Club. Out of school time, especially for our needy youth, means less education and less opportunities to make good choices.

Now, more than ever, our young people need positive role models in their lives to provide the guidance and supervision necessary for them to become good citizens, despite adversity. Youth in 2020 have faced a pandemic, loss of school time, civil unrest and so much more fallout from the current events taking place within the United States. The Boys & Girls Clubs of the San Gorgonio Pass stands ready to provide the services and programs that our youth desperately need. The BGCSGP is respectfully requesting a \$20,000 grant to support the Camp Kids program to provide summer, fall, winter and spring break camps to underserved youth in Beaumont. By providing a safe environment with enriching programs, the BGCSGP will help insulate them against the negative influences they are facing. Through our camp program, children will be offered programming in Boys & Girls Club's core program areas: Character & Leadership, the Arts, Health & Life Skills, Education & Technology and Sports & Recreation. Activities will include high-yield academic games, photography, art, cultural enrichment, field trips (permitting safe exposure in 2021), computer education, cooking and nutrition, as well as fun, holiday inspired crafts and games. Three programs that will be highlighted are Project Learn, Boys & Girls Clubs of America initiative and plan to make education fun, by ensuring academic activities are hands on, build skills and incorporate youth interest. Character Creators will build a desire to lead, make good choices, resist peer pressure and bullying, give back to the community and demonstrate good teamwork through intentional National programs, as well as locally developed BGCSGP activities.

Lastly, we will highlight Healthy Habits, where members learn the foundation of a healthy lifestyle through exercise, cooking, and participating in engaging activities written by our National Organization.

Item 5.

During school closures, the Boys & Girls Clubs of the San Geronio Pass remained open, making the Camp Kids program more important than ever before in the lives of our families who had nowhere else to turn. In a safe environment, both mentally and physically, Boys & Girls Club youth continued to flourish, gain academic support and receive the mentoring they not only needed, but deserved. The BGCSGP believes that by providing the Camp Kids program, we are able to meet our mission "to inspire and enable all youth, especially those who need us most, to reach their full potential as productive and caring citizens."

- B. Provide a detailed description of the proposed use of the CDBG funds only (e.g. construction design, purchase of specific equipment, rent, supplies, utilities, salaries, etc.):

The BGCSGP will continue to offer scholarships and discounts to families in need during out of school time. With the increase in dollars received five grant cycles ago, the BGCSGP was able to implement a scholarship sliding scale that covered 30% to 100% of program cost based on income. Our goal is to make sure no child is turned away from camp based on the inability to pay the fees. Aside from the scholarships awarded, camp price is reduced from regular, in school fees.

As a result of lower fees and scholarships, the funds will mainly be used to offset the cost of salaries for our highly trained and professional staff, so that we may continue providing high quality programming at a low cost. The BGCSGP camps run during the time parents need us most: from 6:30a to 6:00p, Monday through Friday. Staff create impactful program schedules that are hands on, educational and engaging. Boys & Girls Club staff are trained by National Boys & Girls Club officials, attend frequent in house training and attend Region 10 and California Department of Education after school training six or more times per year.

Furthermore, the programs implemented during these out of school breaks continue to maintain the same rigor and quality control as our regular school year program. The BGCSGP will use some of the funds for supplies in order to provide hands on learning opportunities, as well as field trips to museums and other places of learning and significance throughout Southern California.

- C. What are the goals and objectives of the project, service, or activity? How will you measure and evaluate the success of the project to meet these goals and objectives (measures should be qualitative)?

The goals and objectives of the project are to provide programming for Beaumont youth ages 5-12 during out of school time. This funding would allow us the opportunity to provide at-risk youth and working families who need impactful care for their children, the ability to attend camp at a reduced fee. All members will benefit from a competitive price, while those in need of further assistance would be able to receive scholarships. In addition to providing a safe, positive place for young people to grow, Club staff would provide fun, enriching, character building programming geared towards teaching youth to be leaders in their community. Although we offer many high-yield activities each day during Camp, we will hold a strong focus in three categories: Project Learn, a BGC National Initiative based on research showing that youth do much better in school when they spend their non-school hours engaged in fun, but academically beneficial, activities. Project Learn will cover STEM, the Arts, cultural learning, reading and language arts, as well as "Tech Time," where members compete on educational apps during structured time. Character Creators: a local BGC initiative to create strong leaders at a young age, including volunteerism, communication, conflict resolution and self esteem, using both National Curriculum from our SMART (skills, mastery and resistance training) programs, as well as programs developed by our professional staff team. Lastly, we will focus on BGCA's Healthy Habits curriculum, creating members who are knowledgeable about and have the tools to lead a healthy lifestyle, focusing on healthy eating, exercise and a healthy mindset.

The success of the program will be measured by tracking member enrollment, staff observation of participants and the administration of pre and post tests/surveys. Parent surveys will also be conducted at the end of the various program sessions to assess their observations of their children's behaviors, knowledge and participation in activities.

- D. Please identify the project milestones using an Estimated Timeline for Project Implementation:

Track CDBG data on new Club members	Start Date 07/01/21	Completion Date 01/01/22
Recruit at-risk youth to participate in programs	Start Date 07/01/21	Completion Date 04/01/22
Implement Project Learn, Character Creators, and Healthy Habits	Start Date 7/1/21	Completion Date 4/01/22
Utilize pre and post tests	Start Date 7/01/21	Completion Date 4/01/22

V. **PROJECT BENEFIT**

Item 5.

A. Indicate the number of people or households that will directly benefit from your proposal using CDBG funds: *Note: This is based on the expected number of clients to be served if the County funds your project for the requested amount.*

A total of 90 youth will be served through Camp Kids using all funding sources, with 40 of those members being served through CDBG funds. In the event Covid-19 is still impacting social distancing regulations in 2021, these numbers may need to be adjusted to reflect the added cost of smaller groups.

B. Indicate the number of unduplicated clients that will be served (An unduplicated client is counted only once, no matter how many direct services the client receives during a funding year):

40 unduplicated youth will be served using CDBG funds.

C. Length of proposed CDBG-funded activities or service (weeks, months, year):

The Camp Kids program will run during school breaks or when school is out of session, from 7/1/20-4/01/21.

D. Service will be provided to (check one or more):

- | | |
|--|---|
| <input type="checkbox"/> Men | <input type="checkbox"/> Seniors |
| <input type="checkbox"/> Women | <input type="checkbox"/> Severely Disabled Adults |
| <input checked="" type="checkbox"/> Children (Range of children's ages : <u>5-12</u>) | <input type="checkbox"/> Migrant Farm Workers |
| <input type="checkbox"/> Homeless (Number of beds at facility : <u> </u>) | <input type="checkbox"/> Families |

E. What methods will be used for community involvement to assure that all who might benefit from the project are provided an opportunity to participate?

The BGCSGP will attract low income and at-risk youth to the Club in conjunction with our partners. We will reach them through the schools, using teacher and principal and district referrals, parents, the Pass Collaborative, staff referrals and social media. The Camp Kids programs are well known throughout our community and continue to result in high numbers year after year.

F. What evidence is there of a long-term commitment to the proposal? Describe how you plan to continue the work (project) after the CDBG funds are expended?

The BGCSGP is committed to serving youth and will continue to serve them once the CDBG funds are expended. The organization has grown from serving five children the first day to 750 daily. We will utilize funds from fundraising events including our annual Gourmet Grilled Cheese event and our Kentucky Derby. We will continue to seek additional funding sources and grants through our national organization and outside entities in order to sustain our programs.

VI. National Objective

All CDBG-funded activities must meet at least one of the following National Objectives of the CDBG program. Indicate the category of National Objective to be met by your activity.

CATEGORY A: Benefit to low-moderate income persons (must be documented). Please choose either subcategory 1 or 2:

1. Limited Clientele:

The project serves clientele that will provide documentation of their family size, income, and ethnicity. Identify the procedure you currently have in place to document that at least 51% of the clientele you serve are low-moderate income persons.

The Boys & Girls Clubs of the San Gorgonio Pass will document need by using "1," Limited Clientele Method. The BGCSGP will require income verification (pay stubs, assistance paperwork, W2s) at the time of application. Staff will use the County of Riverside's financial guidelines for the CDBG Program (as prescribed through the EDA) and require current CDBG paperwork to be completed at the time of application. This information will be updated at least once per year for all participants.

2. Clientele presumed to be principally low- and moderate-income persons:
 The following groups are presumed by HUD to meet this criterion. You will be required to submit certification from the client (s) that they fall into one of the following presumed categories.

Item 5.

The activity will benefit (check one or more)

- | | |
|---|---|
| <input type="checkbox"/> Abused children | <input type="checkbox"/> Homeless persons |
| <input type="checkbox"/> Battered spouses | <input type="checkbox"/> Illiterate adults |
| <input type="checkbox"/> Elderly persons | <input type="checkbox"/> Persons living with AIDS |
| <input type="checkbox"/> Severely disabled adults | <input type="checkbox"/> Migrant Farm workers |

a. Describe the clientele above to be served by this activity:

n/a

b. Discuss how this project directly benefits low- and moderate- income residents:

CDBG funds would be used to specifically serve Beaumont's most needy youth. Our Brookside and Anna House Club camps serve all youth during summer and other school breaks at a low cost rate. In addition, the Club provides scholarships from 30% to 100% to families in need. CDBG funding would help to provide the highly trained, caring staff that are necessary to provide the enriching Boys & Girls Club programs, allowing costs to remain low.

CATEGORY B: Area Benefit - The project or facility serves, or is available to, ALL persons located within an area where at least 51% of the residents are low/moderate-income. (Applicant is welcome to contact a County of Riverside, HHPWS CDBG Program Manager for Census Information)

2010 Census Tract and Block Group numbers:
 (must use 2011-2015 ACS data pursuant to HUD Notice -C&D-19-02)

<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>

Total population in Census Tract(s) / block group(s): _____

Total percentage of low-moderate population in Census Tract(s) / block group(s): _____

CATEGORY C: Activities undertaken to create or retain permanent jobs, at least 51% of which will be made available to or held by low/moderate-income persons.

Item 5.

Proposed Job Creation/Retention

Total Jobs Expected to Create: _____

Total Jobs Expected to Retain: _____

CATEGORY D: Activities that provide assistance to micro-enterprise owners/developers who are low/moderate-income.

Proposed Assistance to Businesses

New Businesses expected to assist: _____

Existing Businesses expected to assist: _____

Enter Total Businesses expected to assist: _____

VII. FINANCIAL INFORMATION

A. Proposed Project Budget

Complete the following annual program budget to begin July 1, 2021. If your proposed CDBG-funded activity will start on a date other than July 1, 2021, please indicate starting date. Provide total Budget information and distribution of CDBG funds in the proposed budget.

The budgeted items are for the specific activity for which you are requesting CDBG funding - NOT for the budget of the "entire" organization or agency. (Note: CDBG funds requested must match amount requested in Project Activity, C above.)

(EXAMPLE: The Valley Senior Center is requesting funding for a new Senior Nutritional Program. The total cost of the program is \$15,000 and \$10,000 in CDBG funds is being requested for operating expenses associated with the proposed activity. The total Activity/Project Budget will include \$5,000 of other non-CDBG funding and \$10,000 in CDBG funds for a Grand Total of \$15,000).

	TOTAL ACTIVITY/ PROJECT BUDGET <small>(Include non-CDBG Funds and CDBG Funds)</small>	CDBG FUNDS REQUESTED-Only
i. Personnel		
A. Salaries & Wages	\$ 83,000	\$ 17,000
B. Fringe Benefits	\$ 9,000	\$
C. Consultants & Contract Services	\$	\$
PERSONNEL SUB-TOTAL	\$ 92,000	\$ 17,000

II. Non-Personnel

A. Space Costs	\$ 3,000	\$	Item 5.
B. Rental, Lease or Purchase of Equipment	\$	\$	
C. Consumable Supplies	\$ 8,000	\$ 1,000	
D. Travel	\$ 7,000	\$ 2,000	
E. Telephone	\$ 400	\$	
F. Utilities	\$ 4,000	\$	
G. Other Costs	\$ 3,000	\$	
NON-PERSONNEL SUB-TOTAL:	\$ 25,400	\$ 3,000	

III. Other

A. Architectural/Engineering Design	\$	\$
B. Acquisition of Real Property	\$	\$
C. Construction/Rehabilitation	\$	\$
D. Indirect Costs	\$ 3,000	\$
E. Other	\$	\$
OTHER SUB-TOTAL:	\$ 3,000	\$
GRAND TOTAL:	\$ 120,400	\$ 20,000

B. Leveraging

List other funding sources and amounts (commitments or applications) which will assist in the implementation of this activity. Current and pending evidence of leveraging commitments/applications must be submitted with application. (Attach)

TYPE	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	TOTAL
FEDERAL	OJP	\$10,000					\$10,000
STATE/LOCAL	ASES	\$5,000					\$5,000
PRIVATE	T-Mobile	\$14,500	Southern California Edison	\$7,000	UWIV	\$15,000	\$36,500
OTHER	Fees	\$40,000	Ross Campaign	\$7,876			\$47,876

TOTAL: \$99,376

C. What type of long-term financial commitment is there to the proposal? Describe how you plan to continue the work (project) after the CDBG funds are expended?

Item 5.

The BGCSGP has grown from serving a handful of children 13 years ago, to more than 750 daily. We are committed to serving youth and will continue to serve them once CDBG funds are expended. We will utilize funds from fundraising events including our annual Horses & Hattitude Kentucky Derby and Chances & Cheeses fall fundraiser. We will also continue to seek grants from both the National Organization, as well as local, state and federal grants.

D. Provide a summary by line item of your organization's previous year's income and expense statement. (Attach)

Please see attached

E. Does this project benefit residents of more than one community or jurisdiction, have requests been submitted to those other jurisdictions? Yes No

If yes, identify sources and indicate outcome. Although the project mainly benefits Beaumont youth, an application has been sent to the county.

If no, please explain.

F. Was this project or activity previously funded with CDBG? Yes No

If yes, when? 7/01/2020. In addition, the Camp Kids project has been funded for the 2019-20 year, the 2018-19 year, as well as the 2016-17 year. All years had a successful implementation.

Is this activity a continuation of a previously funded (CDBG) project? Yes No

If yes, explain: We will continue the Camp Kids programming for the upcoming school breaks

VIII. MANAGEMENT CAPACITY

A. Describe your organization's experience in managing and operating project or activities funded with CDBG or other Federal funds.

The BGCSGP has a long history of successfully implementing projects funded with both CDBG funds and the Office of Juvenile Justice (Federal) funds. We have received CDBG funds for the past nine years for several agency programs.

B. Management Systems

Does your organization have written and adopted management systems (i.e., policies and procedures) including personnel, procurement, property management, record keeping, financial management, etc.?

The Boys & Girls Clubs of the San Geronio Pass has a strong organizational infrastructure to support the organization's day to day operations. There are written policies and procedures in place for all organizational functions. The organization employs a full-time CEO and all agency finances are reviewed monthly by the Board of Directors. The organization is audited annually. All staff are background checked, drug and TB tested. Program staff must pass the district aid test or possess a degree.

C. Capacity

Please provide the names and qualifications of the person(s) that will be primarily responsible for the implementation and completion of the proposed project.

Name: Amy Herr

Title: CEO

Qualifications: Amy has been with the organization since its inception fourteen years ago. She has extensive background in grant and fund management.

Name: Megan Grisham

Title: Director of Operations

Qualifications: Megan has been with the BGCSGP for twelve years and has experience in grant writing, grant reporting and grant management. She has also worked directly in programs, which enables her to effectively analyze programmatic success.

IX. APPLICATION CERTIFICATION

Undersigned hereby certifies that (check box after reading each statement and digitally sign the document):

- 1. The information contained in the project application is complete and accurate.
- 2. The applicant agrees to comply with all Federal and County policies and requirements imposed upon the project or activity funded by the CDBG program.
- 3. The applicant acknowledges that the Federal assistance made available through the CDBG program funding will not be used to substantially reduce prior levels of local, (NON-CDBG) financial support for community development activities.
- 4. The applicant fully understands that any facility built or equipment purchased with CDBG funds shall be maintained and/or operated for the approved use throughout its economic life, pursuant to CDBG regulation.
- 5. If CDBG funds are approved, the applicant acknowledges that sufficient non-CDBG funds are available or will be available to complete the project as described within a reasonable timeframe.
- 6. On behalf of the applying organization, I have obtained authorization to submit this application for CDBG funding. (DOCUMENTATION ATTACHED Minute Action and/or written Board Approval signed by the Board President)

DATE: 10/28/2020

Signature: 

Print Name/Title
Authorized Representative: Megan Grisham, Director of Operations

Does your Organization expend \$750,000 or more a year in federal funds? Y or N

Item 5.

Number of paid staff: _____

Number of volunteers: _____

Members/Board of Directors (*Attach*): _____

III. PROJECT ACTIVITY

A. Name of Project: Sidewalk and ADA Ramp Rehabilitation

B. Specific Location of Project

(Attach Project Map - include street address; if a street address has not been assigned provide APN)

Street or APN:

City: Beaumont - Downtown

Zip Code: 92223

C. CDBG Funds Requested: \$143,900

(total amount for the project only)

D. Where will the proposed activity occur (be specific as to the geographic boundaries)? If the project involves a new or existing facility, what is the proposed service/benefit area for the facility?

E. In which City (ies)/Communities does the activity occur?

City (ies): Beaumont

Community (ies): Downtown Beaumont

NOTE: HHPWS will make the final determination of the appropriate service area of all proposals.

F. If this project benefits residents of more than one community or jurisdiction, have requests been submitted to those other entitlement jurisdictions? (i.e., County district(s) 1st, 2nd, 3rd, 4th, and/or 5th, City of Palm Springs, City of Moreno Valley, City of Riverside, etc.)

G. Check ONLY the applicable category your application represents.

- Public Service
- Homeless Activities
- Real Property Acquisition (Must consult with EDA prior to submitting application)
- Housing
- Rehabilitation/Preservation (please provide picture of structure)
- Public Facilities (construction)
- Infrastructure (i.e. Streets, Sewer, Sidewalk, etc.)
- Other: (provide description) _____

H. Respond to A & B only if this application is for a **public service** project.

(a) Is this a NEW service provided by your agency? Yes No

(b) If service is not new, will the existing public service activity level be substantially increased or improved? Yes _____

IV. PROJECT NARRATIVE

A. Provide a detailed Project Description. The description should only address or discuss the specific activities, services, or project that is to be assisted with CDBG funds. If CDBG funds will assist the entire program or activity, then provide a description of the entire program or activity.

The City of Beaumont Downtown area, east and west of Beaumont Avenue north of 6th

Street has many curb and ADA ramps in need of rehabilitation. The specific curbs and ramps will

be prioritized by the Public Works Department. The rehabilitation will involve constructing,

reconstructing or modifying existing curbs and ramps to achieve ADA compliance.

B. Provide a detailed description of the proposed use of the CDBG funds only (e.g. construction design, purchase of specific equipment, rent, supplies, utilities, salaries, etc.):

CDBG funds will be used for either construction design or physical construction of the improvements.

C. What are the goals and objectives of the project, service, or activity? How will you measure and evaluate the success of the project to meet these goals and objectives (measures should be qualitative)?

The goal of the sidewalk ramp rehabilitaiton is to ensure ADA compliant ramps accessible by the City's residents.

D. Please identify the project milestones using an Estimated Timeline for Project Implementation:

The project will begin July 2021 and will continue through 2022.

V. PROJECT BENEFIT

Item 5.

A. Indicate the number of people or households that will directly benefit from your proposal using CDBG funds: *Note: This is based on the expected number of clients to be served if the County funds your project for the requested amount.*

Citywide benefit for all residents of Beaumont.

B. Indicate the number of unduplicated clients that will be served (An unduplicated client is counted only once, no matter how many direct services the client receives during a funding year):

N/A

C. Length of proposed CDBG-funded activities or service (weeks, months, year):

Construction activities will be ongoing throughout FY2021-2022.

D. Service will be provided to (check one or more): N/A

- | | |
|--|---|
| <input type="checkbox"/> Men | <input type="checkbox"/> Seniors |
| <input type="checkbox"/> Women | <input type="checkbox"/> Severely Disabled Adults |
| <input type="checkbox"/> Children (Range of children's ages : _____) | <input type="checkbox"/> Migrant Farm Workers |
| <input type="checkbox"/> Homeless (Number of beds at facility : _____) | <input type="checkbox"/> Families |

E. What methods will be used for community involvement to assure that all who might benefit from the project are provided an opportunity to participate?

The City utilizes current community input along with social media for outreach to residents encouraging input and providing insight into the needs within the various neighborhoods.

F. What evidence is there of a long-term commitment to the proposal? Describe how you plan to continue the work (project) after the CDBG funds are expended?

The sidewalk rehabilitation program is part of the City's Capital Improvement Program and has funds allocated yearly to ensure ongoing maintenance of the improvements.

VI. National Objective

All CDBG-funded activities must meet at least one of the following National Objectives of the CDBG program. Indicate the category of National Objective to be met by your activity.

CATEGORY A: Benefit to low-moderate income persons (must be documented). Please choose either subcategory 1 or 2:

1. Limited Clientele:

The project serves clientele that will provide documentation of their family size, income, and ethnicity. Identify the procedure you currently have in place to document that at least 51% of the clientele you serve are low-moderate income persons.

The rehabilitation and improvements to ADA ramps in the City will occur in the downtown area, Census Tract 440 which is a high poverty area. More residents in the area tend to use non-motorized transportation methods and rely on sidewalks routes for mobility.

2. Clientele presumed to be principally low- and moderate-income persons:

The following groups are presumed by HUD to meet this criterion. You will be required to submit certification from the client (s) that they fall into one of the following presumed categories.

Item 5.

The activity will benefit (check one or more)

- Abused children
- Battered spouses
- Elderly persons
- Severely disabled adults
- Homeless persons
- Illiterate adults
- Persons living with AIDS
- Migrant Farm workers

a. Describe the clientele above to be served by this activity:

All residents within the City of Beaumont will have access to the improvements.

b. Discuss how this project directly benefits low- and moderate- income residents:

All residents of Beaumont will have access to the sidewalk and ramp improvements, however, the areas in which the improvements are slated to occur are in the high-poverty area of the City where non-motorized forms of transportation are relied upon.

CATEGORY B: Area Benefit - The project or facility serves, or is available to, ALL persons located within an area where at least 51% of the residents are low/moderate-income. (Applicant is welcome to contact a County of Riverside, HHPWS CDBG Program Manager for Census Information)

2010 Census Tract and Block Group numbers:

(must use 2011-2015 ACS data pursuant to HUD Notice -C&D-19-02)

<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>

Total population in Census Tract(s) / block group(s): 440

Total percentage of low-moderate population in Census Tract(s) / block group(s): 27

CATEGORY C: Activities undertaken to create or retain permanent jobs, at least 51% of which will be made available to or held by low/moderate-income persons.

Proposed Job Creation/Retention

Total Jobs Expected to Create: _____

Total Jobs Expected to Retain: _____

CATEGORY D: Activities that provide assistance to micro-enterprise owners/developers who are low/moderate-income.

Proposed Assistance to Businesses

New Businesses expected to assist: _____

Existing Businesses expected to assist: _____

Enter Total Businesses expected to assist: _____

VII. FINANCIAL INFORMATION

A. Proposed Project Budget

Complete the following annual program budget to begin July 1, 2021. If your proposed CDBG-funded activity will start on a date other than July 1, 2021, please indicate starting date. Provide total Budget information and distribution of CDBG funds in the proposed budget.

The budgeted items are for the specific activity for which you are requesting CDBG funding - NOT for the budget of the “entire” organization or agency. (Note: CDBG funds requested must match amount requested in Project Activity, C above.)

(EXAMPLE: The Valley Senior Center is requesting funding for a new Senior Nutritional Program. The total cost of the program is \$15,000 and \$10,000 in CDBG funds is being requested for operating expenses associated with the proposed activity. The total Activity/Project Budget will include \$5,000 of other non-CDBG funding and \$10,000 in CDBG funds for a Grand Total of \$15,000).

	TOTAL ACTIVITY/ PROJECT BUDGET (Include non-CDBG Funds and CDBG Funds)	CDBG FUNDS REQUESTED-Only
I. Personnel		
A. Salaries & Wages	\$ 10,000 _____	\$ 10,000 _____
B. Fringe Benefits	\$ _____	\$ _____
C. Consultants & Contract Services	\$ 30,000 _____	\$ 30,000 _____
PERSONNEL SUB-TOTAL	\$ 40,000 _____	\$ 40,000 _____

II. Non-Personnel

A. Space Costs	\$ _____	\$ _____	Item 5.
B. Rental, Lease or Purchase of Equipment	\$ _____	\$ _____	
C. Consumable Supplies	\$ _____	\$ _____	
D. Travel	\$ _____	\$ _____	
E. Telephone	\$ _____	\$ _____	
F. Utilities	\$ _____	\$ _____	
G. Other Costs	\$ _____	\$ _____	
NON-PERSONNEL SUB-TOTAL:	\$ _____	\$ _____	

III. Other

A. Architectural/Engineering Design	\$ _____	\$ _____
B. Acquisition of Real Property	\$ _____	\$ _____
C. Construction/Rehabilitation	\$ 103,950	\$ 103,950
D. Indirect Costs	\$ _____	\$ _____
E. Other	\$ _____	\$ _____
OTHER SUB-TOTAL:	\$ 40,000	\$ 40,000
GRAND TOTAL:	\$ 143,950	\$ 143,950

B. Leveraging

List other funding sources and amounts (commitments or applications) which will assist in the implementation of this activity. Current and pending evidence of leveraging commitments/applications must be submitted with application. **(Attach)**

TYPE	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	TOTAL
FEDERAL							
STATE/LOCAL							
PRIVATE							
OTHER							

TOTAL: _____

- C. What type of long-term financial commitment is there to the proposal? Describe how you plan to continue the work (project) after the CDBG funds are expended?

Item 5.

Citywide Sidewalk Rehabilitation Program is part of the City's Capital Improvement Plan and additional funds are committed to program implementaiton.

- D. Provide a summary by line item of your organization's previous year's income and expense statement. (Attach)

- E. Does this project benefit residents of more than one community or jurisdiction, have requests been submitted to those other jurisdictions? Yes No

If yes, identify sources and indicate outcome. _____

If no, please explain. _____

- F. Was this project or activity previously funded with CDBG? Yes No

If yes, when? _____

Is this activity a continuation of a previously funded (CDBG) project? Yes No

If yes, explain: _____

VIII. MANAGEMENT CAPACITY

- A. Describe your organization's experience in managing and operating project or activities funded with CDBG or other Federal funds.

CDBG Sidewalk Project 2007 - \$121,198

CDBG NEw Sidewalk Project 2008 - \$117,776

CDBG Sidewalk Improvements 2014 - \$153,438

CDBG Park Improvements - Rangel Park 2018-2020

B. Management Systems

Does your organization have written and adopted management systems (i.e., policies and procedures) including personnel, procurement, property management, record keeping, financial management, etc.?

The City of Beaumont as required by government regulations has personnel, procurement, property management, record keeping and all other required systems in place for project management.

C. Capacity

Please provide the names and qualifications of the person(s) that will be primarily responsible for the implementation and completion of the proposed project.

Jeff Hart, Public Works Director
Robert Vestal, Principal Engineer

IX. APPLICATION CERTIFICATION

Undersigned hereby certifies that (check box after reading each statement and digitally sign the document):

- 1. The information contained in the project application is complete and accurate. _____
- 2. The applicant agrees to comply with all Federal and County policies and requirements imposed upon the project or activity funded by the CDBG program. _____
- 3. The applicant acknowledges that the Federal assistance made available through the CDBG program funding will not be used to substantially reduce prior levels of local, (NON-CDBG) financial support for community development activities. _____
- 4. The applicant fully understands that any facility built or equipment purchased with CDBG funds shall be maintained and/or operated for the approved use throughout its economic life, pursuant to CDBG regulation. _____
- 5. If CDBG funds are approved, the applicant acknowledges that sufficient non-CDBG funds are available or will be available to complete the project as described within a reasonable timeframe. _____
- 6. On behalf of the applying organization, I have obtained authorization to submit this application for CDBG funding. **(DOCUMENTATION ATTACHED Minute Action and/or written Board Approval signed by the Board President)** _____

DATE: 11-2-2020

Signature: _____

Print Name/Title

Authorized Representative: Todd Parton, City Manager

CHECK-LIST:

The following required documents listed below have been attached. Any missing documentation to the application will be cause for the application to be reviewed as INELIGIBLE.

Yes	No	ATTACHMENT
<input type="checkbox"/>	<input type="checkbox"/>	1. Members/Board of Directors
<input type="checkbox"/>	<input type="checkbox"/>	2. Articles of Incorporation and Bylaws
<input type="checkbox"/>	<input type="checkbox"/>	3. Project Activity Map
<input type="checkbox"/>	<input type="checkbox"/>	4. Project Benefit, Category B, Low Mod Area Maps (Attach if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	5. Leveraging (Current evidence of commitment)
<input type="checkbox"/>	<input type="checkbox"/>	6. Income and Expense Statement
<input type="checkbox"/>	<input type="checkbox"/>	7. Management Capacity (Detailed organizational chart)
<input type="checkbox"/>	<input type="checkbox"/>	8. Board Written Authorization approving submission of application



Staff Report

TO: City Council

FROM: Elizabeth Gibbs, Community Services Director

DATE: December 1, 2020

SUBJECT: **First Amendment to the Agreement for Maintenance Services with Jan-Pro of Ontario, Inc., for Custodial Services**

Background and Analysis:

On August 18, 2020, the City Council amended the General Fund Budget to add \$70,000 for janitorial services. These funds were added to ensure building disinfection services in response to the COVID-19 pandemic. It also allowed the City to return two members of the Community Services Department to field operations.

In accordance with Beaumont Municipal Code Chapter 3.01.040, which requires an informal bidding procedure for maintenance work and other general service projects with cost estimates between \$45,000 and \$175,000, City staff recently contacted several commercial custodial services contractors and scheduled a job walk and walk-through of all City-owned and occupied facilities in order to receive quotes for custodial services.

Three companies responded to the request and submitted quotes based on a rate per square foot of facilities to be cleaned and based on the scope of work to be performed. The scope of work includes daily, weekly, and monthly tasks to be completed on soft and hard surfaces to include cleaning and disinfecting. Of the bids received one bid was disqualified for being incomplete as it did not include all facilities in the quote. A second bid was received after the submittal deadline had expired and, therefore, deemed to be late and was disqualified. Jan-Pro of Ontario, Inc., (Jan-Pro) submitted a complete quote and within the allotted timeframe. The submitted documentation was reviewed and approved by City staff.

The City entered into an agreement with Jan-Pro for \$23,250, covering a limited amount of service and time, and in accordance with Beaumont Municipal Code Chapter 3.01.040, which allows for maintenance work and other general services project with costs estimates of \$25,000 or less to be awarded by the City Manager (Attachment A).

City staff continues to perform custodial services at Beaumont Police Department and Police Annex buildings.

To allow staff to return to the landscaping crews, it is prudent and more cost effective to continue the maintenance agreement with Jan-Pro through the end of the fiscal year (Attachment B).

The additional costs to each facility are as follows:

City Hall	January 2021-June 2021	
Bldg B	January 2021-June 2021	
Bldg D	January 2021-June 2021	
Bldg G	January 2021-June 2021	
Vehicle Maintenance	January 2021-June 2021	
Grounds Maintenance	January 2021-June 2021	
Wastewater Plant	January 2021-June 2021	\$7,750.00
	Sub-total 6 months	\$46,500.00
Police Department	December 2020-June 2021	
Police Annex	December 2020-June 2021	\$2,370.00
	Sub-total 7 months	\$16,590.00
	Total	\$63,090.00

Fiscal Impact:

Custodial service costs will be absorbed in the current adopted budget and allocated to 100-6000-7068-0000.

Recommended Action:

Approve the first amendment to the Agreement for Maintenance Services with Jan-Pro of Ontario, Inc. and authorize the City Manager to execute the amendment on behalf of the City.

Attachments:

- A. Agreement for Maintenance Services
- B. First Amendment to the Agreement for Maintenance Services

AGREEMENT FOR MAINTENANCE SERVICES

THIS AGREEMENT FOR MAINTENANCE SERVICES is made and effective as of the 1st day of October, 2020 by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and Jan-Pro of Ontario whose address is 3200 Inland Empire Blvd #250, Ontario, CA 91764 (“CONTRACTOR”).

RECITALS

A. CONTRACTOR submitted a proposal (“Proposal”) in response to a request from the CITY to provide certain services, which Proposal is attached hereto as **Exhibit “A”** and made a part hereof by this reference; and

B. CITY desires to engage CONTRACTOR to provide the services provided for in the Proposal; and

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until completion of the services (“Services”) provided for in the Proposal. Contractor shall commence the Services on or before October 1, 2020 and shall complete the Services no later than December 31, 2020. Notwithstanding the forgoing, City may terminate this Agreement upon written notice to Contractor, provided it pays Contractor for all services provided prior to termination.

2. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’s sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

3. Compensation.

3.01 CONTRACTOR shall be paid at the rates set forth in the Proposal. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR for the completion of the Services under this Agreement shall not exceed twenty-three thousand, two hundred and fifty dollars (\$23,250.00).

4. Obligations of CONTRACTOR.

4.01 CONTRACTOR shall perform all Services under this Agreement in a good and workman like manner, consistent with the standards generally recognized as being employed by contractors in the State of California. CONTRACTOR warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them.

Finally, CONTRACTOR represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, CONTRACTOR shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the CONTRACTOR's failure to comply with the applicable standard of care. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

4.02 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

4.03 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

4.04 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

4.05 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

4.06 CONTRACTOR shall comply with all applicable laws and regulations relating to prevailing wages. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1", for Riverside County.

5. Insurance.

5.01 CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Attached hereto as Exhibit "B" are copies of Certificates of Insurance and endorsements as required by Section 6.02. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to

amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

5.02 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

5.03 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

5.04 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6. General Conditions Pertaining to Insurance Coverage

6.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

6.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

6.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

6.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7. Indemnification.

7.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

8. Status of CONTRACTOR.

8.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

8.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPers, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

8.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

9. Miscellaneous Provisions.

9.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties. The Recitals to this Agreement are hereby incorporated herein by this reference.

9.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

9.03 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

9.04 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

9.05 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

9.06 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to

any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

CITY:

CONTRACTOR:

CITY OF BEAUMONT

By: 
Todd Parton, City Manager

Date: 9/24/2020

By: Kerri Poyle

Print Name: Kerri Poyle

Title: General Manager

Date: 9-17-20

EXHIBIT "A"
PROPOSAL
(insert behind this page)

JAN-PRO®

Item 6.

JAN-PRO OF ONTARIO



Measurable Cleaning. Guaranteed Results.®



Dear Doug,

On behalf of JAN-PRO it is our privilege to submit our formal cleaning proposal for your review today. In situations like this, every vendor wants to show their services in their best light and JAN-PRO is no exception. What we hope will serve to differentiate our proposal today are the customer benefits that make us a different type of cleaning partner to our portfolio of over 35,000 global clients every day. Whether you judge us by our reputation, our franchise owner commitment, our unique cleaning processes themselves or by our written service guarantee, we hope you will find JAN-PRO to be a worthy partner for your organization and look forward to addressing any additional questions you may have.

Sincerely,

Kerri Poyle
General Manager

ABOUT US

At
JAN-PRO,
it's not just
what we say –
it's what
we do.

Measurable Cleaning. Guaranteed Results.®

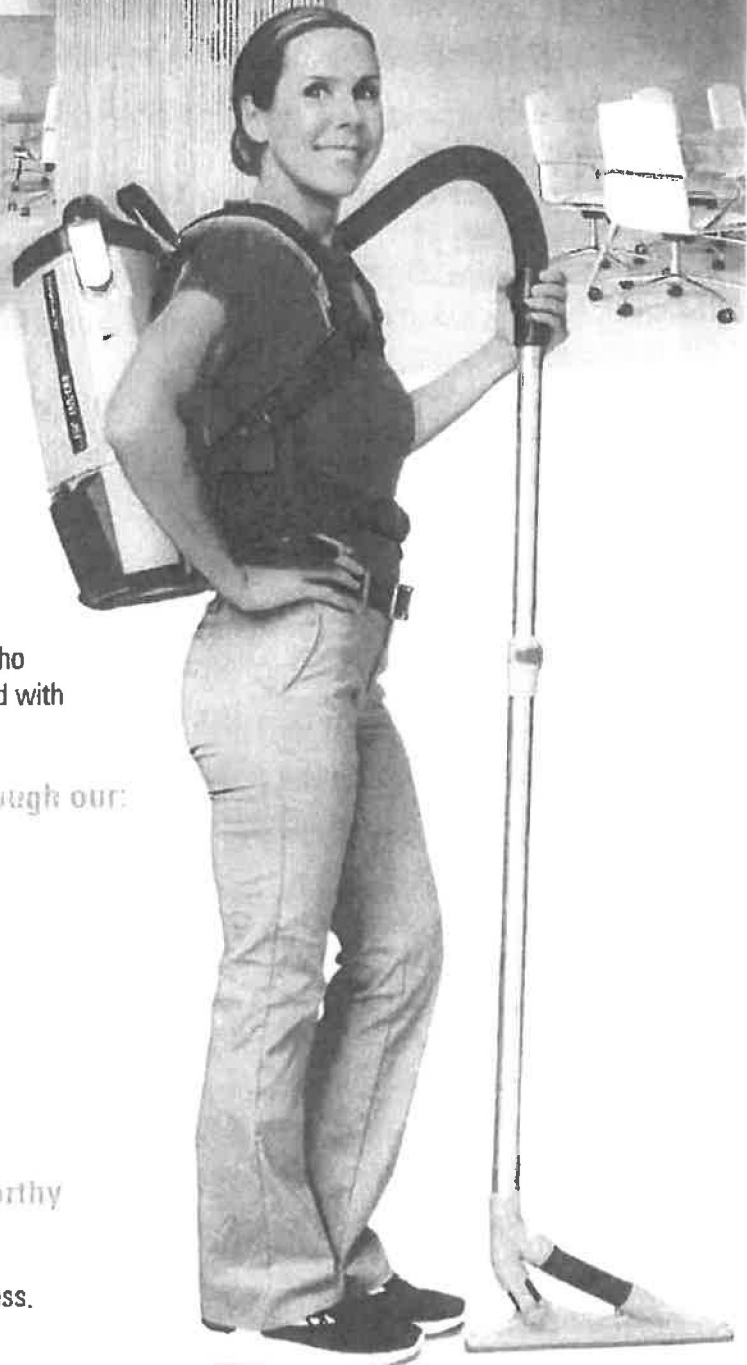
Since 1991, we've paved the way in commercial cleaning. Trust, reliability, innovation, and leadership are the core of who we are, and that's how we've become a proven, global brand with the best support and expertise in the business.

We lead the commercial cleaning industry through our:

- Lasting client relationships
- Quality service guarantee
- Stable, reliable cleaning owner-operators
- Extensive training program
- Best-in-class cleaning process
- Efficient, eco-friendly technology
- Innovative products & equipment
- Performance evaluation & reporting

We're committed to the deepest, most trustworthy partnerships in commercial cleaning.

So don't let the dirty work keep you from running your business. Trust JAN-PRO for a consistent clean from the same reliable owner-operators every time – guaranteed.



JAN-PRO AS A BRAND

At JAN-PRO, our reputation sets us apart. We're proud of the relationships we've built and the accomplishments we've achieved:

- #1 Commercial Cleaning Franchise in 2018 and for 10 years by *Entrepreneur* magazine
- #2 Top Low-Cost Franchise to Own Under \$50,000 in 2018 by *Entrepreneur* magazine
- #4 Top Fastest-Growing Franchise in 2018 by *Entrepreneur* magazine
- Ranked as a Top Global Franchise in 2018 and for 8 years by *Entrepreneur* magazine
- Ranked as a Top 200 Franchise in 2018 and for 9 years by *Franchise Business Review* magazine
- Ranked as a Top 50 Franchise for Minorities for 7 years by *USA Today* newspaper
- Top 100 Global Franchises for 2018 by *Franchise Direct*
- Ranked as a Top Franchise for Veterans in 2017 by *Entrepreneur* magazine



2018 Franchisee Satisfaction Awards
FranchiseBusinessREVIEW

JAN-PRO was founded in 1991 by a veteran. We created our VetConnectionSM program to serve those who have served our country:

- The VetConnectionSM program is the 1st franchise commercial cleaning program designed specifically around veterans' needs, including veteran discounts and additional incentives on equipment and supplies.
- The VetConnectionSM program helps put veterans in business where they can apply their team skills and other disciplines.

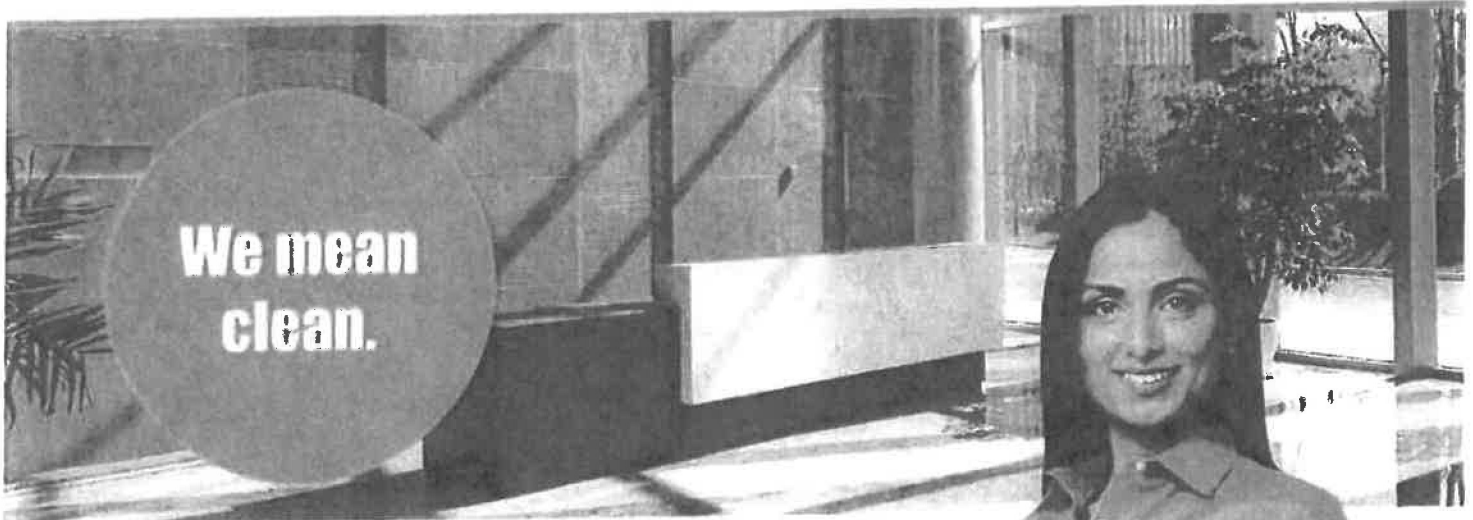


As a leader in our industry, we're committed to advancing the leaders of tomorrow through the JAN-PRO Your Family First Scholarship[®] program:

- The JAN-PRO Your Family First Scholarship[®] program has awarded over \$277,000 in scholarships to almost 200 students.
- Through our partnership with Scholarship America, the nation's leading nonprofit scholarship and educational support organization, we help fund college tuition for eligible JAN-PRO candidates.



OUR GUARANTEE



**Every cleaning company
promises great service –
But only JAN-PRO
guarantees it.**

The JAN-PRO Guarantee reflects our commitment to the best training, newest technology, most measurable results, and highest quality commercial cleaning service available.

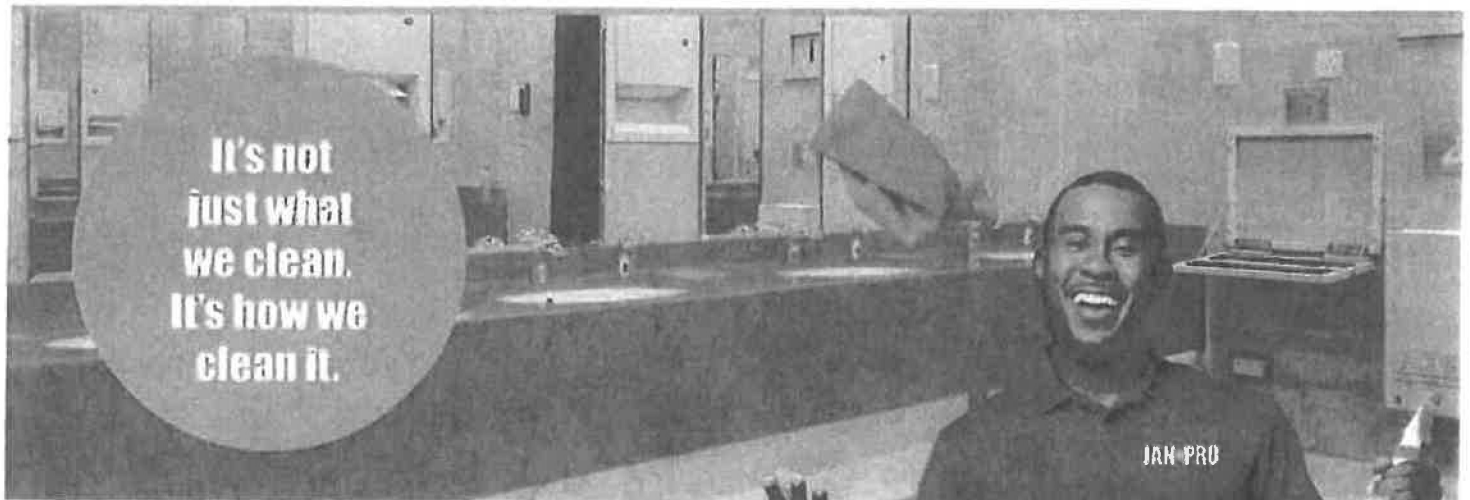
We promise to:

- Complete all regularly scheduled cleaning commitments on time
- Respond to and promptly resolve any service issues within 1 business day
- Schedule a complimentary cleaning if we fail to meet either of these obligations

When it's all said and done, we tell you what we do. We do what we say. And you can trust that we mean it – every time.

Trusted. Clean. Guaranteed.

JAN-PRO SIGNATURE CLEAN®



The process is simple: Trusted + Clean = Guaranteed.

The JAN-PRO Process is designed to guarantee customer satisfaction through quality, technology, and measurement for a consistent clean from the same reliable owner-operators – every time.

STEP 1:

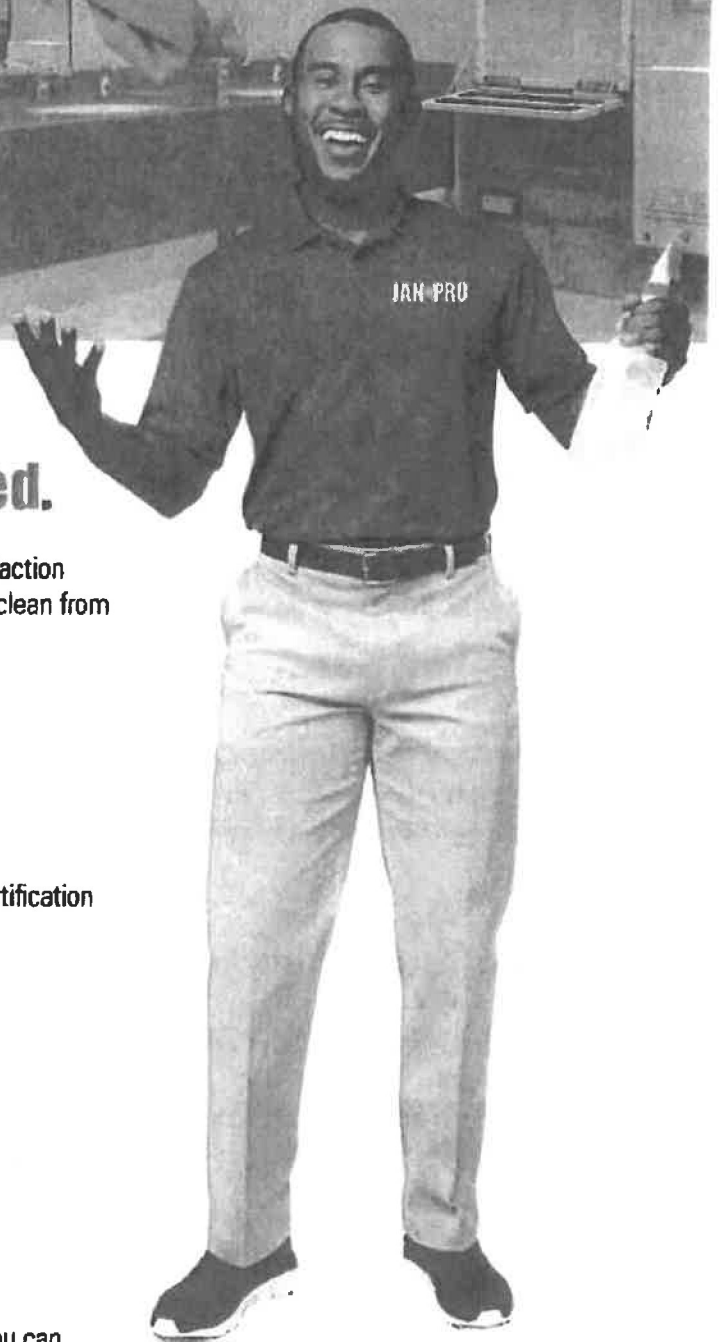
JAN-PRO Signature Clean® Services = Quality Commitment

Every JAN-PRO professional goes through the most in-depth certification in the industry, ours.

Our 5-week certification program includes:

- How to work safely in public areas
- How to maintain bacteria-free surfaces
- How to work faster & greener
- How to dust offices without disturbing them
- The importance of chemical dwell time
- Treatments for hard floors
- Thorough carpet-cleaning techniques
- OSHA safety protocols

Our owner-operators are uniformed, bonded, and insured – so you can trust us to get the job done safely and professionally.



JAN-PRO TECHNICS® & JAN-PRO TRACKER®

STEP 2:

JAN-PRO Technics® Technology = Quality Delivered

The JAN-PRO Technics® technology is the science behind our services. We deliver quality using the most advanced products and equipment, including:

- Hospital-strength disinfectants for the broadest kill range of surface bacteria
- HEPA-rated backpack vacuums that filter out 99.9% of particles from the air
- Microfiber cloths and mops that trap dirt more efficiently and effectively
- Eco-friendly cleaning chemicals that cover a greater area while using less product
- The best safety equipment available

STEP 3:

JAN-PRO Tracker® Inspections = Quality Measured

We mean clean – but it's only clean when we confirm it's clean. With our JAN-PRO Tracker® inspections, we routinely check our work and benchmark our results:

- First, we assess your cleaning needs and decide where to focus our expertise.
- After the initial period (usually 30 days), a JAN-PRO field service consultant inspects your property using our 50-point checklist – so no spot, nook, or cranny is overlooked.
- Adjustments are made if needed, and the inspections continue on a regular schedule.



SCOPE OF WORK

Daily

<p>Entrance/Lobbies/ Common Areas/Hallways</p>	<ul style="list-style-type: none"> • Vacuum and spot clean carpet in high traffic areas. • Wipe and polish all metal surfaces within hand reach. • Empty and clean trash receptacles. • Dust pictures and clean glass if necessary. • Vacuum or brush lobby furniture. • Clean entry glass doors. • Spot clean doors and walls. • Dust mop and damp mop all hard surface floors. • Damp mop tile using neutral cleaner only.
<p>Offices/ Conference Rooms</p>	<ul style="list-style-type: none"> • Vacuum all high-traffic areas. • Sweep or dust all exposed concrete, vinyl, asphalt, rubber and similar flooring. Pick up spillage as needed. • Damp mop and thoroughly clean vinyl flooring. • Dust all desks, if cleared. • Remove all gum and foreign matter in sight. • Empty and clean all waste receptacles and replace liners. Remove waste material to building trash bin. • Clean all furniture tops. • Check & clean all high and low ledges, shelves, bookcases, credenzas, file cabinets, tables, pictures, etc. • Disinfect and wash clean all water fountains and water coolers in tenant areas.
<p>Kitchen/Break Areas</p>	<ul style="list-style-type: none"> • Wipe down all counter tops. • Disinfect and clean all water fountains and water coolers. • Wipe down all tables from food debris. • Wipe down outside surfaces of microwaves and refrigerators. • Empty all waste receptacles and replace liners. • Remove waste material to building trash bin. • Sweep and mop floors.
<p>Restrooms</p>	<ul style="list-style-type: none"> • Wash all floors with germicidal disinfectant and remove all spots and stains. • Wash and polish all mirrors and bright work. • Wash and wipe dry all plumbing fixtures. • Wash and disinfect all toilet seats, both sides. • Scour, wash and disinfect all basins and bowls. • Empty paper towel trash receptacles and dispose in building trash receptacle. Replaced trash liners. • Fill soap dispensers and paper towel dispensers. • Fill toilet tissue dispensers. • Clean and wash receptacles and dispensers.

- Remove fingerprints and spots from walls.
- Remove all unauthorized marks and writing from walls, etc.
- Prime all floor drains.
- Report all maintenance problems to building manager (dripping faucets, broken fixtures, etc.)

ADDITIONAL NOTES:

SCOPE OF WORK (cont.)

WEEKLY

Entrance/Lobbies/
Common
Areas/Hallways

- Dust and spot clean walls and baseboards.
- Clean door jambs.

General Areas/
Conference Rooms

- Disinfect and thoroughly clean all telephones.
- Wipe clean all bright work.
- Thoroughly vacuum and spot clean all carpeted areas wall to wall.
- Remove fingerprints from all painted surfaces near light switches, entrance doors, etc.

Windows

- Clean Window sills.

Restrooms

- Pour water down floor drains

MONTHLY

General Areas/
Conference
Rooms/Offices

- Thoroughly hand dust and wipe clean all furniture, file cabinets, shelving fixtures, picture frames, and all other high or low dusting areas with a chemically treated cloth.
- Dust all baseboards with damp cloth.
- Vacuum or brush all upholstered furniture.
- High dust lighting and ventilating ducts.

Windows

- Clean windows and window coverings.

Kitchen/Break
Rooms

- Refrigerator Clean Out

Restrooms

- Dust and clean walls (washed tiled walls and partitions)
- High dust wall, light fixtures and ventilation grills.

ADDITIONAL NOTES: Masking deodorants will not be used in lieu of disinfectants.



CARPET
HARD SURFACE FLOORS
UPHOLSTERY AND WORKSTATIONS
WINDOWS
LIGHTING

- Spot removal
- Carpet cleaning

- Burnishing
- Top scrub and refinish (wax)
- Strip and wax
- Ceramic Tile Scrub

- Vacuum partitions
- Spot removal
- Extraction cleaning

- Inside and outside (ground floor only)

- Cleaning lights and light fixtures
- Replacing bulbs

PROCUREMENT OF SUPPLIES

- Paper products
- Hand soap
- Trashcan liners
- Dispensers and containers
- Other consumable supplies

CLEANING AGREEMENT

This Agreement is made between New Venture of San Bernardino LLC d/b/a JAN-PRO CLEANING SYSTEMS Of Ontario ("JAN-PRO) and Beaumont Civic Center ("CLIENT"). CLIENT and JAN-PRO agree that JAN-PRO will begin service at the location(s) Identified above and under the below terms.

1. **JAN-PRO** agrees to perform the recurring janitorial services and at the frequencies stated in pricing agreement.
2. **JAN-PRO** will provide all chemicals, equipment, labor, and supervision. **CLIENT** will provide all restroom paper products, hand soap and can liners.
3. **JAN-PRO** will fulfill its obligations under this Agreement through its franchised system. **JAN-PRO** will identify the franchisee selected to service **CLIENT** before the start date of service. Each franchisee has been successfully trained on the **JAN-PRO** methods and procedures and is bound by the terms of this Agreement. **CLIENT** has the right to request a change in franchisee at any time.
4. **JAN-PRO** sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 15 days. A finance charge of 1.5% per month (minimum is \$15.00) is assessed on all delinquent accounts over 60 days.
5. This is a month to month agreement.
6. **CLIENT** agrees to verbally notify **JAN-PRO** of any service issues before **CLIENT** provides any written notification.
7. This Agreement may be terminated for non-performance only and the terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier.
8. **CLIENT** agrees that during the term of this Agreement and for 90 days after the expiration or termination of this Agreement, **CLIENT** will not employ directly or indirectly any **JAN-PRO** employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, **JAN-PRO** may have, if **CLIENT** breaches this Agreement, **JAN-PRO** is entitled to all costs of **JAN-PRO's** costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to **JAN-PRO** 's lost revenues for the remainder of the term.
10. **JAN-PRO** annually observes the following federally recognized holidays: New Years' Day, MLK Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. **JAN-PRO** will not provide services on these days. Other conditions may apply that preempt a cleaning. No credit will be given for holiday as this is already factored into pricing.
11. **JAN-PRO** and **JAN-PRO's** franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence. \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.
12. **JAN-PRO** and **JAN-PRO** franchisee will indemnify **CLIENT** from any claims, damages, injury, liability, losses or compensation, whether or injury to person or damage to property as a result of negligence, gross negligence or willful misconduct in performing the services under this Agreement.

By signing below, CLIENT and JAN-PRO agree to the terms of this Janitorial Services Agreement.

CLIENT**JAN-PRO**

BY:

BY: General Manager

NAME:

NAME: Kerri Poyle 

DATE:

DATE: September 17, 2020

PRICING AGREEMENT

CLIENT: Beaumont Civic Center
CLEANING LOCATION: 550 East 6th Street, Beaumont, CA 92223
DESCRIPTION OF CLEANABLE AREA: See attached Scope of Work
START DATE:

REGULAR SERVICE	PRICE PER MONTH*
During Business Hours	\$7,750.00
5x Weekly Civic Center	
3x Weekly Transit Building D	
3x Weekly Public Works Building B	
2x Weekly Water Treatment Plant	
2x Weekly Maintenance Yard	
2x Weekly Vehicle Maintenance Yard	
2x Weekly Animal Control Building G	

SPECIAL SERVICES	PRICE PER SERVICE*
Carpet Cleaning	0.30 Per sq.ft.
Special Service 1	--
Special Service 1	--
TOTAL SPECIAL SERVICES	--

TOTAL COMBINED SERVICES --

NOTES:

- Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.
- Holidays (days not serviced): New Year's, MLK Day, Labor Day, Memorial Day, Thanksgiving Day, Independence Day & Christmas Day
- **By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.**

CLIENT

JAN-PRO

SIGNATURE:

SIGNATURE: *Kerri Poyle* 

PRINT:

PRINT: Kerri Poyle . . .

DATE:

DATE: September 17, 2020

CLEANING AGREEMENT

This Agreement is made between New Venture of San Bernardino LLC d/b/a JAN-PRO CLEANING SYSTEMS of Ontario ("JAN-PRO") and Beaumont Civic Center ("CLIENT"). CLIENT and JAN-PRO agree that JAN-PRO will begin service at the location(s) identified above and under the below terms.

1. **JAN-PRO** agrees to perform the recurring janitorial services and at the frequencies stated in pricing agreement.
2. **JAN-PRO** will provide all chemicals, equipment, labor, and supervision. **CLIENT** will provide all restroom paper products, hand soap and can liners.
3. **JAN-PRO** will fulfill its obligations under this Agreement through its franchised system. **JAN-PRO** will identify the franchisee selected to service **CLIENT** before the start date of service. Each franchisee has been successfully trained on the **JAN-PRO** methods and procedures and is bound by the terms of this Agreement. **CLIENT** has the right to request a change in franchisee at any time.
4. **JAN-PRO** sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 15 days. A finance charge of 1.5% per month (minimum is \$15.00) is assessed on all delinquent accounts over 60 days.
5. This is a month to month agreement.
6. **CLIENT** agrees to verbally notify **JAN-PRO** of any service issues before **CLIENT** provides any written notification.
7. This Agreement may be terminated for non-performance only and the terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier.
8. **CLIENT** agrees that during the term of this Agreement and for 90 days after the expiration or termination of this Agreement, **CLIENT** will not employ directly or indirectly any **JAN-PRO** employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, **JAN-PRO** may have, if **CLIENT** breaches this Agreement, **JAN-PRO** is entitled to all costs of **JAN-PRO**'s costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to **JAN-PRO**'s lost revenues for the remainder of the term.
10. **JAN-PRO** annually observes the following federally recognized holidays: New Years' Day, MLK Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. **JAN-PRO** will not provide services on these days. Other conditions may apply that preempt a cleaning. No credit will be given for holiday as this is already factored into pricing.
11. **JAN-PRO** and **JAN-PRO**'s franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence. \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.
12. **JAN-PRO** and **JAN-PRO** franchisee will indemnify **CLIENT** from any claims, damages, injury, liability, losses or compensation, whether or injury to person or damage to property as a result of negligence, gross negligence or willful misconduct in performing the services under this Agreement.

By signing below, CLIENT and JAN-PRO agree to the terms of this Janitorial Services Agreement.

CLIENT

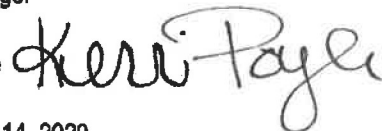
JAN-PRO

BY:

BY: General Manager

NAME:

NAME: Kerri Poyle



DATE:

DATE: September 14, 2020

PRICING AGREEMENT

CLIENT: Beaumont Civic Center
CLEANING LOCATION: 550 East 6th Street, Beaumont, CA 92223
DESCRIPTION OF CLEANABLE AREA: See attached Scope of Work
START DATE:

REGULAR SERVICE

PRICE PER MONTH*

During Business Hours

\$7,750.00

- 5x Weekly Civic Center
- 3x Weekly Transit Building D
- 3x Weekly Public Works Building B
- 2x Weekly Water Treatment Plant
- 2x Weekly Maintenance Yard
- 2x Weekly Vehicle Maintenance Yard
- 2x Weekly Animal Control Building G

SPECIAL SERVICES

PRICE PER SERVICE*

Carpet Cleaning

0.30 Per sq.ft.

Special Service 1

--

Special Service 1

--

TOTAL SPECIAL SERVICES

--

TOTAL COMBINED SERVICES

--

NOTES:

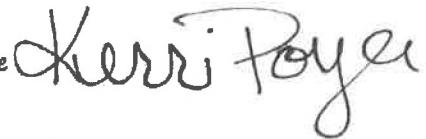
- Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.
- Holidays (days not serviced): New Year's, MLK Day, Labor Day, Memorial Day, Thanksgiving Day, Independence Day & Christmas Day
- **By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.**

CLIENT

JAN-PRO

SIGNATURE:

SIGNATURE: *Kerri Poyle*



PRINT:

PRINT: Kerri Poyle

DATE:

DATE: September 14, 2020

EXHIBIT "B"
CERTIFICATES OF INSURANCE AND ENDORSEMENTS
(insert behind this page)

NOTEPAD:

HOLDER CODE **EVIDENC**
INSURED'S NAME **Commerical Cleaning Solutions Inc.**

JANP-34
OP ID: SK

PAGE 2
Date **10/11/2019**

Item 6.

Certificate holder is named as Additional Insured as respects to General Liability and Automobile Liability re: Jan-Pro billed contracts only. Participating franchisees are covered for General Liability, Workers Compensation and Bond. Insured's General Liability is primary and non-contributory to additional insured's insurance. Waiver of subrogation in favor of Additional Insured's where required by written contract. 30 day notice of cancellation applies the policy CBP9883868. Umbrella policy to follow form over the General Liability, Automobile Liability and Workers Compensation policies.

FIRST AMENDMENT TO AGREEMENT FOR MAINTENANCE SERVICES

THIS FIRST AMENDMENT TO AGREEMENT FOR MAINTENANCE SERVICES (“Amendment”) effective as of December 1, 2020 is entered into by the CITY OF BEAUMONT, a municipal corporation (“CITY”), and New Venture of San Bernardino, LLC, a California limited liability company dba Jan-Pro Cleaning Systems of Ontario (“CONTRACTOR”).

RECITALS:

- A. CITY and CONTRACTOR entered into that certain Agreement for Maintenance Services dated October 1, 2020.
- B. CITY and CONTRACTOR wish to extend the term of the Agreement and add the Police Department premises scope of work.

NOW THEREFORE, THE PARTIES AGREE TO AMEND SECTIONS 1 AND 3 OF THE AGREEMENT TO READ AS FOLLOWS:

1. TERM OF AGREEMENT

This Agreement is effective as of the date first above written and shall continue until completion of the services (“Services”) provided for in the Proposal attached to the original Agreement and as attached hereto as Exhibit “A” (collectively the “Proposal”). Contractor shall commence the Services on or before October 1, 2020 and shall complete the Services no later than June 30, 2020. Notwithstanding the foregoing or anything to the contrary in the Proposal, City may terminate this Agreement upon written notice to Contractor, provided it pays Contractor for all services provided prior to termination.

3. COMPENSATION

3.01 CONTRACTOR shall be paid at the rates set forth in the Proposal. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR for the completion of the Services under this Agreement shall not exceed sixty-three thousand ninety dollars (\$63,090).

The parties have caused this Amendment to be executed by their duly authorized representatives as of the dates set forth below their respective signatures. The Recitals to this Amendment are made a part of this Amendment by this reference. Terms purportedly binding on the City in the Proposal that are in addition to or that conflict with the terms of the Agreement as amended by this Amendment are not binding on the City.

CITY:

CITY OF BEAUMONT

By: _____
Todd Parton, City Manager

CONTRACTOR:

JAN-PRO OF ONTARIO

By: _____

Print Name: _____

Title: _____

EXHIBIT "A"
(ATTACH PROPOSAL FOR POLICE DEPARTMENT PREMISES)



Staff Report

TO: City Council

FROM: Jeff Hart, Public Works Director/City Engineer

DATE: December 1, 2020

SUBJECT: Ratification of Contract Award to Weaver Grading, Inc., for Emergency Debris Removal from Marshal Creek Storm Drain

Background and Analysis:

After the recent Apple Fire and El Dorado Fire in the mountain slopes directly above Beaumont, City staff began working with County of Riverside Flood Control personnel to identify possible areas of concern that could be problematic during a rain event. The storm drain culvert located at Marshal Creek and Cougar Way was identified as being almost 80% blocked by silt and debris. It was recommended by City staff to immediately address this potential threat to property and City infrastructure.

Per Section 3.01.100 (A) of the Municipal Code in situations determined by the City Manager to constitute an emergency for repair or replacement of a public project pursuant to Public Contract Code Section 22035 and Public Contract Code Section 22050, the City Council has delegated to the City Manager the authority to declare a public emergency and take any directly related and immediate action required by the emergency, up to a total of \$100,000, pursuant to California Public Contract Code Section 22035 and California Public Contract Code Section 22050. As such, Weaver Grading, Inc., (Contractor) was contacted and was requested to provide a quote to remove debris from the channel. Once the quote was received City staff immediately prepared a Public Works Agreement (Attachment A). Once signed and all insurance documentation received the Contractor was permitted to begin working at the site in the preparation for upcoming rain in the forecast. City staff was able to negotiate with the contractor and reduce the final amount of the contract to \$60,000 (Attachment B).

Fiscal Impact:

Flood Project No. FP-2020B has been created to track costs related to the potential floods as a direct result of the Apple and El Dorado fires earlier this year. This emergency work has now been completed with a total final invoice in the amount \$60,000.

Recommended Action:

Ratify a Public Works Agreement for emergency maintenance services for clearing debris and material built up under Marshal Creek storm drains at Cougar Way to Weaver Grading, Inc., in an amount not-to-exceed \$100,000 and ratify the City Manager's execution of the agreement on behalf of the City.

Attachments:

- A. Public Works Agreement with Weaver Grading, Inc.
- B. Final Project Invoice

CITY OF BEAUMONT

PUBLIC WORKS AGREEMENT

This PUBLIC WORKS AGREEMENT (“Agreement”) is made and effective OCTOBER 29, 2020 by and between the City of Beaumont, a municipal corporation (“CITY”), and WEAVER GRADING INC. - CSLB NUMBER 703974 (“CONTRACTOR”). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

I. SCOPE OF WORK

The CONTRACTOR shall perform within the time set forth in Article 2 of this Agreement and shall furnish all labor, materials, equipment, tools, utility services, and transportation and perform and complete all work required in connection with the MARSHAL CREEK /COUGAR WAY DEBRIS REMOVAL PROJECT (hereinafter “Project”). Per Section 3.01.100 (A) of the Municipal Code in situations determined by the City Manager to constitute an emergency for repair or replacement of a public project pursuant to Public Contract Code Section 22035 and Public Contract Code Section 22050, the City Council hereby delegates to the City Manager the power to declare a public emergency and take any directly related and immediate action required by the emergency, up to a total of \$100,000.00, pursuant to California Public Contract Code Section 22035 and California Public Contract Code Section 22050. CITY’S CONTRACTOR’S Bid and Scope of Work, are attached hereto as Exhibit “A”, and incorporated herein by this reference. Any additional terms in the Bid that purport to bind the City to any additional terms not contained in this Agreement and related attachments shall not be binding on the City.

By entering into this Agreement, CONTRACTOR acknowledges that there may be other contractors on the site whose work will be coordinated with that of its own. CONTRACTOR expressly warrants and agrees that it will cooperate with other contractors and will do nothing to delay, hinder, or interfere with the work of other separate contractors, the CITY, the Construction Manager, the Engineer, or utilities. CONTRACTOR also expressly agrees that, in the event its work is hindered, delayed, interfered with, or otherwise affected by a separate contractor, its sole remedy will be a direct action against the separate contractor. To the extent allowed by law, the CONTRACTOR will have no remedy, and hereby expressly waives any remedy against the CITY, the Construction Manager (if any), and the Engineer on account of delay, hindrance, interference or other events.

II. TIME FOR PROJECT COMPLETION

All of CONTRACTOR’S work on the Project shall be completed within durations established for the individual activities as set forth in the Project Construction Schedule, attached hereto as Exhibit “B” and incorporated herein by this reference. All work shall commence ten (10) calendar days after receiving a written Notice of Award from the CITY or Construction Manager, if a Construction Manager is employed by CITY on the

Project. CONTRACTOR shall refer to the invitations for bids, and Project Plans and Specifications, all of which, as set forth below, are incorporated herein by reference, for contractual obligations regarding individual activity durations.

III. THE CONTRACT SUM

The CITY shall pay to the CONTRACTOR for the performance of this Agreement, subject to any additions and deductions provided in the Project documents, the lump sum of \$ 60,000.00 ("Contract Sum"). Except for change orders approved by City as provided in this Agreement, Contractor shall complete the Project for an amount not to exceed the Contract Sum.

IV. PROGRESS PAYMENTS

Based upon Applications for Payment submitted to the Engineer by the CONTRACTOR and Certificates for Payment issued by the Engineer, the CITY shall make progress payments on account of the Contract Sum to the CONTRACTOR as provided in the General Conditions, which are fully incorporated into this Agreement by this reference.

This Agreement is subject to the provisions of Article 1.7 (commencing at Section 20104.50) of Division 2, Part 3 of the Public Contract Code regarding prompt payment of contractors by local governments. Article 1.7 mandates certain procedures for the payment of undisputed and properly submitted payment requests within 30 days after receipt, for the review of payment requests, for notice to Contractor of improper payment requests, and provides for the payment of interest on progress payment requests which are not timely made in accordance with that Article. This Agreement hereby incorporates the provisions of Article 1.7 as though fully set forth herein.

V. INDEMNITY, DEFENSE AND HOLD HARMLESS AGREEMENT

CONTRACTOR shall indemnify, defend with legal counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the CITY. Should conflict of interest principles preclude a single legal counsel from representing both CITY and CONTRACTOR, or should CITY otherwise find CONTRACTOR's legal counsel unacceptable, then CONTRACTOR shall reimburse the CITY its costs of defense, including without limitation reasonable legal counsels fees, expert fees and all other costs and fees of litigation. The CONTRACTOR shall promptly pay any final judgment rendered against the CITY (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the CONTRACTOR's negligent, reckless or wrongful performance. It is expressly

understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

CONTRACTOR obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnatee. However, without affecting the rights of CITY under any provision of this agreement, CONTRACTOR shall not be required to indemnify and hold harmless CITY for liability attributable to the active negligence of CITY, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where CITY is shown to have been actively negligent and where CITY active negligence accounts for only a percentage of the liability involved, the obligation of CONTRACTOR will be for that entire portion or percentage of liability not attributable to the active negligence of CITY.

VI. PREVAILING WAGES

- A. Contractor shall comply with all applicable laws and regulations relating to prevailing wages. Wage rates for this Project shall be in accordance with the "General Wage Determination Made By the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1", for Riverside County. Wage rates shall conform with those posted at Beaumont City Hall and the Project site.
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
 2. Section 1777.4 - Apprenticeship Requirements.
 3. Section 1777.5 - Apprenticeship Requirements.
 4. Section 1813 - Penalty for Failure to Pay Overtime.
 5. Sections 1810 and 1811 - Working Hour Restrictions.
 6. Section 1775 - Payroll Records.
 7. Section 1773.8 - Travel and Subsistence Pay.

VII. RECORD AUDIT

In accordance with Government Code, Section 8546.7, records of both the CITY and the CONTRACTOR shall be subject to examination and audit by the Auditor General for a period of three (3) years after final payment.

VIII. FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Agreement Sum, shall be paid by the CITY to the CONTRACTOR no sooner than thirty-five (35) days after a

Notice of Completion has been recorded, unless otherwise stipulated in the Notice of Completion, provided the work has then been completed, the Agreement fully performed, and a final Certificate for Payment has been issued by the Engineer.

IX. CONTRACTOR'S FAILURE TO PROCURE COMPLETION OF PROJECT

In the event CONTRACTOR fails to furnish tools, equipment, or labor in the necessary quantity or quality, or fails to prosecute the work or any part thereof contemplated by this Agreement in a diligent and workmanlike manner, and if the CONTRACTOR for a period of three (3) calendar days after receipt of written demand from CITY or its designated representative to do so, fails to furnish tools, equipment, or labor in the necessary quantity or quality, and to prosecute its work and all parts thereof in a diligent and workmanlike manner, or after commencing to do so within said three (3) calendar days, fails to continue to do so; then the CITY may exclude the CONTRACTOR from the premises, or any portion thereof, and take possession of said premises or any portion thereof, together with all material and equipment thereon, and may complete the work contemplated by this Agreement or any portion of said work, either by furnishing the tools, equipment, labor or material necessary, or by letting the unfinished portion of said work, or the portion taken over by the CITY to another contractor or by a combination of such methods. In any event, the procuring of the completion of said work, or the portion thereof taken over by the CITY, shall be a charge against the CONTRACTOR, and may be deducted from any money due or becoming due to CONTRACTOR from the CITY, or the CONTRACTOR shall pay the CITY the amount of said charge, or the portion thereof unsatisfied. The sureties provided for under this Agreement shall become liable for payment should CONTRACTOR fail to pay in full any said cost incurred by the CITY.

X. INSURANCE

Prior to the beginning of and throughout the duration of the Project, CONTRACTOR and its subcontractors shall maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit "C"** are copies of Certificates of Insurance and the waiver of subrogation endorsement as required by Section 6.B.1. CONTRACTOR will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so.

CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to CONTRACTOR or its subcontractors in excess of the limits and coverage identified in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to CITY.

A. Types of Insurance

Without limiting CONTRACTOR's indemnification of CITY, and prior to commencement of Work, CONTRACTOR shall obtain, provide and maintain at its own

expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CITY:

1. **General liability insurance.** CONTRACTOR shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$2,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO “insured contract” language will not be accepted.
2. **Automobile liability insurance.** CONTRACTOR shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the CONTRACTOR arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.
3. **Umbrella or excess liability insurance.** If CONTRACTOR is using umbrella coverage to meet part of its liability insurance requirements under Paragraph 1 of this Section, CONTRACTOR shall obtain and maintain an umbrella or excess liability insurance that will provide bodily injury, personal injury, completed operations and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability and employer’s liability. Such policy or policies shall include the following terms and conditions:
 - A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
 - Pay on behalf of wording as opposed to reimbursement;
 - Concurrency of effective dates with primary policies;
 - Policies shall “follow form” to the underlying primary policies; and
 - Insureds under primary policies shall also be insureds under the umbrella or excess policies.
4. **Workers’ compensation insurance.** CONTRACTOR shall maintain Workers’ Compensation Insurance (Statutory Limits) and Employer’s Liability Insurance (with limits of at least \$1,000,000) for CONTRACTOR’s employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, CONTRACTOR shall require each subcontractor to similarly maintain Workers’ Compensation Insurance and Employer’s Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor’s employees.

CONTRACTOR shall submit to CITY, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CITY, its officers, agents, employees and volunteers.

- 5. Pollution liability insurance.** Environmental Impairment Liability Insurance shall be written on a CONTRACTOR's Pollution Liability form or other form acceptable to CITY providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 dollars per claim and in the aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Products/completed operations coverage shall extend a minimum of three (3) years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed "by or on behalf" of the insured. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The CITY, its officials, officers, agents, and employees, shall be included as insureds under the policy.

- 6. Builder's risk insurance.** Upon commencement of construction and with approval of CITY, CONTRACTOR shall obtain and maintain builder's risk insurance for the entire duration of the Project until only the CITY has an insurable interest. The Builder's Risk coverage shall include the coverages as specified below.

The named insureds shall be CONTRACTOR and CITY, including its officers, officials, employees, and agents. All Subcontractors (excluding those solely responsible for design Work) of any tier and suppliers shall be included as additional insureds as their interests may appear. CONTRACTOR shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to CITY. The policy shall contain a provision that all proceeds from the builder's risk policy shall be made payable to the CITY. The CITY will act as a fiduciary for all other interests in the Project.

Policy shall be provided for replacement value on an "all risk" basis for the completed value of the project. There shall be no coinsurance penalty or provisional limit provision in any such policy. Policy must include: (1) coverage for any ensuing loss from faulty workmanship, Nonconforming Work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of

debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the Project; (4) Ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) Ocean marine cargo coverage insuring any Project materials or supplies, if applicable; (7) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Site or any staging area. Such insurance shall be on a form acceptable to CITY to ensure adequacy of terms and sublimits and shall be submitted to the CITY prior to commencement of construction.

B. Other provisions or requirements

1. **Proof of insurance.** CONTRACTOR shall provide certificates of insurance to CITY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by CITY's risk manager prior to commencement of performance. Current certification of insurance shall be kept on file with CITY at all times during the term of this contract. CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.
2. **Duration of coverage.** CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by CONTRACTOR, his agents, representatives, employees or subcontractors. CONTRACTOR must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. CITY and its officers, officials, employees, and agents shall continue as additional insureds under such policies.
3. **Primary/noncontributing.** Coverage provided by CONTRACTOR shall be primary and any insurance or self-insurance procured or maintained by CITY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CITY before the CITY's own insurance or self-insurance shall be called upon to protect it as a named insured.
4. **CITY's rights of enforcement.** In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, CITY has the right but not the duty to obtain the insurance it

deems necessary and any premium paid by CITY will be promptly reimbursed by CONTRACTOR or CITY will withhold amounts sufficient to pay premium from CONTRACTOR payments. In the alternative, CITY may cancel this Agreement.

5. **Acceptable insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the CITY's risk manager.
6. **Waiver of subrogation.** All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CITY, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow CONTRACTOR or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. CONTRACTOR hereby waives its own right of recovery against CITY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.
7. **Enforcement of contract provisions (non estoppel).** CONTRACTOR acknowledges and agrees that any actual or alleged failure on the part of the CITY to inform CONTRACTOR of non-compliance with any requirement imposes no additional obligations on the CITY nor does it waive any rights hereunder.
8. **Requirements not limiting.** Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the CONTRACTOR maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.
9. **Notice of cancellation.** CONTRACTOR agrees to oblige its insurance agent or broker and insurers to provide to CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

10. **Additional insured status.** General liability policies shall provide or be endorsed to provide that CITY and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.
11. **Prohibition of undisclosed coverage limitations.** None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CITY and approved of in writing.
12. **Separation of insureds.** A severability of interests provision must apply for all additional insureds ensuring that CONTRACTOR's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.
13. **Pass through clause.** CONTRACTOR agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by CONTRACTOR, provide the same minimum insurance coverage and endorsements required of CONTRACTOR. CONTRACTOR agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. CONTRACTOR agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to CITY for review.
14. **CITY's right to revise requirements.** The CITY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the CONTRACTOR a ninety (90) day advance written notice of such change. If such change results in substantial additional cost to the CONTRACTOR, the CITY and CONTRACTOR may renegotiate CONTRACTOR's compensation.
15. **Self-insured retentions.** Any self-insured retentions must be declared to and approved by CITY. CITY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CITY.
16. **Timely notice of claims.** CONTRACTOR shall give CITY prompt and timely notice of claims made or suits instituted that arise out of or result from CONTRACTOR's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.
17. **Additional insurance.** CONTRACTOR shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own

judgment may be necessary for its proper protection and prosecution of the Work.

XI. CONTRACTOR'S LICENSE

CONTRACTOR must possess at the time of commencing work and throughout the Project duration, a Contractor's License, issued by the State of California, which is current and in good standing. CONTRACTOR shall ensure that any subcontractor working on the Project possesses at the time of commencing work and throughout the Project duration, a Contractor's License, issued by the State of California, which is current and in good standing.

XII. REGISTRATION REQUIREMENTS

A. Pursuant to Section 1771.1(a) of the Labor Code:

"A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."

B. CONTRACTOR must be registered with the Department of Industrial Relations (DIR) of the State of California in order to be eligible to work on public works projects. CONTRACTOR must ensure registration with the DIR that is active and in good standing.

C. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

D. The CONTRACTOR is not subject to public works requirements (including registration with the DIR) if the public works project is under \$1,000, unless the CITY knows that the same CONTRACTOR will be awarded total project costs in excess of \$1,000 for a given year.

XIII. CORPORATION IN GOOD STANDING

If CONTRACTOR is a corporation, the undersigned hereby represents and warrants that the corporation is duly incorporated and in good standing in the State of California, and that MARK BENJAMIN WEAVER whose title is CEO/PRESIDENT is authorized to act for and bind the corporation.

XIV. PROVISIONS REQUIRED BY LAW

Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not currently inserted, then upon application of either party the Agreement shall forthwith be physically amended to make such insertion or correction.

XV. SUBSURFACE HAZARDOUS MATERIALS

- A. In the event trenches or other excavations extend deeper than four (4) feet below the surface, the CONTRACTOR shall promptly, and before the following conditions are disturbed, notify the CITY in writing of any:
1. Material that the CONTRACTOR believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code that is required to be removed to a Class I, Class II or Class III disposal site in accordance with the provisions of existing law.
 2. Subsurface or latent physical conditions at the site differing from those indicated.
 3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in the Work or the character provided for in the CONTRACT.
- B. Upon receipt of said notification the CITY will investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the CONTRACTOR's cost of or the time required for performance of any part of the work, the CITY will issue a change order under the procedures described in the General Conditions.
- C. In the event that a dispute arises between the CITY and the CONTRACTOR whether the conditions materially differ, or involve hazardous waste or cause a decrease or increase in the CONTRACTOR's cost of or time required for performance of any part of the work, the CONTRACTOR shall not be excused from any scheduled completion date provided for by the Agreement, but shall proceed with all work to be performed under the Agreement. The CONTRACTOR shall retain any and all rights provided either by Agreement or

by law which pertain to the resolution of disputes and protests between the contracting parties.

XVI. COMPONENT PARTS OF THE CONTRACT

This Agreement entered into consists of the following CONTRACT DOCUMENTS, all of which are component parts of the Agreement as if herein set out in full or attached hereto:

- | | |
|--|---|
| <input type="checkbox"/> Notice Inviting Bids | <input type="checkbox"/> Information Required of Bidder |
| <input type="checkbox"/> Scope of Work Summary | <input type="checkbox"/> Construction Services Agreement |
| <input type="checkbox"/> Information for Bidders | <input type="checkbox"/> Certificate Regarding Worker's |
| <input type="checkbox"/> Bid Form | <input type="checkbox"/> Compensation |
| <input type="checkbox"/> Non-Collusion Affidavit | <input type="checkbox"/> Drug-free Workplace Certification |
| <input type="checkbox"/> Site Visit Certification | <input type="checkbox"/> Plans and Specifications |
| <input type="checkbox"/> Faithful Performance Bond | <input type="checkbox"/> Addenda |
| <input type="checkbox"/> Labor and Materials Payment Bond | <input type="checkbox"/> Drawings |
| <input type="checkbox"/> General and Supplemental Conditions | <input type="checkbox"/> Change Orders |
| <input type="checkbox"/> Special Conditions | <input type="checkbox"/> Shop Drawing Transmittals |
| <input type="checkbox"/> Project Construction Schedule | <input type="checkbox"/> Contractor's Certificate Regarding |
| <input type="checkbox"/> Proposed Subcontractors | <input type="checkbox"/> Non-Asbestos Containing Materials |
| <input type="checkbox"/> Bid Bond | |

All of the above named CONTRACT DOCUMENTS are intended to be complementary. Work required by one of the above named CONTRACT DOCUMENTS and not by others shall be done as if required by all.

XVII. ENTIRE CONTRACT

This Agreement constitutes the entire contract of the parties. No other agreements or contracts, whether oral or written, pertaining to the work to be performed, exists between the parties. This Agreement can be modified only by an amendment in writing, signed by both parties.

[Signatures on following page.]

SIGNATURE PAGE TO

CITY OF BEAUMONT
PUBLIC WORKS AGREEMENT

CITY:

CITY OF BEAUMONT

By: 
Todd Parton, City Manager

CONTRACTOR:

Weaver Grading Inc.

By: M. Weaver

Print Name: Mark Weaver

Title: President

CITY OF BEAUMONT
PUBLIC WORKS AGREEMENT

EXHIBIT "A"

CONTRACTOR BID AND SCOPE OF WORK

(Insert behind this page.)

Weaver Grading, Inc.

Custom Grading • Fire Protection • Demolition

Phone (951) 845-1222

Fax (951) 845-3045

PO Box 67, Beaumont, CA 92223

License # 703974



*****PROPOSAL*****

DATE : October 29, 2020

COMPANY / CONTRACTOR:

City of Beaumont
Attn: Doug Story
550 E 6th Street
Beaumont, CA 92223
dstory@beaumontca.gov

JOB LOCATION:

Marshall Creek where it
crosses Cougar Way

Job Description:

Dig out on North and South side of Cougar Way. Haul off material and clean out underneath bridge, approximately four feet of debris.

Total: \$60,000.00

*****Please see Exhibit A for additional details**

- Weaver Grading / Mark Weaver is not liable and will not be held responsible for any damage to any unforeseen underground utilities or other objects

Terms: Net 15 days, interest at the rate of 1.5% per month will be charged on all past due accounts. Liens will be placed on any job not paid in full within 90 days of completion. In the event of failure to pay on the amount due on this invoice, all collections costs and/or attorney's fees in the collection of any such amount, will be paid by client.

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the registrar, Contractor's State License Board, P.O. Box 26000, Sacramento CA 95826.

Acceptance of Agreement:

The above price specifications and conditions are satisfactory and are accepted.

Authorized Signature _____ Date _____

If you have any questions regarding the proposal, please call Mark Weaver at (951) 845-1222

EXHIBIT A

Owner/Prime: City of Beaumont
Contractor: Weaver Grading Inc.

Description of work:

- SEE ABOVE

Terms of Payment for Work:

Payment due upon completion

Any additional quantities shall be paid for at the agreed upon price as extra work.

This proposal excludes the following:

- Weaver Grading Inc. excludes any temporary or permanent fencing.
- Weaver Grading Inc. excludes any handling of hazardous or contaminated water and materials.
- Weaver Grading Inc. excludes any over excavation not in this scope of work.
- Weaver Grading Inc. excludes survey, staking, engineering, compaction testing and QA/QC management and measures.
- Weaver Grading Inc. excludes Builder's Risk, Flood, and Earthquake Insurance.
- Weaver Grading Inc. excludes clean-up of other trades.
- Weaver Grading Inc. excludes any repairs due to storm, rain or any cause beyond the control of after its work items have been completed and accepted.
- Weaver Grading Inc. excludes any archeology or paleontology monitoring.
- Weaver Grading Inc. excludes any planting or landscaping.
- Weaver Grading Inc. excludes any removals other than those specifically included in the scope of work
- Weaver Grading Inc. excludes any permanent dust control measures.
- Weaver Grading Inc. excludes bonding.
- Weaver Grading Inc. excludes any erosion control.
- Weaver Grading Inc. excludes any unforeseen buried concrete or piping that is under asphalt. If such is found and causes damage to grinder such costs will be passed on to owner. Removal of such objects will be handled on a Time and Material basis subject to attached equipment and labor rate.

In addition to the above referenced items the following needs to be incorporated into a contract agreement:

- Any discontinuity of Weaver Grading Inc. operation caused beyond the control of Weaver Grading Inc. will be charged on a standby basis at Weaver Grading Inc.'s standard equipment and labor rates.
- In the event that Weaver Grading Inc. becomes the successful bidder, this proposal shall be included as part of its subcontract. In case of any conflict between the terms of this proposal and those of the bid

documents or the contract the terms of this proposal control and supersede the terms contained in the bid or contract documents.

- All scheduling will be mutually agreed upon.
- Owner shall pay any restocking and freight cost on any materials that have been delivered to the jobsite per original plan, but no longer useable because of last minute changes by the prime contractor, owner or engineer.
- All prices are guaranteed for 30 days. After this period, prices are subject to increase based upon the most recently negotiated labor rates and material prices. Other conflicting work that may have been acquired in the above-mentioned 30 days or after may also affect quoted prices.
- Prime Contractor shall and does hereby indemnify and hold harmless Subcontractor and Subcontractor's officers, directors, shareholders, agents, employees, and affiliates, and each of them, from and against any and all claims, demands, liability, actions, costs, expenses, attorney's fees, and obligations arising out of or in anything connected with the analysis and/or certification of soils or soils conditions at the jobsite, which is not the result of the sole negligence or willful misconduct of Weaver Grading Inc.

Owner/Prime to provide the following items:

- Any and all permits and fees
- Erosion control
- Water meter

Weaver Grading Inc. to provide the following items:

- All labor and equipment to perform the referenced work safely
- Competent supervision



CITY OF BEAUMONT
PUBLIC WORKS AGREEMENT

EXHIBIT "B"

Project Construction Schedule

(Insert behind this page.)

CITY OF BEAUMONT
PUBLIC WORKS AGREEMENT

EXHIBIT "C"

Insurance Certificates and Endorsements

(Insert behind this page.)

Weaver Grading, Inc.

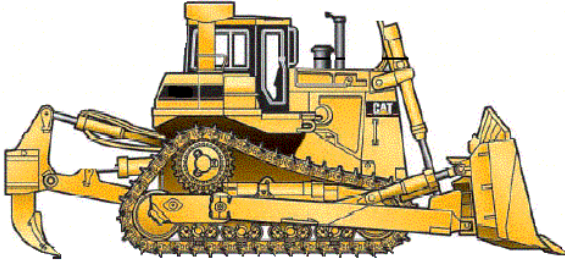
Custom Grading ● Fire Protection ● Demolition

Phone (951) 845-1222

Fax (951) 845-3045

PO Box 67, Beaumont, CA 92223

License # 703974



INVOICE

DATE : November 12, 2020

Invoice #: 20-1112

COMPANY / CONTRACTOR:

City of Beaumont
Attn: Doug Story
550 E 6th Street
Beaumont, CA 92223
dstory@beaumontca.gov

JOB LOCATION:

Marshall Creek/
Cougar Way
Project #C20-49
DIR #352203

Job Description:

Dig out on North and South side of Cougar Way. Haul off material and clean out underneath bridge, approximately four feet of debris.

Total: \$60,000.00

Terms: Net 15 days, interest at the rate of 1.5% per month will be charged on all past due accounts. Liens will be placed on any job not paid in full within 90 days of completion. In the event of failure to pay on the amount due on this invoice, all collections costs and/or attorney's fees in the collection of any such amount, will be paid by client.

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the registrar, Contractor's State License Board, P.O. Box 26000, Sacramento CA 95826.

PLEASE REMIT PAYMENT TO P.O. BOX 67, BEAUMONT CA 92223



Staff Report

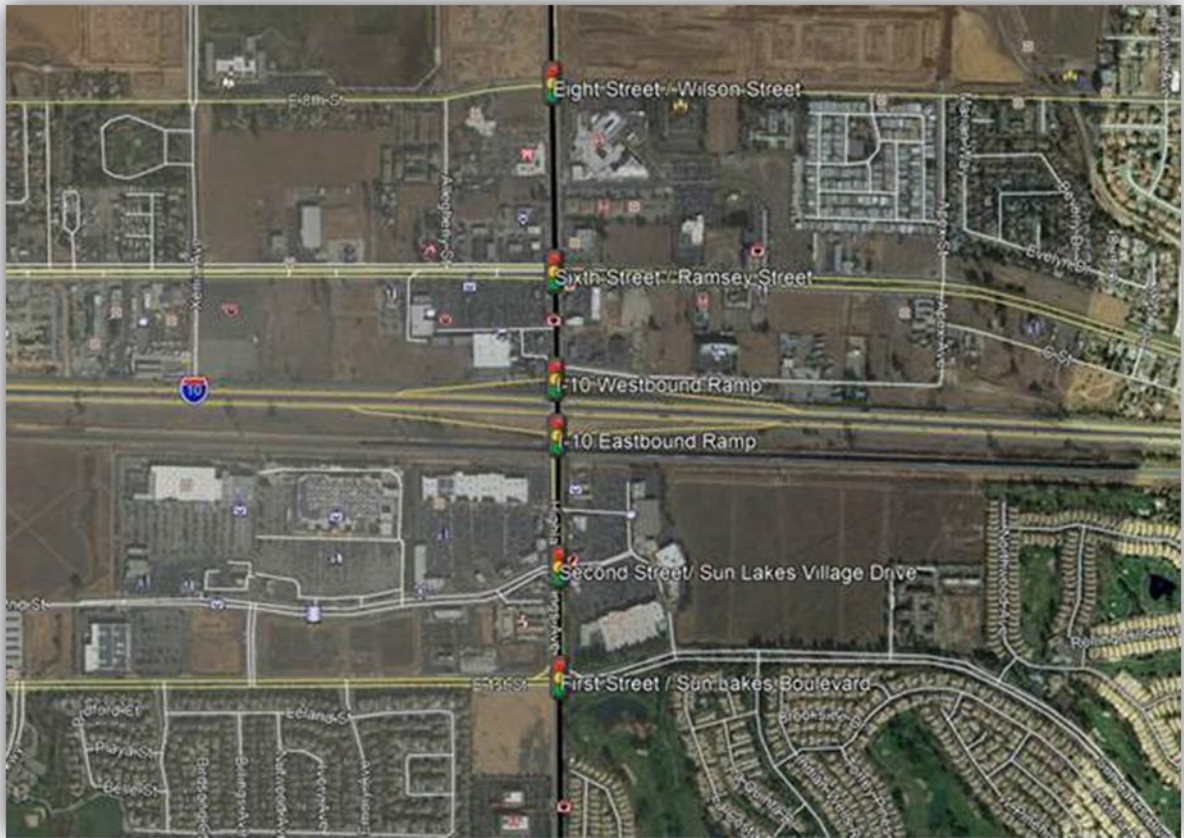
TO: City Council
FROM: Jeff Hart, Director of Public Works
DATE: December 1, 2020
SUBJECT: **Authorize the City Manager to Execute a Memorandum of Understanding between the City of Banning, the City of Beaumont, and the California Department of Transportation for Coordinated Operation of Traffic Signals on Highland Springs Avenue**

Background and Analysis:

In collaboration with the City of Banning, City staff has been working with the California Department of Transportation (Caltrans) in order to more efficiently control the signal timing of 6 different intersections located on Highland Springs Avenue. The following intersections have been identified as viable candidates for timing improvements (see graphic on following page):

- Eight Street / Wilson Street,
- Sixth Street / Ramsey Street,
- I-10 westbound ramp,
- I-10 eastbound ramp,
- First Street / Sun Lakes Boulevard, and
- Second Street/ Sun Lakes Village Drive.

Coordinated timing of the above listed intersections will help maximize the volume and efficiency of traffic flow on Highland Springs Avenue, particularly during peak commute times. Upon execution of the agreement, Beaumont City staff will coordinate with Caltrans and the City of Banning to implement proficient signal timing. A separate maintenance agreement between the City of Beaumont and the City of Banning will be brought forth via a separate agreement for City Council consideration and approval.



Fiscal Impact:

The cost of preparing the staff report is estimated to be \$1,950.

Recommended Action:

Authorize the City Manager to execute a Memorandum of Understanding between the City of Banning, the City of Beaumont, and the California Department of Transportation for coordinated operation of traffic signals on Highland Springs Avenue.

Attachments:

- A. MOU for traffic signal between the City of Banning, City of Beaumont and the California Department of Transportation.

**City of Banning, CA
City of Beaumont, CA
California Department of Transportation, District 8**

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) between the City of Banning (BANNING), the City of Beaumont (BEAUMONT), and California Department of Transportation, District 8 (CALTRANS) outlines the areas of general responsibility for the coordinated operation of traffic signals at the following intersections along Highland Springs Avenue, as shown on Exhibit A:

Eight Street / Wilson Street
Sixth Street / Ramsey Street
I-10 westbound ramp
I-10 eastbound ramp
First Street / Sun Lakes Boulevard
Second Street/ Sun Lakes Village Drive

It constitutes solely as a guide to the intentions and policies of the parties involved. It is not intended to authorize funding or project effort nor is it a legally binding contract.

WHEREAS, the traffic signal locations shown on Exhibit A are within the corporate boundaries of BANNING, BEAUMONT, and CALTRANS; and

WHEREAS, BANNING, BEAUMONT, and CALTRANS hold jurisdiction exclusively as indicated in Exhibit A; and

WHEREAS, it is understood that a coordinated traffic signal system would be mutually beneficial to the agencies and would improve traffic safety and flow;

NOW THEREFORE, in consideration of the premises and agreements herein contained, said parties do hereby agree as follows:

1. Signal Timing: The parties shall mutually establish traffic signal timings for the traffic signal locations listed in Exhibit A. The timings shall be developed by the City of Beaumont, established and agreed upon in writing by the Traffic Engineer or designee of each party. Any change in timing or operation proposed by one party shall be reviewed by the other parties and agreed upon in writing by the Traffic Engineer or designee of each party.
2. Common Time Reference: Each party shall maintain clock time at the field master for its signals and shall resynchronize system clock time at 12:00 midnight each day.

3. Upgrade: If certain signals are mutually desired to be in the system but are not compatible due to obsolete or incompatible equipment, the party under whose jurisdiction the obsolete or incompatible equipment is located or operated shall upgrade the necessary equipment to bring the signals onto the system. If existing equipment is marginal in regards to operation, the party under whose jurisdiction the marginal equipment is located or operated shall consider upgrading the equipment in the normal course of project budgeting.
4. Maintenance: Upon completion of the traffic signal system, the designated signal timing shall be maintained. During this initial 12-month period, maintenance of the signal timing will be the responsibility of all parties involved as part of the system design and implementation.

As described above, "maintenance" shall only mean maintenance as it relates to signal timing and is not intended to describe traffic signal infrastructure maintenance which shall remain the responsibility of the respective agencies.

5. Coordinating Committee: All parties understand that in order for the system to operate optimally it is necessary that the operational characteristics of the system be reviewed regularly. Therefore, the parties shall establish a Coordinating Committee. The committee shall meet at a minimum of bi-annually to review the operating characteristics of the system and propose any needed modifications to the system. The committee shall be comprised of the Traffic Engineer of BANNING or designee, the Traffic Engineer of BEAUMONT or designee, the Traffic Engineer of CALTRANS or designee, and any other individual mutually agreed to by all parties.

The committee member of each party shall be responsible for notifying the other parties as soon as possible but no later than the first working day following discovery of a system failure, an emergency repair, or a power failure affecting the system. The committee members of all parties shall also give advance notice of at least two working days prior to any shutdown of the master controller as part of regularly scheduled routine maintenance or any other regularly scheduled maintenance affecting the system.

The committee shall prepare a summary report of its meetings, system activity and future needs at the end of each calendar year. The report shall be completed by January 31st of each year.

6. Records: All parties shall each keep open book records of the project which shall be available for inspection by the other parties at any reasonable time during business hours.
7. Notification: Notices shall be sufficient hereunder if personally served upon the Traffic Engineer or designee, of each party, or sent to those individuals via the United States Post Office, postage prepaid, addressed as follows:

BANNING

Arturo Vela
Public Works Director/City Engineer
City of Banning
99 E. Ramsey Street
Banning, CA 92220

BEAUMONT

Jeff Hart
Public Works Director ~ City Engineer
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

CALTRANS

Tony Sarmiento
Chief
Electrical Operations
Caltrans District 8
464 W. 4th Street
San Bernardino, CA 92401

8. Termination: This Understanding shall remain in effect until terminated by any party. Any party may terminate this Understanding upon giving sixty (60) days written notice of termination to the other parties.

IN WITNESS WHEREOF: The agencies have caused this Understanding to be executed by the officials designated below:

CITY OF BANNING
A Municipal Corporation

Dated: _____

By: _____
Doug Schulze, City Manager

ATTEST: By: _____
Sonja de la Fuente, Deputy City Clerk

CITY OF BEAUMONT
A Municipal Corporation

Dated: _____

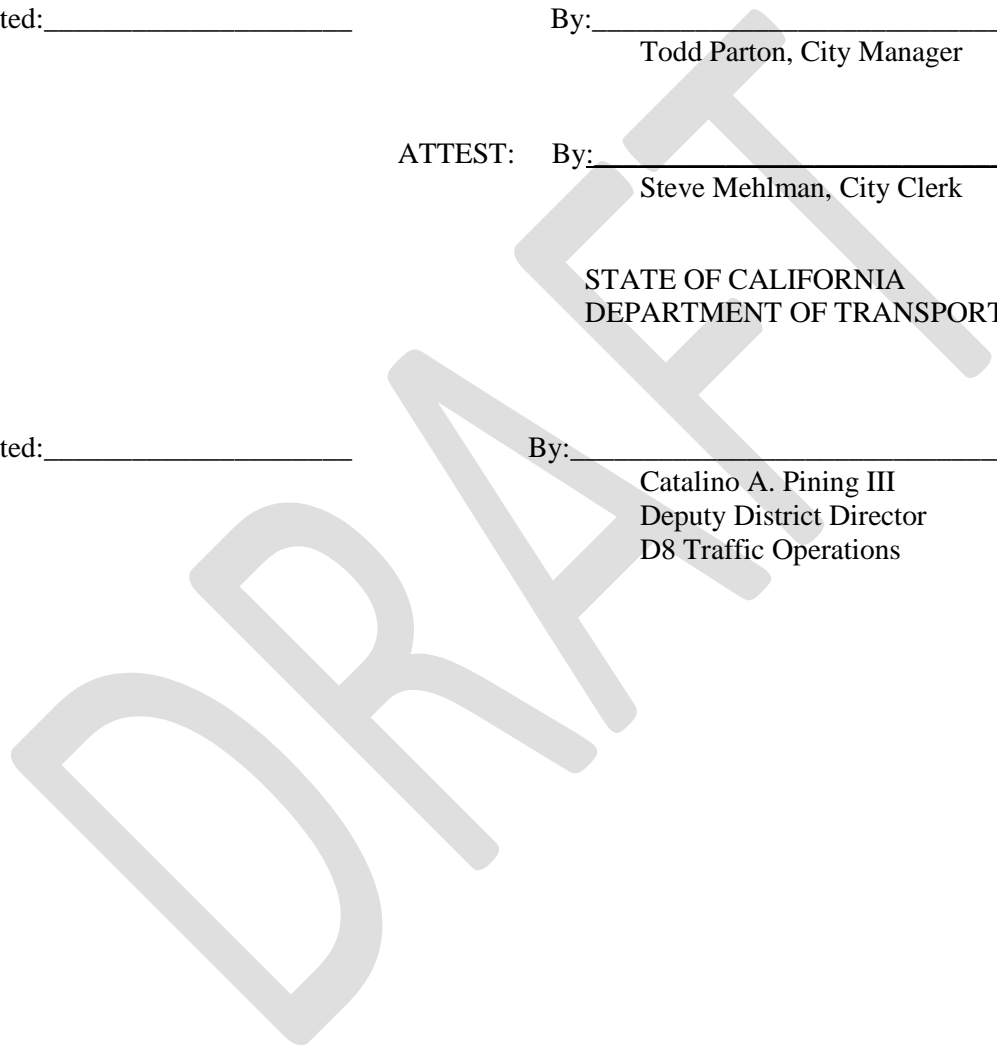
By: _____
Todd Parton, City Manager

ATTEST: By: _____
Steve Mehlman, City Clerk

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Dated: _____

By: _____
Catalino A. Pining III
Deputy District Director
D8 Traffic Operations





Staff Report

TO: City Council
FROM: Thaxton Van Belle, Chief Plant Operator
DATE: December 1, 2020
SUBJECT: **Extend Contract with Dudek, Inc., for Groundwater and Surface Water Monitoring Services Related to the Maximum Benefit Monitoring Program for the Beaumont and San Timoteo Groundwater Management Zones**

Background and Analysis:

The City of Beaumont is a “Maximum Benefit” participant in the Beaumont, San Timoteo, and Yucaipa Groundwater Management Zones (GMZ). On April 25, 2014, the Santa Ana Regional Water Control Board (SARWQCB) amended the basin plan with the adoption of Resolution R8-2014-0005, a resolution amending the water quality control plan for the Santa Ana region. The resolution included modifications to the Maximum Benefit Salt Management Plan in the San Timoteo watershed. The City of Beaumont is required to monitor groundwater and surface water to satisfy the requirements established in the maximum benefit monitoring report.

The City of Beaumont has been working with Dudek, Inc., (Dudek) an environmental consulting firm consisting of environmental planners, scientists, and engineers. Dudek provides groundwater level and quality monitoring services, surface water monitoring, and project management for the basin. Dudek is also under contract with other basin partners, including Yucaipa Valley Water District (YVWD) who is the acting data manager. The City of Beaumont mutually benefits from using Dudek because of all the field work performed is easily assimilated into the annual report which is submitted jointly by YVWD and the City of Beaumont without duplicating efforts.

On March 03, 2020, City Council awarded a contract to Dudek to prepare the 2020 groundwater and surface water monitoring report as required by SARWQCB order. This report is currently in process and scheduled to be submitted prior to the April 15, 2021, due date.

City staff is recommending an extension of the current contract with Dudek to include the 2021 groundwater and surface water monitoring and subsequent preparation of the required report. Extension of a contract beyond the initial period is allowed with a four-fifths vote of the council per City code 3.02.070. The cost to continue services with Dudek is \$52,754.

Fiscal Impact:

Basin monitoring costs are included in the adopted Fiscal Year 2021 budget and allocated to 700-4050-7068-0000. The cost to prepare this report is estimated to be \$1,250.

Recommended Action:

Extend Contract with Dudek, Inc., for the 2021 Maximum Benefit Report for groundwater and surface water monitoring in the amount not to exceed \$52,754.

Attachments:

- A. Proposal
- B. Professional Services Agreement

October 12, 2020

11110.2020

Thaxton van Belle
Chief Plant Operator
City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 Related to the Maximum Benefit Monitoring Program for the Beaumont and San Timoteo Groundwater Management Zones

Dear Mr. Van Belle:

Dudek is pleased to present this scope of work and fee to provide groundwater and surface water monitoring services to meet the monitoring requirements established in the Maximum Benefit Monitoring Report 2015 Work Plan for the Beaumont and San Timoteo Groundwater Management Zones (GMZ). The 2015 Work Plan was collaboratively prepared by the maximum benefit participants in the Beaumont, San Timoteo, and Yucaipa GMZs pursuant to the maximum benefit commitments described in the 2014 Basin Plan Amendment R8-2014-0005. The primary objective of the maximum benefit groundwater monitoring program is to collect the data needed for the triennial re-computation of ambient water quality for the groundwater basins in the Santa Ana River watershed.

The following scope of work and fee are based on monitoring requirements defined for the City of Beaumont in the Maximum Benefit Monitoring Report 2015 Work Plan (Wildermuth, 2014) that was updated on December 22, 2014 and approved by the Santa Ana Regional Water Quality Control Board on January 6, 2015.

The following scope of work includes the following tasks:

- Semi-annual groundwater monitoring services. The City of Beaumont is responsible for collecting groundwater level and/or water quality data from 32 wells in the Beaumont GMZ and for 10 wells in the San Timoteo GMZ per the 2015 Work Plan. The data collection responsibilities include measuring depths-to-water at all accessible wells designated for water level data collection and sample collection at all accessible wells designated for water quality data collection. The water quality samples will be delivered to Clinical Laboratory of San Bernardino, Inc. of Grand Terrace, California for analyses as outlined in the Draft 2015 Work

Mr. Thaxton Van Belle

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 for the Maximum Benefits Monitoring Programs

Plan. Water levels will be manually measured using a Solinst electric water level sounder. Some of these wells are no longer accessible because the owner refused access, the property is abandoned, or no communication was established with the owner. We will work to gain access to these wells in 2021 or possibly recommend alternative well sites to inspect to fill in potential data gaps.

- Bi-weekly surface water monitoring services at up to eight (8) surface water monitoring sites in the Beaumont and San Timoteo GMZs. This will include measuring surface water flows and collecting water quality samples from each monitoring site. The Draft 2015 Work Plan also calls for the collection of water quality samples from three of the surface water monitoring sites following up to 6 storm events.

All data collected in the field (e.g. groundwater level measurements, surface water flows) will be compiled in a database, along with analytical laboratory results for all water quality samples collected by Dudek.

Dudek is under contract with YVWD to be the acting Data Manager for the San Timoteo Creek, Yucaipa, and Beaumont Management Zones. This includes collecting, reviewing, providing QA/QC, and compiling all groundwater and surface water data from the three management zones. The benefit of using Dudek to conduct the field work is that all information will be easily assimilated into the annual reports prepared by Dudek.

Dudek is under contract with YVWD to prepare an annual Maximum Benefit Monitoring Program Report. The annual report is due to the Santa Ana Board every April 15 of the following year.

SCOPE OF WORK

Task 1. Semi-Annual Groundwater Level and Water Quality Monitoring

Dudek personnel will be tasked with conducting all fieldwork pertaining to the two semi-annual groundwater monitoring events. The fieldwork is tentatively scheduled for the weeks beginning May 3, 2021 for the first semi-annual monitoring event, and November 1, 2021 for the second semi-annual monitoring event. The following is a list of tasks that will be completed by Dudek:

- Manually measure depths-to-water (DTW) at thirty-three (33) wells designated for water level data collection in the 2015 Maximum Benefit Monitoring Report Work Plan. The water levels will be measured using a Solinst electric water level sounder provided by Dudek, if the well is accessible. The DTW will be measured at 0.01-foot accuracy. The

Mr. Thaxton Van Belle

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 for the Maximum Benefits Monitoring Programs

time and date of each DTW measurement, plus the conditions (e.g. static or dynamic) of the water level at each well, will be recorded in field forms.

- Water level data will be downloaded from dedicated pressure transducers, if any, at wells where they are deployed. The water level data will be barometrically corrected and compiled with the manual water level measurements if the pressure transducers measure absolute pressure.
- Water quality samples will be collected from twenty-five (25) wells designated for water quality data collection in the 2015 Maximum Benefit Monitoring Report Work Plan. Water Quality samples will be collected while each well is operating. All sampling information will be recorded in field forms that meet the formatting and reporting requirements established in the 2015 Maximum Benefit Monitoring Report Work Plan.
- Field parameters pH, temperature, specific conductance, and dissolved oxygen will be measured during the purging process to characterize the water quality and identify when the water produced from the well is representative of native groundwater. Dudek will use a multi-parameter device to measure the water quality parameters. Dudek staff will calibrate the device using calibration standards provided by Beaumont. The calibration of the multi-parameter device will be documented in calibration records prepared by Dudek staff prior to use in the field.
- The DTW, field parameters, and volumes purged will be recorded in field sampling forms completed in the field at each well point. The field sampling forms will also include the name of the sampler, the date/time of measurement and sample collection, the estimated volume of water to purge 3 casing volumes, and the actual volume purged. The representative water quality samples will be collected after 3 casing volumes are purged or the field parameters monitoring during purging are stable within 10% of previous measurements.
- Water quality samples will be collected in sampling containers provided by Clinical Laboratory of San Bernardino, Inc., which is a California certified analytical laboratory (ELAP Certificate No. 1088). All sample containers will be labeled with the date/time of sample collection, the well ID, identification of the preservative (if any) in the container, and the name of the sampler. A chain-of-custody form will be completed as each sample is collected and submitted with the samples to Clinical Laboratory of San Bernardino, Inc. The analytical laboratory will analyze each sample per Table 2-4 of the Draft 2015 Work Plan, which includes the following constituents:

Mr. Thaxton Van Belle

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 for the Maximum Benefits Monitoring Programs

- Total Dissolved Solids
 - Specific conductance
 - Nitrate-Nitrogen or Nitrate as nitrogen
 - Nitrite-Nitrogen or Nitrite as nitrogen
 - Total Inorganic Nitrogen
 - pH
 - Total alkalinity (as CaCO3)
 - Carbonate, bicarbonate and hydroxide
 - Silica (as SiO2)
 - Inorganic cations Ca, Mg, K, and Na
 - Inorganic anions Cl, F, SO4.
- All water quality samples will stored in an ice-chest with ice during the sampling event. The samples will be delivered to Clinical Laboratory of San Bernardino on ice.

The fee for conducting the groundwater monitoring events also includes a Meals & Incidentals (M&I) rate for Riverside County and daily rates for the use of a company vehicle and water level sounder. The M&I rate was based on the United States General Services Administration that defined these rates for Riverside County for Fiscal Year 2021 (visit gsa.gov website). This fee does not include costs for the analyses performed by Clinical Laboratory of San Bernardino. Dudek anticipates that the City of Beaumont will receive invoices directly from Clinical Laboratory for payment on all groundwater samples analyzed.

Cost for Task 1\$17,054

Task 2. Bi-Weekly Surface Water Monitoring

Dudek personnel will conduct all field work pertaining to the bi-weekly surface water monitoring events. Field work under this scope of work is tentatively scheduled to begin on Thursday, January 13, 2021 and continue every other week until December 15, 2021. The draft work plan also calls for a minimum of surface water sampling following 6 storm events. Dudek anticipates conducting 29 individual surface water monitoring events in 2021. Bi-weekly surface water monitoring will include the following tasks:

- Measure surface water flow on a biweekly basis using a current meter at the following surface water monitoring stations: CC-01, CC-02 and CC-03 on Cooper’s Creek; TMC-01 and TMC-02 on tributary to Marshall Creek; and STC-01 on San Timoteo Creek in the Beaumont and San Timoteo Management Zones. Surface water flow will be calculated

Mr. Thaxton Van Belle

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 for the Maximum Benefits Monitoring Programs

using the Velocity-Area Method described in *Discharge Measurements at Gaging Stations* by the USGS (Turnispeed, 2010).

- The multi-parameter water quality device will be used in the field to measure temperature, pH, electrical conductivity, and dissolved oxygen of the surface water. These parameters will be recorded in a field sampling form completed for each station.
- Water quality samples will be collected in sampling containers provided by Clinical Laboratory of San Bernardino, labeled with the data/time of sample collection, the surface water monitoring site ID, identification of the preservative (if any) in the container, and the name of the sampler. A chain-of-custody form will be completed as each sample is collected and submitted with the samples to the analytical laboratory. Each surface water sample will be analyzed for constituents listed in Table 3-1 of the 2015 Maximum Benefit Monitoring Report Work Plan, which includes the constituents required for groundwater plus ammonia as nitrogen. Silica will not be analyzed in the surface water samples.
- Water quality samples will also be collected at NC-02, STC-02 and CC-03 following up to 6 storm events. Dudek anticipates conducting four additional sampling events to capture storm water flows outside the regularly scheduled biweekly sampling events. Dudek anticipates conducting two storm water sampling events concurrently with regularly scheduled biweekly sampling events. The storm water event samples will be analyzed for the same parameters required with the biweekly samples.
- All water quality samples will be stored in an ice-chest with ice during the sampling event. The samples will be delivered to Clinical Laboratory of San Bernardino, Inc. on ice. This fee does not include costs for the analyses performed by Clinical Laboratory of San Bernardino. Dudek anticipates that the City of Beaumont will receive invoices directly from Clinical Laboratory for payment on all surface water samples analyzed.

The fee for conducting the surface water monitoring events also includes a daily rate for the use of a company vehicle.

Cost for Task 2\$30,754

Task 3. Project Management and QA/QC

This task includes labor hours for the project manager, Steven Stuart, PE, to coordinate with City of Beaumont staff and other participants, to plan project logistics for field sampling with the approximately 40 individual well owners, and provide QA/QC of all documented work and data

Mr. Thaxton Van Belle

Subject: Proposed Scope of Work and Fee to Provide Groundwater and Surface Water Monitoring Services in 2021 for the Maximum Benefits Monitoring Programs

collected in the field. This also includes labor hours to participate in conference calls and meetings with City of Beaumont.

Cost for Task 3\$5,000

FEE SUMMARY


The fee presented in this proposal will be charged on a time and materials basis in accordance with Dudek’s 2021 Standard Schedule of Charges (see attached). Dudek will complete the tasks described above on a time-and-materials basis, not to exceed \$52,754.

The time and materials fee provided in this proposal represents an estimate of the anticipated level of effort required to complete the tasks described in the proposal. Should the actual effort required to complete the tasks be less than anticipated, the amount billed will be less than the total fee. Conversely, should the actual effort to complete the proposed tasks be greater than anticipated, additional fee authorizations will be requested. No work in excess of the proposed fee or outside of the proposed scope of work will be performed without written authorization from the City of Beaumont.

TOTAL COST.....\$52,754

Please call me at (760) 479-4128 if you have any questions or require further discussion.

Sincerely,


Steven Stuart, P.E. C79764
Project Manager

Att.: Table I. Fee to Conduct Groundwater and Surface Water Monitoring Services in 2021
2021 Dudek Standard Schedule of Charges

References:
Turnispeed, D.P., and Sauer, V.B., 2010, Discharge measurements at gaging stations: U.S. Geological Survey Techniques and Methods book 3, chap. A8, 87 p.

Wildermuth Environmental, Inc., 2014. Maximum Benefit Monitoring Report 2015 Work Plan Draft. Prepared for City of Beaumont, Yucaipa Valley Water District, San Geronio Pass Water Agency, Beaumont Cherry Valley Water District, City of Banning. September 30, 2014. Updated December 22, 2014.

AUTHORIZATION TO PROCEED
for
**Scope of Work for Services Provided for Groundwater and Surface Water
Monitoring per Maximum Benefits Monitoring Programs in 2021**

The proposed scope of work and fee presented herein is acceptable and Dudek is hereby authorized to proceed with the proposed scope of services.

Authorized by: _____
(Signature)

Name (typed or printed)

For: City of Beaumont

Date

City of Beaumont
Services Provided for the 2021 Maximum Benefits Monitoring Program
DUDEK FEE SCHEDULE

		<i>Project Team Role:</i>			TOTAL HOURS	DUDEK LABOR COST	OTHER DIRECT COSTS¹	TOTAL FEE
		Sr. Engineer IV	Hydrogeologist IV	Hydrogeologist I				
		<i>Team Member:</i> Steven Stuart, PE	Christian Hunter	Desiree Otilio				
		<i>Billable Rate :</i> \$250	\$160	\$140				
Task #	TASK							
1	Semi-Annual Groundwater Level and Quality Sampling	8	64	20	92	\$ 15,040	\$ 2,014	\$ 17,054
2	Bi-Weekly Surface Water Monitoring	8	168		176	\$ 28,880	\$ 1,820	\$ 30,700
3	Project Management and QA/QC	20			20	\$ 5,000		\$ 5,000
Total Hours and Fee		36	232	20	288	\$ 48,920	\$ 3,834	\$ 52,754

Percent of Hours: 13% 81% 7% 100%

1) Direct costs include administration, reproduction of reports and transportation/lodging costs for site inspection and interviews.

DUDEK 2021 STANDARD SCHEDULE OF CHARGES

Item 9.

ENGINEERING SERVICES

Project Director.....	\$295.00/hr
Principal Engineer III.....	\$275.00/hr
Principal Engineer II.....	\$265.00/hr
Principal Engineer I.....	\$255.00/hr
Program Manager.....	\$240.00/hr
Senior Project Manager.....	\$240.00/hr
Project Manager.....	\$235.00/hr
Senior Engineer III.....	\$230.00/hr
Senior Engineer II.....	\$220.00/hr
Senior Engineer I.....	\$210.00/hr
Project Engineer IV/Technician IV.....	\$200.00/hr
Project Engineer III/Technician III.....	\$190.00/hr
Project Engineer II/Technician II.....	\$175.00/hr
Project Engineer I/Technician I.....	\$160.00/hr
Senior Designer.....	\$180.00/hr
Designer.....	\$170.00/hr
Assistant Designer.....	\$165.00/hr
CADD Operator III.....	\$160.00/hr
CADD Operator II.....	\$150.00/hr
CADD Operator I.....	\$135.00/hr
CADD Drafter.....	\$125.00/hr
CADD Technician.....	\$115.00/hr
Project Coordinator.....	\$140.00/hr
Engineering Assistant.....	\$120.00/hr

ENVIRONMENTAL SERVICES

Project Director.....	\$245.00/hr
Senior Specialist IV.....	\$230.00/hr
Senior Specialist III.....	\$220.00/hr
Senior Specialist II.....	\$200.00/hr
Senior Specialist I.....	\$190.00/hr
Specialist V.....	\$180.00/hr
Specialist IV.....	\$170.00/hr
Specialist III.....	\$160.00/hr
Specialist II.....	\$145.00/hr
Specialist I.....	\$130.00/hr
Analyst V.....	\$120.00/hr
Analyst IV.....	\$110.00/hr
Analyst III.....	\$100.00/hr
Analyst II.....	\$90.00/hr
Analyst I.....	\$80.00/hr
Technician V.....	\$100.00/hr
Technician IV.....	\$90.00/hr
Technician III.....	\$80.00/hr
Technician II.....	\$70.00/hr
Technician I.....	\$60.00/hr
Compliance Monitor.....	\$95.00/hr

DATA MANAGEMENT SERVICES

GIS Programmer I.....	\$185.00/hr
GIS Specialist IV.....	\$160.00/hr
GIS Specialist III.....	\$150.00/hr
GIS Specialist II.....	\$140.00/hr
GIS Specialist I.....	\$130.00/hr
Data Analyst III.....	\$100.00/hr
Data Analyst II.....	\$90.00/hr
Data Analyst I.....	\$80.00/hr
UAS Pilot.....	\$100.00/hr

CONSTRUCTION MANAGEMENT SERVICES

Principal/Manager.....	\$195.00/hr
Senior Construction Manager.....	\$180.00/hr
Senior Project Manager.....	\$165.00/hr
Construction Manager.....	\$155.00/hr
Project Manager.....	\$145.00/hr
Resident Engineer.....	\$145.00/hr
Construction Engineer.....	\$140.00/hr
On-site Owner's Representative.....	\$140.00/hr
Construction Inspector III.....	\$130.00/hr
Construction Inspector II.....	\$120.00/hr
Construction Inspector I.....	\$110.00/hr
Prevailing Wage Inspector.....	\$135.00/hr

HYDROGEOLOGY/HAZWASTE SERVICES

Project Director.....	\$285.00/hr
Principal Hydrogeologist/Engineer II.....	\$265.00/hr
Principal Hydrogeologist/Engineer I.....	\$250.00/hr
Sr. Hydrogeologist IV/Engineer IV.....	\$235.00/hr
Sr. Hydrogeologist III/Engineer III.....	\$220.00/hr
Sr. Hydrogeologist II/Engineer II.....	\$205.00/hr
Sr. Hydrogeologist I/Engineer I.....	\$190.00/hr
Hydrogeologist VI/Engineer VI.....	\$180.00/hr
Hydrogeologist V/Engineer V.....	\$170.00/hr
Hydrogeologist IV/Engineer IV.....	\$160.00/hr
Hydrogeologist III/Engineer III.....	\$150.00/hr
Hydrogeologist II/Engineer II.....	\$140.00/hr
Hydrogeologist I/Engineer I.....	\$130.00/hr
Technician.....	\$100.00/hr

DISTRICT MANAGEMENT & OPERATIONS

District General Manager.....	\$195.00/hr
District Engineer.....	\$185.00/hr
Operations Manager.....	\$160.00/hr
District Secretary/Accountant.....	\$120.00/hr
Collections System Manager.....	\$135.00/hr
Grade V Operator.....	\$125.00/hr
Grade IV Operator.....	\$110.00/hr
Grade III Operator.....	\$100.00/hr
Grade II Operator.....	\$75.00/hr
Grade I Operator.....	\$70.00/hr
Operator in Training.....	\$65.00/hr
Collection Maintenance Worker.....	\$75.00/hr

CREATIVE SERVICES

3D Graphic Artist.....	\$180.00/hr
Graphic Designer IV.....	\$160.00/hr
Graphic Designer III.....	\$145.00/hr
Graphic Designer II.....	\$130.00/hr
Graphic Designer I.....	\$115.00/hr

PUBLICATIONS SERVICES

Technical Editor III.....	\$145.00/hr
Technical Editor II.....	\$130.00/hr
Technical Editor I.....	\$115.00/hr
Publications Specialist III.....	\$105.00/hr
Publications Specialist II.....	\$95.00/hr
Publications Specialist I.....	\$85.00/hr
Clerical Administration.....	\$90.00/hr

Forensic Engineering – Court appearances, depositions, and interrogatories as expert witness will be billed at 2.00 times normal rates.

Emergency and Holidays – Minimum charge of two hours will be billed at 1.75 times the normal rate.

Material and Outside Services – Subcontractors, rental of special equipment, special reproductions and blueprinting, outside data processing and computer services, etc., are charged at 1.15 times the direct cost.

Travel Expenses – Mileage at current IRS allowable rates. Per diem where overnight stay is involved is charged at cost

Invoices, Late Charges – All fees will be billed to Client monthly and shall be due and payable upon receipt. Invoices are delinquent if not paid within 30 days from the date of the invoice. Client agrees to pay a monthly late charge equal to 1% per month of the outstanding balance until paid in full.

Annual Increases – Unless identified otherwise, these standard rates will increase 3% annually.

The rates listed above assume prevailing wage rates does not apply. If this assumption is incorrect Dudek reserves the right to adjust its rates accordingly.

**AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT
CONTRACTOR**Error! Bookmark not defined.

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 1st day of March, 2021, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and DUDEK whose address is 605 Third Street, Encinitas, CA 92024 (“CONTRACTOR”).

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide Groundwater and Surface Water Monitoring Services; and

B. CONTRACTOR has made a proposal (“Proposal”) to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit “A”; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after one (1) year unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services (“Services”) as follows: Groundwater and Surface Water Monitoring Services per Exhibit “A” and any other services which the City may request in writing. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Steven Stuart, PE as CONTRACTOR’S professional responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’s sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed \$52,754.

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15th) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPers retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached

hereto as **Exhibit “B”** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured’s CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR’s employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers’ Compensation coverage for any of CONTRACTOR’s employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers’ compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6.04 Optional Insurance Coverage. Choose and check one: Required /Not Required ; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of “A:VII”). The insurer(s) shall be admitted and licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days’ prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the negligent performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to the negligent performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of

CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPers, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in

accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest

policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

CITY:

CITY OF BEAUMONT

By: _____
Rey Santos,, Mayor

CONTRACTOR:

By: _____

Print Name: _____

Title: _____

EXHIBIT "A"

PROPOSAL

(insert behind this page)

EXHIBIT "B"

CERTIFICATES OF INSURANCE AND ENDORSEMENTS A

(insert behind this page)



Staff Report

TO: City Council

FROM: Todd Parton, City Manager

DATE: December 1, 2020

SUBJECT: **Review of Local Emergency Declaration Established via the Adoption of City of Beaumont Resolution No. 2020-07 Adopted on March 17, 2020**

Background and Analysis:

On March 17, 2020, the City Council passed and approved Resolution No. 2020-07 (“Resolution”) which authorized the City Manager to execute a declaration of the existence of a local emergency in the City of Beaumont. Approval of the Resolution was in response to the declaration by the World Health Organization (WHO) of the COVID – 19 pandemic, Governor Gavin Newsom’s declaration of a state of emergency for all California, and the increase of infections within the City of Beaumont and the immediate area.

The emergency declaration must be reviewed every 60 days in order to determine whether conditions exist for its continuance. This emergency declaration was reviewed by the City Council on October 6, 2020, and was not modified.

The City Council’s adoption of Resolution No. 2020-07 established the existing emergency declaration and empowered the City Manager to:

1. Make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency;
2. Obtain vital supplies, equipment and such other properties found lacking and needed for the protection of life and property, and to bind the City for the fair value thereof;
3. Require emergency services of any City officer or employee, and, in the event of the proclamation of a state of emergency in Riverside County, to command the aid of as many citizens of Beaumont as is deemed necessary by the City Manager for the execution of the City Manager’s duties; such persons shall be

entitled to all privileges, benefits and immunities as are provided by state law for registered disaster service workers;

4. Requisition necessary personnel or material to any City department or agency; and
5. Execute all ordinary duties and powers of the City Manager as well as special powers conferred by the Beaumont Municipal Code, by resolution or emergency plan adopted by the City Council, and all other powers conferred by the City Council and any other lawful authority.

As of the time that this memorandum was prepared, there had been no significant cessation of the conditions that originally warranted the adoption of Resolution No. 2020-07. The COVID – 19 pandemic originally declared by the WHO was still in place, Governor Newsom’s emergency declaration remained in effect, and new cases of infection were still being diagnosed within Beaumont’s immediate area.

Should Beaumont’s emergency declaration remain in effect, it will be brought back to the City Council for consideration no later than February 2, 2021. Should the City Council desire that a local emergency declaration is no longer required, an amending resolution will be presented for City Council consideration at the next regular City Council meeting of December 15, 2020, or earlier at a special meeting convened by the City Council for that purpose.

Fiscal Impact:

There are no costs resulting from the continuation of a local state of emergency. City staff estimates that preparation of this report cost to be approximately \$75.

Recommended Action:

City staff recommends that there be no change regarding the local emergency declaration. This is due to the fact that there have been no significant changes in the original conditions, a State emergency declaration remains in effect and local emergency declaration helps to ensure that Beaumont remains eligible for federal and state emergency aid.

Attachments:

- A. City of Beaumont Resolution No. 2020-07

RESOLUTION NO. 2020-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT
AUTHORIZING THE CITY MANAGER TO EXECUTE A DECLARATION OF THE
EXISTENCE OF A LOCAL EMERGENCY IN THE CITY OF BEAUMONT**

WHEREAS, the health, safety, and welfare of persons in Beaumont are presently at risk due to the increasing number of cases of the coronavirus (COVID-19) across the state; and

WHEREAS, the World Health Organization declared COVID-19 a pandemic; and

WHEREAS, on March 4, 2020 California Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, the increase of reported cases and deaths associated with COVID-19 has also prompted the County of Riverside on March 10, 2020 to proclaim a local and public health emergency; and

WHEREAS, on March 15, 2020 California Governor Newsom held a press conference to announce that individuals 65 and older or vulnerable to COVID-19 must practice home isolation and bars, night clubs, wineries, and breweries should close in California while restaurants should run at 50% capacity to maximize social distancing; and

WHEREAS, the City Council desires to protect the health, safety, and welfare of the public and residents of the City of Beaumont;

**NOW, THEREFORE BE IT RESOLVED BY THE BEAUMONT CITY COUNCIL
AS FOLLOWS:**

Section 1. The City Council hereby declares a local emergency by way of this resolution and by way of authorizing the City Manager to execute and issue the attached Declaration of the Existence of a Local Emergency (“Declaration”). The City Manager is authorized to make any amendments and/or modifications to the attached Declaration he deems necessary to protect the health, safety, and welfare of the public and issue further orders as necessary or appropriate.

Section 2. The local emergency shall remain in effect until such time that the Council determines that the emergency conditions have been abated.

Section 3. This Resolution shall take effect immediately upon its passage and adoption.


MOVED, PASSED, and ADOPTED this 17th day of March, 2020, by the following vote:

AYES: White, Martinez, Carroll, Lara, Santos

NOES:

ABSTAIN:

ABSENT:

By: 

Rey Santos, Mayor
City of Beaumont

ATTEST:

By: 

Nicole Wheelwright, City Clerk
City of Beaumont

**DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY
CITY OF BEAUMONT**

March 17, 2020

WHEREAS, Beaumont Municipal Code section 2.28.020 empowers the City Manager, to proclaim the existence or threatened existence of a local emergency when the City is exposed to an actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within the City; and

WHEREAS, the City Manager of the City of Beaumont, does hereby find that:

1. Threatened existence of conditions of extreme peril to the health and safety of persons in Beaumont are present as a result of the increasing spread of novel coronavirus (COVID-19) across the state; and
2. The federal Centers for Disease Control and Prevention has confirmed multiple cases of individuals who have severe respiratory illness caused by a novel coronavirus, called COVID-19, as well as deaths caused by this illness; and
3. The World Health Organization declared COVID-19 a pandemic; and
4. On March 4, 2020 California Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and
5. The increase of reported cases and deaths associated with COVID-19 has also prompted the County of Riverside on March 10, 2020 to proclaim a local and public health emergency; and
6. On March 15, 2020 California Governor Newsom held a press conference to announce that individuals 65 and older or vulnerable to COVID-19 must practice home isolation and bars, night clubs, wineries, and breweries should close in California while restaurants should run at 50% capacity to maximize social distancing; and
7. A proclamation of a local emergency will assist in a coordinated public health response to reduce transmission and illness severity, provide assistance to health care providers, coordinate and mitigate public services that may be disrupted from this emergency, and mitigate any other effects of this emergency on the citizens of the City; and
8. Under California Government Code section 8630(b) and Beaumont Municipal Code section 2.28.040, a proclamation of local emergency must be ratified by the City Council within seven (7) days to remain in effect.

NOW, THEREFORE, IT IS HEREBY DECLARED, that a local emergency now exists throughout the City; and

IT IS FURTHER DECLARED AND ORDERED that during the existence of said local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law, ordinances, and resolutions of the City of Beaumont; and

The local emergency shall remain in effect until such time that the Council determines that the emergency conditions have been abated; and

IT IS FURTHER DECLARED AND ORDERED that, without limiting the nature of the foregoing, the City Manager or his designee pursuant to Chapter 2.28 of the Beaumont Municipal Code, is empowered:

(A) To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency;

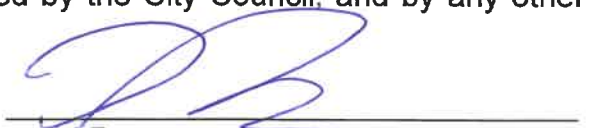
(B) To obtain vital supplies, equipment, and such other properties found lacking and needed for the protection of life and property, and to bind the City for the fair value thereof;

(C) To require emergency services of any City officer or employee and, in the event of the proclamation of a state of emergency in Riverside County, to command the aid of as many citizens of this community as he deems necessary in the execution of his duties; such persons shall be entitled to all privileges, benefits and immunities as are provided by state law for registered disaster service workers;

(D) To requisition necessary personnel or material to any City department or agency; and

(E) To execute all of his ordinary power as City Manager, all of the special powers conferred upon him by Chapter 2.12 of the Beaumont Municipal Code or by resolution or emergency plan pursuant thereto adopted by the City Council, all powers conferred upon him by any statute, by any agreement approved by the City Council, and by any other lawful authority.

March 14, 2020



Todd Parton,
City Manager

APPROVED AS TO LEGAL FORM:



John O. Pinkney, City Attorney



#ACITYELEVATED

DEPARTMENT PROJECTS

SCHEDULE UPDATES

NOVEMBER 2020



CITY CLERK'S OFFICE
November 2020

- **2020 Municipal Election**
 - Nomination Period – COMPLETE
 - Public Examination Period of Campaign Docs – COMPLETE
 - Election Certification deadline – December 3, 2020
- **Records Indexing**
 - Records inventory and clean up – COMPLETE
 - Laserfiche user-friendly clean up – IN PROGRESS
- **Public Records Requests for the Month of October**

Public Records Requests for the Month

Requestor	No. of Requests	Date Received	Response Date	Response Update	Status	Staff Time Allocated
G. Saylor	1	Oct 2, 2020	Oct 2, 2020		Complete	.50 hr
K. Rusch	2	Oct 6, 2020	Oct 16, 2020	Oct 30, 2020	Complete	1.75 hrs
I. Kranjcec	1	Oct 7, 2020	Oct 16, 2020		Complete	1.25 hrs
A. Tormis	1	Oct 7, 2020	Oct 16, 2020		Complete	1.50 hrs
C. Huang	2	Oct 25, 2020	Oct 26, 2020		Complete	.75 hr
D. Mansoorian	1	Oct 29, 2020	Oct 30, 2020		Complete	1.00 hr

Extended Time Required Public Records Requests

Requestor	No. of Requests	Requested Documents	Date Received	Response Update	Status	Staff Time Allocated	Costs Associated
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Monthly Totals for October

No. of Requests	No. of Completed Requests	Staff Time Allocated
8	8	6.75 hrs

COMMUNITY DEVELOPMENT



COMMUNITY DEVELOPMENT

November 2020

- General Plan Update – Second Reading of the Ordinance to adopt the Plan December 1, 2020. Plan will take effect January 1, 2021.
- Housing Element Update – Project kick-off complete and timeline developed. Plan will take approximately 12 months.
- Ordinance Updates
 - Accessory Dwelling Unit Ordinance Update to comply with State law – will be updated utilizing SB2 funding, in conjunction with Housing Element Update
 - Other ordinances for discussion:
 - Containers, Food Trucks, Small Cell
- MSHCP – Western Riverside County Multiple Species Habitat Conservation Plan
 - Several DBESPs for projects have been submitted for review.
 - Ongoing - Staff meets regularly with RCA, IERCD and USFWS to discuss mitigation in the Pass Area.
- Planning Commission
 - Next regular meeting of the Planning Commission is December 8, 2020.
- SB2 - Grant application
 - GRANT AWARDED: LEAP Grant funding (round two of SB2 funding) in the amount of \$150,000. Contract is executed and funds available for the Housing Element Update
 - GRANT AWARDED - \$160,000. Contract has been executed and submitted to HCD for completion. Staff is working with the State on a timeline and procedures for utilizing funds.
- SCAG
 - GRANT AWARDED – \$100,000. Public outreach meeting was held October 28, 2020. Data is being compiled and should be ready for review early 2021. Anticipated time to completion of Parking Strategies Study is Summer 2021.
- Building and Safety Department Data
 - <http://www.ci.beaumont.ca.us/DocumentCenter/View/2428>



Project Status Report

Project Number	Date Submitted	Applicant	Project Location	Project Description	Project Status	Anticipated PC Hearing Date	Anticipated CC Hearing Date
PP2020-0317	10/12/2020	John Dykes McClure Machine	North side of 1 st Street, East of Viele	17,000sf concrete tilt-up industrial building	Staff review	2021	NA
SP2019-0003, PLAN2019-0283, PLAN2019-0284, ENV2019-0008	04/08/2019	JRT BP 1LLC	West of Jack Rabbit Trail, south of SR-60	Annexation, Specific Plan, GPA, EIR for development of 622 acres	Kick-off meeting 5-2-2019 NOP under review, scoping meeting held 09/17/20	2021	2021
CUP2109-0033&34 PP2019-0209	06/03/2019	Jaswinder Singh Sondh	NWC Pennsylvania Ave & I-10	Proposed gas station, C-market with alcohol sales, quick service restaurant and car wash	Staff review of proposed revisions, CEQA review, CalTrans issues		NA
CUP2019-0042 CUP2019-0043	12/4/19	Beyond Food Mart, Inc.	SWC Pennsylvania & 6 th St.	Fuel Station, Foodmart, Carwash	Noticed for Public Hearing	12/8/20	NA
ENV2019-0009	07/18/2019	ASM Beaumont Potrero Logistics	s/o SR 60 e/o Hidden Canyon just west of Potrero	Industrial development ~500K sf, would require annexation for small piece of land & entitlement process (ASM)	NOP/EIR Scoping Meeting held June 4, 2020, Staff first review of EIR	2021	2021
PP2019-0222 PM2019-0006 CUP2019-0037 & 38	07/30/2019	Ari Miller, Santiago Holdings	NWC Beaumont Ave & Oak Valley Pkwy	Retail center w/possible grocery anchor, drive-thru restaurants, retail & gas station	Staff review, site plan revisions submitted, pending CEQA revisions		NA
CUP2020-0049 & PP2020-0280	05/12/2020	All Harb	655, 675 & 695 Highland Springs	Remodel and new construction	Comments provided to applicant, awaiting resubmittal		NA
CUP2020-0052	08/04/2020	Carrie Long	60 S. Palm	Pet Resort (Kennels & related facilities)	Scheduled for DRC, comments provided to applicant		NA

Item 11.



CUP2020-0045	03/27/2020	Ramona's Mexican Restaurant	Ramona's Mexican Restaurant	Ramona's Custom Brews	Comments sent to applicant, pending revisions, On Hold per applicants request	NA
CUP2017-0001	05/24/2017	Colorado River Mobile Homes, LLC	36805 Brookside Ave.	Brookside RV Storage	Continued at applicants request	Continued indefinitely per applicants request

Inquiries/Discussions/Not Filed

Location	Description
North side of Xenia between 6 th and 8 th	Market rate, multi-family apartment project 100+ units proposed
Oak Valley Parkway & Golf Club Drive	Restaurants & Retail Center
E/S of Potrero N/O SR 60 (Denley)	Mixed use development with residential, commercial & retail SP, EIR & Tract Maps required
South of 1 st Street at termination of Viele including property to the west and south	Mixed use development with residential, commercial/retail and possible industrial on outer edge. Annexation, GPA, SP, EIR & Tract Maps required
Beaumont Avenue & 1 st Street	38-acre mixed use development with apartments, modular homes & retail/commercial – would require GPA, SP, Tract Map, MND or EIR (Thrifty Oil)
East side of SR79 south of the City limits	~350 acres, request may include annexation for development of industrial and business park
South side of 3 rd Street west of Beaumont Avenue, East of Euclid Avenue	6 industrial buildings, 3 for warehouses and 3 for multi-tenant commercial use

COMMUNITY SERVICES_TRANSIT



COMMUNITY SERVICES _ TRANSIT

November 2020

Parks and Recreation

- Veteran's Day – decorations installed at Civic Center
- Thanksgiving Day meal deliveries to homebound seniors
- All food items donated
- Planning for 100 meals to be delivered
- Senior meals handout (partnership with Family Services Assoc.)
- Every Thursday at the Chatigny Center – 10:00am
- Approx. 60 seniors receive meals each week
- Volunteers needed
- Virtual programming for Seniors
- Fit after 50 classes via Zoom - every Monday and Wednesday
- Recreation programs
- Silly walk – Palm Ave – completed
- Virtual Halloween bake off –
- 1st place: Berenice Cardenas
- 2nd place: Anthony Stansbury
- Community Trunk or Treat – completed
- Partnership with BCVRPD
- 368 cars, approx 1,000 kids
- With 26 trunks giving out candy
- Story Walk on Palm Ave - completed
- Grateful Pumpkin virtual event
- 11/2/20 to 11/25/20
- Disguise Tom The Turkey virtual event
- Ends 11/19/20 - winners will be announced 11/23/20
- Social Media spotlights
- Park Spotlight
- November – Rangel Park improvements

Grounds Maintenance – Parks

- Grounds Maintenance Supervisor position – filled – Kevin Norville
- Grounds Maintenance worker recruitment to establish an eligibility list only – panel interviews conducted with 33 candidates
- All restrooms remain closed at all parks
- Dog park at Nicklaus Park opened to public and COVID language signs installed
- Mt. View Park (Sundance)
- Second playground slide vandalized – new slide ordered
- DeForge Park

- Playground vandalized – 2nd time
- Vandalism extensive – PD notified
- Playground boarded up until new equipment is installed
- Rangel Park
- Phase II - Ballfield lighting
- Geotech engineering report – contract awarded
- Working with Musco lighting on bid for 5 new light poles

Grounds Maintenance – Rights-of-Way

- City-wide tree trimming/maintenance contract
- Brookside Ave from Beaumont Ave west to City line – work to begin November 30th
- Potrero Blvd mulch project – 800 yards of new mulch
- New mulch installed north of Potrero from Highland Springs Ave to Seneca Springs Ave – completed

Grounds Maintenance – Open Space and City-owned Lots

- Weed Abatement Program
- Working with CDF first before using a contractor
- Marshall Creek – completed
- Cherry Ave channel – completed
- Seneca Springs and Berkshire - completed
- Other lots scheduled and/or completed by outside contractor
- Oak Valley Golf Course City-owned area – completed
- Lot south of WWTP adjacent to Bolo Ct – completed
- Emergency grading project of Marshall Creek – completed
- 300 truck loads of silt and debris removed

Building Maintenance

- Civic Center marquee
- Contract awarded – YESCO Company
- Installation pending
- PD and Fire facility roofs
- Sole source vendor video'd the roof of both buildings and drafted a recommendation
- RFP being developed for publication

Transit

- Full service of routes began October 13th (peak routes are still on hold)
- Passengers boarding from rear doors to protect drivers due to COVID-19
- Protective driver shields and hand sanitizer installed in each bus
- Transit participating in Trunk or Treat event- completed
- Updog was awarded contract to wrap buses
- Artwork from contractor pending approval
- Stuff the bus event - November 14th
- Successful event - completed
- Comprehensive Operations Analysis – completed

- Draft Action Plan presented to City Council on November 17th
- Delivery of 3 new CNG buses – waiting for confirmation of delivery date
- Park N Ride program – Signs delivered and scheduled for install
- Bus Shelter Project-
- 1st draft of layout completed
- working on 2nd draft
- CNG Fueling Station
- Working with So Cal Gas on draft compression tariff agreement

Community Services Grants Awarded

- SCIP- Electric vehicle charging station -\$240,000
- Payment request submitted
- MSRC – Electric Vehicle Charging Station - \$31,870
- Payment request submitted
- MSRC- CNG Station- \$200,000
- LCTOP –
- \$129,943- Passenger amenities (FY 18/19)- (bus shelters at Walmart, Wells Fargo and Library)
- \$93,346 – Free Fare Promotion (FY 19/20)
- Kick off - October 13th
- 3,011 passengers used - October
- Volkswagen Mitigation Fund- Electric Vehicle Rebate Program
- \$160,000 per vehicle rebate available
- Pending acceptance letter
- 2 vehicles will be ordered in FY 21

Community Services Grant Opportunities

- Carl Moyer Program – SCAQMD
- Application in process for additional funding of new CNG fueling station
- National Fitness Campaign
- \$25,000 available
- Per Capita- Prop 68
- Minimum \$200,000 up to 8.5 million
- Applications Due December 2021
- Focus is on creating a recreational feature
- Only park that qualifies is Stewart Park
- Statewide Park Development and Community Revitalization Program (SPP)
- Application due March 2020
- Minimum \$200,000 up to 8.5 million
- Focus is to renovate or create a recreational feature
- Can be used to acquire land for a new park and have at least one recreational feature on it when grant period closes in March 2025

ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT

November 2020

RFPs Underway

Retail Market Analysis

- Six proposals were received
- Interviews conducted with top firms
- Working with top firms on contract scope and details

Major Projects

Covid-19 Response

- Back to Business Committee
 - Business Survey
 - Resident Survey
 - Business Outreach
 - Stay updated with State Guidelines and Reopening plans
 - COVID-19 Complaint Business Package
 - Small Business Grant Program
 - Outdoor Seating, Barricades and Shade Structures
 - Household Assistance Grant Program
- Major Employer Discussions
 - ICON is seeing a huge increase in orders and shipping
 - Wolverine is down, but they have no reduced workforce
 - CJ Foods and Rudolph Foods still operating
 - Priority Pallet is down in some respects and has seen an increase in others, they are still doing well
 - Local grocery stores need additional employees
- Business Resource Information is available on City website
 - Reopening plan guidance docs for each industry
 - Disaster loans
 - Utility benefit info
 - Small business development assistance
 - Programs to help small business retool and adapt their business plan and strategy
- Beaumont Eats program
- Help local business avoid scams
- Revised sales tax projections and project absorption for FY21
 - Expand modeling on sales and property taxes for impacts from COVID-19
 - Update recession indicator model with new datasets
- Legislative Review of State and Federal mandates and programs related to COVID-19
- Participation in multiple webinars and resource discussions
 - CA Chamber
 - Governor's Office of Business – Entrepreneur Task Force
 - Talent Talks hosted by UCR and EPIC SBDC
 - Riverside County Supervisors Resource Talks
 - CA Association of Economic Development
 - International Economic Development Council

- CA League of Cities
- Virtual webinar completed with Riverside County to educate public on their \$10,000 small business grant program – recording available on the City’s YouTube.

Retail Recruitment Strategy

- Review of information and needs associated with establishment of the program
- Retail recruitment has changed, and the City’s efforts must adapt to stay competitive
- Continue to review and come up with ideas on streamlining permit process
- Market Analysis to be completed early 2021

Economic Development Strategic Plan

- Partnership established with UCR for business and entrepreneur development
- Potential partnership with CVEP for business development and resource seminars
- Partnerships developed for datasets and review of statistics
 - UCR
 - Working on MSJCC
- Targeted Industry Groups
 - Fulfillment centers, high-tech manufacturing, additive manufacturing, healthcare, renewable energy sources, logistics technology clusters
 - Hotels, entertainment outlets, sit-down restaurants, retail businesses
 - Market Analysis will serve as a launch for this action step
- Monthly workforce training events held each month on 2nd Thursday

Downtown Campus/Facilities Master Plan Project

- Pending Downtown Specific Plan Update

Sales Tax and Property Tax Review

- Review and analyze quarterly sales tax and annual property tax revenues
- Make suggestions and action plans on results
- Targeted sectors, business outliers and discrepancies
- Growth projections
- Incorporate this data into the multi-year fiscal model and annual budget
- Property tax dataset from years 2000-2018 – completed
- Working through revenue models based on home sales and sales tax updates

Economic Fiscal Impact Model Review (part of General Plan Update)

- Review inputs and test model
- Run various test projects to determine calibration

Budget Modeling and Review

- Working with city manager to develop a robust and sound fiscal model based on a true data set that can be trusted
- The model will be able to project future revenues and growth projections to make better financial choices today
- Working on economic indicator review for downturn/recession planning opportunities
- Partnership with Claremont McKenna College Professor in Economics Dr. Keil
- Developing commercial /industrial absorption model with revenues
- Working on expense model per development type
- Recession indicator model
- New required revenues model under development, based on new fiscal forecast deficit in 2024

- Models being revised to account for COVID-19 effects
- Updating At-Risk Business Model to determine budget impacts of potential closures
- Recession Indicator Model previously created being reviewed to track leading indicators

Coordination with Multiple Departments on Projects

- Work on current / future projects, capital projects, Capital Improvement Plan, Design Review Committee, review of Planning applications and projects
- Serve as city liaison for private industry for each city department

Economic Development Committee – Next meeting December 9, 2020

- Committee discussed Smart City Plan and a sub-committee was formed to explore this concept

Lobbyist Services and Grant Writing

- Track legislation, lobby on city's behalf, gain access to funding and grants
- Coordinates meetings with City Council, staff and legislators or key department staff in CA or DC
- Working with Townsend on funding opportunities and availability
- 2020 Legislation Session tracking has begun
- Tracking State and Federal mandates and programs related to Covid-19
- Beaumont does not qualify for Downtown Broadband Master Plan grant through EDA

Foreign Trade Zone

- Working with City of Palm Springs to potentially expand their zone to include Beaumont
- Develop strategy to work through US Customs to get the approval of alternative site framework application
- Working on next steps. Palm Springs has not made this a top priority.
- A path forward has been determined but will require community support (\$) or funding from businesses intending to utilize the zone
- Staff is working to contact each business and discuss details before the end of the year

Business Retention and Expansion Events

- Programming next series of events and training seminars
- Partnering with UCR, RivCo EDA and Coachella Valley Economic Partnership
- Contact small companies in need of assistance and resources
- Retraining Program

Potrero Interchange PH2

- Meeting with Federal EDA to discuss funding availability
- Meeting with RCTC to discuss project status

Cooperative Meetings with Beaumont Chamber of Commerce

- Discuss meeting/event schedule for remainder of year
- Partner to create value added business events

Current Development Projects (building now)

Sundance Corp Center

- Building 1 and 2 almost completed
- Building 3 under construction
- Working to fill remaining retail/in-line space

San Geronio Specific Plan

- Commercial property between 1st and 2nd streets from Kohls to Center Pointe (across from Walmart)
- Most attraction efforts are completed: Last Building is finalizing Deal with National Paint Retailer
- Building in progress are Cinema West, Ulta Beauty, Planet Fitness, and America's Best Contact & Eyeglasses
- Now open are Grocery Outlet, In-N-Out, Raising Cane's, Five Below, Jersey Mikes, El Mariachi Mexican Take-Out, Bright Now Dental, and AT&T Store
- Building is continuing and most tenants are still planning on opening this year, restrictions permitting.

Major Development Projects - Potential

Denley – Beaumont Village Specific Plan

- 300-acre specific plan with Commercial/Residential/ Mixed use project
- Between Oak Valley Parkway and SR 60, east of Potrero Blvd.
- Project meetings on-going as of January 2020
- Entire project is not included in BCVWD Urban Water Management Plan

Crossroads Logistics - Amazon

- Amazon construction completed and facility is now in operation
- Partnered with City to hold Hiring Event at City Hall
- Event was held 8/24 – 9/11
- Revised job numbers from Amazon is now 3,300 for this facility
- Initial projection was 750-1000 direct jobs created

Hidden Canyon Logistics

- McDonald Property Group is new owner
- Had multiple meetings with interested parties (developers and end users)
- Working to attract targeted industry groups per the EDSP

Commercial property at Oak Valley Parkway / Beaumont Avenue

- Working with landowner and broker to attract key tenants for the center
- Current leads are Farmer Boys, 7-Eleven with gas, drive-thru Starbucks

Commercial property at Oak Valley Parkway / Desert Lawn Drive

- Project submitted with new Gas Station and Drive Thru restaurant

Commercial property at Eighth Street / Highland Springs Avenue

- Small 1.5-acre site
- Current leads are 7-Eleven with gas and quick service restaurant or national tire store

Other Project Leads

Miscellaneous leads for projects that I have worked on in the last 12 months. These range from simple phone calls to complete meetings with developers, architects and engineers.

- Commercial property at Oak Valley Parkway / I-10
- Commercial property at Oak Valley Parkway / Golf Club Drive
- Commercial property at Beaumont Avenue / 1st Street
- Commercial property at Pennsylvania / 6th Street
- Commercial property at Pennsylvania / 1st Street
- Commercial property at 6th Street and Xenia Avenue
- Residential property at 6th Street and Xenia Avenue

Other Items

- Hotel Incentive Package
- City Incentive Package/Policy
- Downtown Parking Ordinance
- Top 10 Commercial Broker meeting program
- Development of Chamber of Commerce partnership
- US EDA – Potrero PH2 Grant
- Food Truck Ordinance review
- Young Professional Networking Program
- Business of the month program with Chamber of Commerce has been created



FINANCE DEPARTMENT

November 2020

SPECIAL PROJECTS

- Tyler software
 - Payroll/HR Module – seeking to secure this to consolidate payroll and HR within the primary City system. If budget amendments are approved by City Council, this will be scheduled for spring 2021.
 - Exploring alternative solution to Business License software needs
 - Tracking Accounts receivable through Tyler
- FEMA grant – application submitted successfully by the City. Costs associated with responding to the Covid-19 emergency are being tracked and documented. The City has submitted several projects and anticipates a couple more submittals before the end of the calendar year
- CARE (COVID Relief Fund) – the City is eligible to receive up to \$635K in Federal Funding through the State. As of November 19, 2020, City has received all of these funds.
 - Business Grant awards are complete and funds have been disbursed.
 - Household assistance applications have been received and are currently being reviewed.
- FY 19-20 Audit – RAMS firm was selected and approved by City Council. Interim fieldwork was completed during the week July 13- 17, 2020. End of year fieldwork is scheduled has been completed and staff have targeted bringing the completed audit report to the Finance Committee and City Council in January 2021.
- 2020-21 Overhead Allocation and Transfers -first quarter transfers have been completed
- New processes and procedures
 - Cal Card application has been approved. Policies and procedures are developed, and cards have been issued to the Wastewater team and to the Police Department as well as Administration. The initial rollout has been a success. Finance is expanding this program and rolling it out to the remaining departments during November and December 2020.
 - Investment policy – has been reviewed and approved by the City Council. A committee is developing an RFP to secure investment advisor services. It is contemplated staff will bring a contract to the City Council for consideration in February 2021.
- Compliance with Developer Agreements
 - KHOV
 - Fee credits for prepaid Sewer Capacity DIF reconciled monthly (overpayment has been identified – refund to developer completed)
 - Park fee credits reconciled monthly
 - All Bond proceeds available to KHOV for 2016-4 have been paid
 - Pardee
 - Park fee credits and prepaid DIF reconciled monthly.
 - IA 8F bonds issued and proceeds sent to Pardee.

- Pardee was billed and has paid prepayment for FY 2021 after DIF and TUMF credits were included in the computations.
 - Pardee requested and was paid the Paygo funds from IA 8F
 - RSI
 - Fee credits for prepaid Road and Bridge DIF completed
- Compliance with TUMF Credit Agreements
 - Pardee
 - Potrero Phase II
 - Pennsylvania Widening
 - Oak Valley Interchange
 - Lassen
 - 4th Street Extension (Grading)
 - Crossroads
 - 4th Street Extension (Paving)
- Processing of CFD Prepayment Requests
 - Program restarted October 2017
 - Process “dark” from 6/1 through 9/30 for tax roll assessment processing
 - Received #18 requests to date (two received in Oct 2020)
 - Received #17 full payoffs to date
 - Total \$279,224.03 for debt service
 - Total \$10,739.38 for future facilities
 - All funds transferred to Trustee for retirement of bonds
 - Bonds retired to date = \$136,000
- Management of Existing Bonds
 - Special District Report for Beaumont Finance Authority Due 01/31/20 – COMPLETED 01-29-20.
 - Next Debt Service Payment Due 09-1-20 - COMPLETED
- Refunding Bond Issuance completed for IA 8C and IA 17B
- Bonds issued for CFD 2019-1
- SCO Filings Due for FY20
 - Streets and Roads due 12/01/20 – this is in progress and will be filed by November 24, 2020.
- AQMD FY19 Filing - COMPLETED AND APPROVED – 04/07/20, Next audit will be for FY21
- File FY 2020-21 City Budget with the County of Riverside – completed
- CFD Assessments Costs (Parks/Maintenance/Administration)
 - Reporting CFD Revenues Generated by IA – Recording in the general ledger as received from the County of Riverside
 - Segregation of funds: #250 Administration, #255 Maintenance, #260 Public Safety, #265 Facilities, #510 Pay-Go, #840 Bond Debt Service, #850 BFA, #855 BPIA
 - Demonstrate Means/Methods for CFD Fund Allocations – Working on best way to identify/capture data:
 - Park Maintenance
 - Parkway Maintenance
 - Public Safety
 - Other

- IA 8F – Bonds issued – net proceeds approx. \$12.3 million sent to Pardee in compliance with settlement agreement and acquisition agreement. The vast majority is a return of DIF and TUMF fees.
- Pardee – pay go reimbursement request filed for Area 2016-2 – request of \$340,726 – Completed
- Pension Liability Analysis and Options – reviewed by CC at the March 3, 2020 meeting – options for pension trust to be discussed in September or October 2020.
- FY 20/21 Budget
 - Budget adopted on June 2, 2020
 - Budget Book has been completed and is posted on the City website

ONGOING WORK

Bank reconciliations (all banks and trustee accounts)

**NOTE: Citibank Operating Account reconciled through 09/30/20
Payroll and Workers Comp Accts reconciled through 9/30/20
All other accounts reconciled through 09/30/20.
All Trustee accounts reconciled through 10/31/20**

Daily cash receipts data transfer into the general ledger

Weekly accounts payable processing

Timely recording of payroll and related entries

Review and reconciliation of all DIF monthly

Review, reporting of MSHCP and TUMF monthly

General ledger review and reclassifications as needed

Review of budget to actual activities

Monthly financial reporting to Finance Committee and City Council

Review and analysis of Project accounting monthly

- Review of project budgets to CIP
- Reconciliation of revenues recorded
- Reconciliation of expenses incurred with Public Works
- Reconciliation with general ledger entries

Development of Policies and Procedures (continuous)

Transparency

- General ledgers are redacted and uploaded
- Wilmington Trust statements are being held due to redaction issues-ONLY available to view over the counter
- Paid vendor invoices are scanned and uploaded to portal within reasonable time frame
- Bank statements and reconciliations uploaded for FY19 and through January 2020
- All Bond fund requisitions are redacted and uploaded

UPCOMING PROJECTS

Grant management processes and coordination (see next section)

Business license program management

Inventory management – revise processes

Travel Policy – needs to be created

Internal Service Fund exploration

Further Automation of Accounts Payable and Accounts Receivable processing
Personnel Management Module (project to implement and further automate processes to manage human resources and payroll) – project to begin in early 2021
A complete review of all financial policies will be undertaken during FY 2021 to determine missing elements and needed updates.

GRANTS

The Community Development Department took on the task of tracking all grants received by the City and coordinated with the Finance Department. A complete listing of existing Grants and projected Grants was provided to the Finance Committee and City Council in June 2020. This listing will be updated and maintained.

INFORMATION TECHNOLOGY



INFORMATION TECHNOLOGY NOVEMBER 2020

Tyler Upgrades – IN PROGRESS

- Go live with online permits is 11/20/20
- Customer service portal for online permits.
- Utility billing online options – completed.
- Testing Open Edge interface for credit card processing.

Firewalls and Switches – IN PROGRESS

- Implementation of switches completed 90%.
- PD segmentation is completed.

Wastewater Plant –IN PROGRESS

- Fortinet Firewall deployed – completed.
- Hach instrumentation installation.
- Surface Pros installed and given to Staff.
- 6 Wireless access points being installed

Tyler Technologies–IN PROGRESS

- Incode 10 migration utility billing - completed.
- New software SYMPRO going online with Incode 10 for Finance – completed.
- Energov upgrade in progress for Community Services Portal Online.

CAD\RMS System for Public Safety (PD)– IN PROGRESS

- DOJ approved CLETS application – completed.
- New CF-33s Toughbook installed – completed.
- AT&T Vesta upgrade and training completed.
- Text2-911 working on router with vendor.
- New Internet line for Riv Co installed – go live end of October.
- Mark 43 set to go live September 30 – completed.

Albert Chatigny Community Center Wifi–IN PROGRESS

- Contract vendor selected.
- Ready to install Wifi, will need to upgrade internet speed - Frontier Comm.

Disaster Recovery–IN PROGRESS

- Discussion and planning of Business continuity and Disaster Recovery options.
- Prepping for backup upgrade – midyear budget adjustment.
- Need internal assessment and a good open discussion about security.

IT Strategic Plan – IN PROGRESS

- Creating an IT strategic plan for City Manager.
- Provide GIS assessment.
- Security status and needs.
- Identify needs for City of Beaumont post Covid-19. Will include in strategy.
- Looking at options to bring a third party for holistic assessment of needs.

Zoom Meetings – IN PROGRESS

- Continue to use due to covid-19 restrictions.

Covid-19 Measures – IN PROGRESS

- Measures have been implemented and are ongoing.

PUBLIC INFORMATION



PUBLIC INFORMATION

November 2020

- Updating Communications Strategic Plan from 2018
 - Including a new section regarding social media polices for departments and staff
- Developing tools to increase subscriptions to City Manager Monthly email
- Updating online content and marketing for return of full-service Transit
- Created Letter's to Santa program
- Social media content
 - COVID
 - SCE power outage/Flex Alerts
 - FOG Thanksgiving
 - Storm Ready
 - EV charge stations
- Storm Ready – Working with PD to notify public regarding risk of flooding from recent fires.
- ID cards for PD – Designing new ID cards with current law enforcement identification information for all sworn personnel.
- Miscellaneous
 - Managing Shop Safe Pledge Program
 - Ideas for inclusion in the monthly City Manager Report are due the last week of each month.
 - Ribbon cutting ceremony for Rangel Park restrooms/snack bar
 - Continuously updating internal applications and forms for branding
- Upcoming Events
 - Citywide Holiday decorating contest

PUBLIC WORKS



PUBLIC WORKS

November 2020

- Pavement Rehabilitation
 - Project Notice of Completion accepted by CC September 1st.
 - Engineering currently in planning stage for FY 20/21 Pavement Management Program.
- Sewer System Master Plan
 - Data request from Consultant has been completed and fulfilled.
 - Mesa Lift station survey is complete, consultant preparing accurate “as-built” record drawings and is at 95% development.
 - City-wide Hydraulic Model initial draft has been reviewed and new development projections are being loaded.
 - Lift Station assessment draft has reviewed and comments provided.
 - Population and development projections are complete.
 - Data collection and assessment of Wastewater System is complete.
 - System wide condition/capacity assessments are complete.
 - Capital Improvement Plan Development is 40% complete.
 - Upon completion, staff will schedule CC item and/or workshop to discuss with Council.
- 2020 Street Maintenance and Rehabilitation Project
 - In coordination with CC item from 09/01 regarding allocation of bond proceeds, staff has prepared a bid package to rehabilitate several City streets, primarily in the downtown area.
 - Bids have been reviewed and Matich appears to be lowest responsive bidder.
 - Construction contract approved by CC at the 10/20 meeting.
 - Contractor mobilizing week of 11/23.
 - Expected duration of construction is anticipated to be 60± days.
- Highland Springs Interchange
 - Cooperative Agreement with the City, RCTC, and Banning for the preparation of a Project Study Report (PSR) for the Highland Springs Interchange Project approved
 - RCTC is the lead in preparing the report with input from both the City of Beaumont and Banning.
 - Funding for the PSR from WRCOG settlement.
 - Project Traffic Forecasting and Operational Analysis (TFOA) has been submitted and comments received from Caltrans being currently addressed. Second submittal is with Caltrans with comments expected by end of week per project update meeting on 09/22.
 - The Preliminary Environmental Analysis Report (PEAR) has commenced. Expected completion is April 2021.
 - Completion of PSR is expected to be June of 2021.

- Potrero Phase 2
 - Staff looking at potential further phasing of interchange ramp construction. Potential modifications include revising proposed 6 ramp interchange (4 on-ramps & 2 off-ramps) to a 4-ramp interchange and delaying additional 2 on-ramps to future date in which traffic volumes warrant construction.
 - Staff also looking at other grant opportunities, potential funding solutions.
 - Trade Corridor Enhancement Program (TCEP) grant application has been submitted. \$33M has been requested and awardment of grant expected to be by end of calendar year.
 - Announcements read on 11/16/20. City was unsuccessful.
 - Staff now back to pushing Caltrans for phased approach.

- Highland Springs Signal Timing
 - Staff working with the City of Banning on an MOU to coordinate signal timing of 6 intersections along Highland Springs to help alleviate congestion.
 - Concurrence has been received, and three-party MOU between Banning, Beaumont, and Caltrans is on the 12/01/2020 agenda.
 - Following three-party MOU will be a maintenance agreement between Beaumont and Banning which is currently undergoing final review from legal.
 - Staff intends to take maintenance agreement to CC 12/15/2020.

- Pennsylvania Avenue Widening
 - Technical studies have been prepared, which now includes completion of Traffic Impact Analysis which needed to comply with Vehicle Miles Traveled (VMT) criteria.
 - Environmental consultant released to prepare CEQA document in June. Expected 4-6 month preparatory duration.
 - Draft environmental document expected in December.
 - Updated packages have been submitted to both UPRR and Cal Trans
 - Comments have been received and responded to.

- Pennsylvania Avenue Railroad Grade Separation ~ No Change
 - Consultant directed to perform cost analysis for Riverside County Flood Control District master plan storm drain improvements as part of project. Staff able to get Flood Control to authorize up to \$5.3M in current budget.
 - Proposed design allows improvements to stay within Pennsylvania Ave., potentially avoiding significant environmental constraints associated with realigning outside City right-of-way. Feasibility is being confirmed.
 - Consultant is working on the 35% plans, specifications, and engineering.
 - Current contract has limited consultants' obligation to 35% design. Staff is searching for additional funding to engage consultant to complete design.

- Pennsylvania Avenue Interchange
 - Staff has had several meetings lately regarding traffic analysis and future compliance with Vehicle Miles Traveled (VMT) guidelines.
 - Caltrans will allow City to be lead agency for environmental clearance which should help facilitate project.

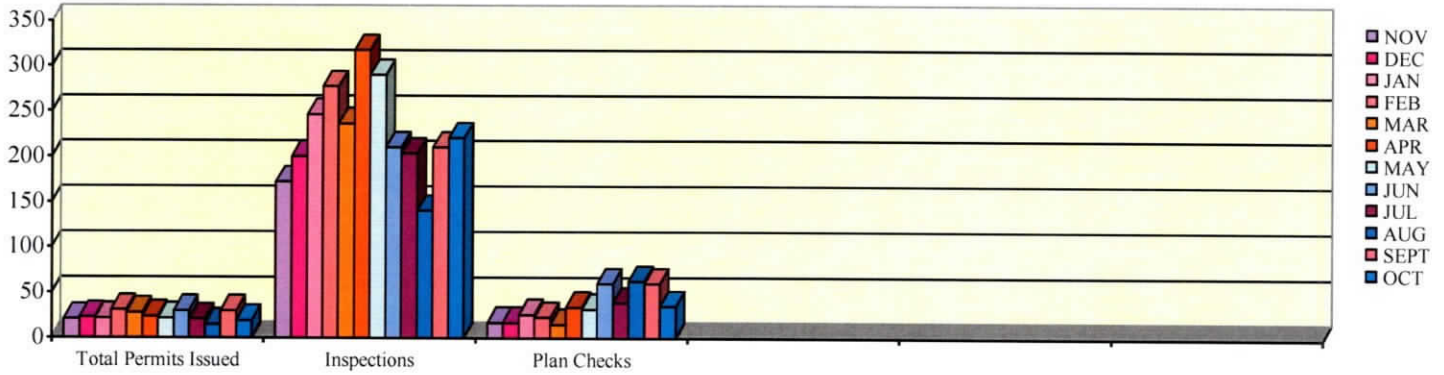
- Staff has been able to obtain Caltrans concurrence regarding project study radius and intersection identification. City will not be required to include projects outside of our jurisdiction. Additionally, the recently completed traffic model runs for our General Plan can be utilized for study horizon year data saving time and cost of additional modeling.
- Traffic Operations Analysis Report (TOAR) being revised to include recent General Plan traffic model runs.
- West Side Fire Station
 - Consultant has submitted for second review of complete design package (Civil, Architectural, and Landscape) which are currently in review and will be returned by 09/30.
 - Several environmental studies and reports are currently underway, including:
 - Habitat Assessment and Constraints Analysis
 - Biological Resources Report
 - Determination of Biologically Equivalent or Superior Preservation (DBESP)
 - Jurisdictional Delineation
 - Staff currently preparing Request for Qualifications (RFQ) in order to pre-qualify prospective bidders. RFQ to be released by the end of November.
- Line 2, Stage 1 Drainage Project
 - Cooperative funding agreement was approved by CC on 09/01 and also approved from Riverside County Board of Supervisors
 - Beaumont staff and Riverside County Flood Control (RCFC) interviewed the top 3 consultants the week of 09/14-09/18
 - RCFC providing memo to clarify design storm water flows to be utilized moving forward. Upon receipt staff will provide to top 3 firms and ask for updated cost proposal in hopes of proceeding with Professional Services Agreement in November.
 - Staff has received clarification from RCFC and intends to bring a Professional Services Agreement to CC for approval 12/15.
- By the Numbers ~ Running 12 month total of permits and inspections
 - Includes the following:
 - Encroachment permits issued.
 - Offsite improvement permits associated with residential developments issued.
 - Offsite improvement permits associated with commercial developments issued.
 - Commercial development inspections.
 - Residential development inspections.
 - Commercial development plan checks.
 - Residential development plan checks.



PUBLIC WORKS

MONTHLY PERMIT INFORMATION

RUNNING 12 MONTHS



	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
Permit Information												
Encroachment - Issued	18	19	19	29	27	24	22	31	19	12	22	14
Residential Improvements	3	1	3	2	0	0	0	2	1	3	4	5
Commercial Improvements	0	3	0	0	1	0	0	1	1	0	4	0
TOTAL	21	23	22	31	28	24	22	34	21	15	30	19
Inspections												
Commercial	62	32	21	60	67	183	106	79	97	53	109	86
Residential	110	168	225	217	169	134	184	106	106	87	101	134
TOTAL	172	200	246	277	236	317	290	185	203	140	210	220
Plan Checks												
Commercial	10	9	6	5	5	10	18	21	12	14	15	10
Residential	7	8	20	18	10	24	14	29	27	49	45	25
TOTAL	17	17	26	23	15	34	32	50	39	63	60	35

FY 20/21
 FY 19/20

This information gathered from monthly reports and inspection records. Permits issued as of October 31, 2020