



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, November 03, 2020

Closed Session: 4:30 PM | Regular Meeting: 5:00 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 - 4:30 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 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**

Adjourn to Regular Session

REGULAR SESSION - 5:00 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 October 20, 2020.

2. Receive and File Notice from the Beaumont Unified School District of the District's Intention to Establish Community Facilities District 2020-1 of the Beaumont Unified School District

Recommended Action:

This item is presented for informational purposes only and City staff recommends that the City Council receive and file the Beaumont Unified School District notice of its intent to establish Community Facilities District 2020-1 of the Beaumont Unified School District.

3. Adoption of a Resolution Authorizing the City Manager to Accept the Offer of Dedication Related to Solera Assignment of Easement and Record a Certificate of Acceptance of an Interest in Real Property with the County of Riverside Recorder

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution Authorizing the City Manager to Accept the Offer of Dedication Related to Solera Assignment of Easement and Record a Certificate of Acceptance of an Interest in Real Property with the County of Riverside Recorder."

ACTION ITEMS

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

4. FY 2021 General Fund and Wastewater Fund Budget Adjustments

Recommended Action:

Approve the proposed adjustments for the FY 2021 General Fund and Wastewater fund budgets.

5. Award of Contract for the Removal and Replacement of Transit Services' Graphics to UpDog Media, LLC in the Amount of \$90,260

Recommended Action:

Approve the award of contract for the removal and replacement of Transit Services' graphics to UpDog Media, LLC in the amount of \$90,260 with the authorization for the City Manager to approve any change orders up to \$9,026, and

Authorize the City Manager to execute the Agreement on behalf of the City.

6. Revision to the City of Beaumont and Riverside Transit Agency Interagency Agreement No. 18-017

Recommended Action:

Approve the proposed revisions to the City of Beaumont and Riverside Transit Agency Interagency Agreement No. 18-017.

7. Amendment to the Short-Range Transit Plan FY 2021 - Table 4

Recommended Action:

Approve a revision to the Short-Range Transit Plan Fiscal Year 2021 – Table 4 and accept the allocation of \$59,290.

PUBLIC HEARING 6:00 PM

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

8. Hold a Public Hearing and Take Testimony on the City of Beaumont General Plan Update, Draft Environmental Impact Report, Finding of Facts and Statement of Overriding Considerations and Zoning Code Amendments

Recommended Action:

Hold a Public Hearing, take testimony and continue the public hearing to the November 17, 2020, Council Meeting.

LEGISLATIVE UPDATES AND DISCUSSION

9. Townsend Legislative Update

COUNCIL REPORTS

- Carroll
- Lara
- Martinez
- Santos
- White

CITY TREASURER REPORT

Finance and Audit Committee Report Out and City Council Direction

CITY CLERK REPORT

CITY ATTORNEY REPORT

CITY MANAGER REPORT

10. Department Project Schedule 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, November 17, 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.

Beaumont City Hall – Online www.BeaumontCa.gov



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, October 20, 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

MINUTES

CLOSED SESSION - 5:00 PM

CALL TO ORDER at 5:03 p.m.

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

Absent: Mayor Pro Tem Lara

Public Comments Regarding Closed Session

1. Conference with Legal Counsel Regarding Potential Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4) (Potential Case Adverse to the State of California Challenging State COVID-19 Restrictions Impacting Local Businesses)

No reportable action.

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

No reportable action.

Adjourn to Regular Session

REGULAR SESSION - 6:00 PM

CALL TO ORDER at 6:20 p.m.

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

Absent: Mayor Pro Tem Lara

Report out from Closed Session: *see above*

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

Action of any requests for Excused Absence: **Mayor Pro Tem Lara**

Pledge of Allegiance

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

Conflict of Interest Disclosure: **None**

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.

***P. Lopez** - Written comment regarding concerns of speeding traffic.*

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. Ratification of Warrants

Recommended Action:

Ratify Warrants dated:

July 2, 2020

July 9, 2020

July 16, 2020

July 30, 2020

2. Approval of Minutes

Recommended Action:

Approve Minutes dated:

October 6, 2020

October 8, 2020

4. Performance Bond Acceptance and Security Agreements for RSI Communities- Heartland, LLC. Tracts 27971-4, 27971-6, 27971-8, 27971-11, and 27971-12 for Street Improvements within the Olivewood Specific Plan Residential Development

Recommended Action:

Accept the following bonds and security agreements:

Accept Performance Bond No. PB03010407102

Accept Performance Bond No. PB03010407116

Accept Performance Bond No. PB03010407117

Accept Performance Bond No. PB03010407119

Accept Performance Bond No. PB03010407120

5. Performance Bond Exoneration for Bond No. 1001053518 and Accept One-Year Maintenance Bond No. PB03010407121

Recommended Action:

Accept Maintenance Bond No. PB03010407121 to replace Performance Bond No. 1001053518.

6. Final Approval of Parcel Map No. 37366 for SDC Fairway Canyon, LLC Located in the Oak Valley & SCPGA Golf Course Specific Plan

Recommended Action:

Approval of Parcel Map No. 37366 as it is in substantial conformance with the approved tentative map.

Motion by Council Member Carroll

Second by Council Member Martinez

To approve Consent Calendar Items 1,2,4,5 and 6.

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

Approved by a 4-0 vote

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

Recommended Action:

Receive and file.

Motion by Council Member White

Second by Mayor Santos

To receive and file.

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

Approved by a 4-0 vote

PUBLIC HEARINGS

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

ACTION ITEMS

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

- 7. Staff Report Regarding the City's Preparation for Rain after the Wildfires

**Motion by Council Member Carroll
Second by Council Member Martinez**

To receive and file.

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

Approved by a 4-0 vote

- 8. Purchase of One 2020 Dodge Charger Police Vehicle from National Auto Fleet Group in an Amount not to Exceed \$34,210.76 and Installation of Emergency Equipment in an Amount of \$10,126.31

**Motion by Council Member White
Second by Council Member Carroll**

To authorize the purchase of one Dodge Charger police vehicle in the amount of \$34,210.76 from National Auto Fleet Group and authorize the purchase of emergency equipment and installation in the amount of \$10,126.31.

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

Approved by a 4-0 vote

- 9. Reject all Bids received on October 2, 2020, Award a Public Works Agreement to Matich Corporation for Construction Services for 2020 Mid-Year Street Enhancement Project (CIP R-05) in an Amount Not to Exceed 2,624,697.70; and Authorize the City Manager to Sign Change Orders up to an Additional \$875,302.30 for a Total Not to Exceed Construction Budget of \$ 3,500,000

**Motion by Council Member Martinez
Second by Council Member White**

To reject all bids received on October 2, 2020, award a Public Works Agreement to Match Corporation for construction services for the 2020 Mid-Year Street Enhancement Project in an amount not to exceed \$2,624,697.70, and authorize the City Manager to sign change orders up to an additional \$875,302.30 for a total not to exceed construction budget of \$3,500,000.

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

Approved by a 4-0 vote

10. Award of Contract to Lisa Wise Consulting for the Sixth Cycle Housing Element Update in an Amount not to Exceed \$209,995

**Motion by Council Member White
Second by Council Member Martinez**

To award a Professional Services Contract with Lisa Wise Consulting for the Sixth Cycle Housing Element Update in an amount not to exceed \$209,995 and authorize the Mayor to execute the agreement on behalf of the City of Beaumont.

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

Approved by a 4-0 vote

11. Approval of Invoice from Riverside County Fire Department for 4th Quarter Fire Services

**Motion by Council Member White
Second by Mayor Santos**

To approve payment of the FY 2020 4th Quarter Fire Services invoice from Riverside County Fire Department in the amount of \$995,832.29.

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

Approved by a 4-0 vote

12. Approval of City Attorney Invoices for the Month of September 2020.

John Pinkney was recused for this item.

**Motion by Council Member White
Second by Council Member Carroll**

To approve invoices in the amount of \$98,766.80.

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

Approved by a 4-0 vote

LEGISLATIVE UPDATES AND DISCUSSION

COUNCIL REPORTS

Carroll - *Participate in a Veteran's Committee Meeting, and RTA meeting*

Martinez - *Will be discussing possible RCA, RCTC merger with Council Member White*

Santos - *Recognized a recent retiree, Cecil Garcia, and attended a League virtual conference.*

White - *No report*

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

Spoke regarding the upcoming election results process and upcoming vacancies on the City's boards, committees and commissions.

CITY ATTORNEY REPORT

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT at 7:35 p.m.



Staff Report

TO: City Council

FROM: Todd Parton, City Manager

DATE: November 3, 2020

SUBJECT: **Receive and File Notice from the Beaumont Unified School District of the District's Intention to Establish Community Facilities District 2020-1 of the Beaumont Unified School District**

Background and Analysis:

Beaumont Unified School District (BUSD) has provided its legally mandated notice to the City of Beaumont regarding its intention to establish Community Facilities District 2020-1 of the Beaumont Unified School District (CFD). Attached to this staff report is a copy of the notice and BUSD's resolution declaring its intention.

This proposed CFD applies to the Olivewood residential project located on the west side of Potrero Road, between San Timoteo Road and SR-60. It is restricted to educational facilities and is completely independent of the City of Beaumont. Pursuant to the attached Rate and Method of Apportionment (RMA) special taxes for FY2020-21 will range from \$852.09 to \$1,226.63 per unit, based on square footage of the single-family unit constructed. These special taxes may be increased annually by 2%.

BUSD's CFD will be in addition to the City of Beaumont CFD 2018-1 which was established by the City Council for public safety purposes only. CFD 2018-1 has an annual special tax assessment of \$485 per parcel for FY2020-21. The City's special tax assessment implemented through CFD 2018-1 is subject to an annual escalator of the greater of 5% or CPI. Beaumont did not establish a facilities CFD and related special tax assessment for Olivewood.

Notice has been provided pursuant to Government Code Section 53315.6 which requires that BUSD provide it to the City Council. This is an autonomous act solely within the authority of the BUSD Board and the City of Beaumont has no right of consideration/authority regarding the establishment of this CFD.

Fiscal Impact:

City estimates that preparation of this report cost approximately \$215.

Recommended Action:

This item is presented for informational purposes only and City staff recommends that the City Council receive and file the Beaumont Unified School District notice of its intent to establish Community Facilities District 2020-1 of the Beaumont Unified School District.

Attachments:

- A. Notice from the Beaumont Unified School District of Its Intent to Establish Community Facilities District 2020-1 of the Beaumont Unified School District – October 16, 2020



Fagen Friedman & Fulfroft LLP

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Carlsbad, CA 92008
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www.f3law.com

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Direct Dial: (760) 304-6025
kowens@f3law.com

October 16, 2020

Via U.S. Mail and Email
nicolew@beaumontca.gov

Nicole Wheelwright
Deputy City Clerk
City of Beaumont
Administrative Services
550 E. 6th Street
Beaumont, CA 92223

Re: Community Facilities District No. 2020-1 of the Beaumont Unified School District

Dear Ms. Wheelwright:

We represent the Beaumont Unified School District in the above referenced matter. Pursuant to Government Code section 53315.6, we attach a resolution of the Board of Trustees of the Beaumont Unified School District (the "Board") entitled "Resolution of Intention of the Beaumont Unified School District to Establish Community Facilities District No. 2020-1 Improvement Area Nos. 1 and 2 of the Beaumont Unified School District and to Authorize the Levy of Special Taxes Therein," which states the Board's intention to form Community Facilities District No. 2020-1 of the Beaumont Unified School District and the two improvement areas therein. The Community Facilities District is expected to finance school facilities as described in the attached resolution.

Please contact us with any questions.

Sincerely,

FAGEN FRIEDMAN & FULFROST, LLP

Kelley A. Owens

Encl: Resolution of Intention



AGENDA ITEM

Meeting Date: 9/15/2020 - 6:30 PM

Category: Special, Legal, and Discussion Items

Type: Action

Subject: 9.7 Adopt Resolution 2020-21-07, Resolution of Intention of the Beaumont Unified School District to Establish Community Facilities District No. 2020-1 Improvement Area Nos. 1 and 2 of the Beaumont Unified School District and to Authorize the Levy of Special Taxes Therein.

Strategic Plan Reference: Organizational Core Value #1: We believe student success is the primary focus of all our efforts.

Priorities: Communication #1: Seek, support, and encourage open and honest communication.

Attachment Supporting Materials: Resolution 2020-21-07

File Attachment:

 Resolution 2020-21-07.pdf

Summary: The Board of Trustees ("Board") intends to form Community Facilities District No. 2020-1 of the Beaumont Unified School District ("CFD No. 2020-1"), in accordance with the Mello-Roos Community Facilities Act of 1982, California Government Code sections 53311 et seq. ("Mello-Roos Act"). The CFD shall have two designated improvement areas ("Improvement Areas") encompassing portions of the Olivewood Development in Beaumont, California. See attached narrative for further details.

As background, in 2018, the owners of the property ("Property") within the Olivewood Development, RSI Communities-California, LLC ("RSI") and Project Royal, LP ("Project Royal", and collectively, the "Developers"), provided the District with a written petition requesting Property be included in a community facilities district in order to fund school facilities for the District and related fees. After following the procedures set forth in the Mello-Roos Act, the District formed CFD No. 2018-1 and Improvement Areas Nos. 1, 2, and 3 therein. Project Royal has since transferred all its interest in the Property to RSI, as sole owner of the Property. To date, no bonds have been issued by the District with respect to CFD No. 2018-1, Improvement Area No. 2 ("IA-2") or Improvement Area No. 3 ("IA-3"). RSI has now requested that the District initiate change proceedings ("Change Proceedings") in order to establish a new community facilities district, CFD No. 2020, Improvement Areas Nos. 1 and 2, over the portion of the Property now within IA-2 and IA-3.

Resolution No. 2020-21-08 initiates the formation of CFD No. 2020-1, establishes the two Improvement Areas within CFD No. 2020-1, authorizes the levy of special taxes ("Special Taxes") within each Improvement Area, and amends the Rate and Method of Apportionment ("RMA") of special taxes and indebtedness of special taxes for IA-2 and IA-3 of CFD No. 2018-1 to provide that the formation and authorization of CFD No. 2020-1 prepay the special taxes of IA-2 and IA-3 of CFD No. 2018-1 such that the lien of such special taxes shall be canceled and extinguished. Resolution No. 2020-21-08 further provides a description of the proposed boundaries of CFD No. 2020-1 and the Improvement Areas, details the school facilities to be provided through CFD No. 2020-1 ("School Facilities"), and approves the then-proposed RMA of the Special

Taxes to be levied within CFD No. 2020-1 for each Improvement Area in order to pay for the School Facilities and other costs. Resolution No. 2020-21-08 also sets a Public Hearing date of October 27, 2020, at which time the Board will receive public comment and make a final determination whether to move forward with the formation of the CFD.

Fiscal Impact/Source:

CFD No. 2020-1 will be a separate legal entity from the District so no costs or debt would be incurred by the District. The CFD will provide the District with additional school facilities funding to help address and mitigate the facilities needs generated by the Olivewood Development. CFD No. 2020-1 will generate funds for District school facilities projects and other costs by levying Special Taxes within each Improvement Area and issuing Bonds for each Improvement Area.

Recommendation

The administration recommends the Board of Trustees of the Beaumont Unified School District adopt Resolution 2020-21-07, Resolution of Intention of the Beaumont Unified School District to Establish Community Facilities District No. 2020-1 Improvement Area Nos. 1 and 2 of the Beaumont Unified School District and to Authorize the Levy of Special Taxes Therein.

Approvals:

Recommended By:

Signed By:  *Electronically Signed By*
Desiree Otsuka - Administrative Assistant

Signed By:  *Electronically Signed By*
Lisa Hendrix - Facilities Coordinator

Signed By:  *Electronically Signed By*
Penni Harbauer - Assistant Superintendent

Signed By: 
Maureen Latham - Superintendent

Vote Results:

Original Motion

Member **Steven Hovey** Moved, Member **Janelle Poulter** seconded to approve the **Original** motion 'The administration recommends the Board of Trustees of the Beaumont Unified School District adopt Resolution 2020-21-07, Resolution of Intention of the Beaumont Unified School District to Establish Community Facilities District No. 2020-1 Improvement Area Nos. 1 and 2 of the Beaumont Unified School District and to Authorize the Levy of Special Taxes Therein.'. The vote was: Aye: **5** Nay: **0**. The motion **Carried 5 - 0**

- Janelle Poulter Yes
- Susie Lara Yes
- David Sanchez Yes
- Steven Hovey Yes
- Brian Sylva Yes

RESOLUTION NO. 2020-21-07

**RESOLUTION OF INTENTION OF THE BOARD OF TRUSTEES
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2020-1
IMPROVEMENT AREAS NOS. 1 AND 2 OF THE BEAUMONT UNIFIED SCHOOL
DISTRICT AND TO AUTHORIZE THE LEVY OF A SPECIAL TAXES THEREIN**

WHEREAS, the Beaumont Unified School District (“School District”) is a public school district organized and operating pursuant to California law; and

WHEREAS, the Board of Trustees (“Board”) of the School District has previously adopted its Goals and Policies for Community Facilities Districts (“CFD Financing Policy”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (“Act”); and

WHEREAS, on July 24, 2018, the Board adopted Resolution No. 2018-19-02 stating its intention to form Community Facilities District No. 2018-1 of the Beaumont Unified School District (“District”) and Improvement Areas Nos. 1, 2 and 3 therein, pursuant to the Act; and

WHEREAS, on September 11, 2018, after a properly noticed public hearing and in compliance with requirements under the Act, the Board adopted Resolution Nos. 2018-19-13 (the “Resolution of Formation”) and 2018-19-14 (the “Resolution to Incur Bonded Indebtedness”) which formed CFD No. 2018-1, and the Improvement Areas Nos. 1, 2, and 3 therein; and

WHEREAS, pursuant to Resolution No. 2018-19-15, adopted on September 11, 2018, the Board, acting as the legislative body of the District, declared the results of the special elections and directed the recording of a Notice of Special Tax Lien for each Improvement Area in CFD No. 2018-1; and

WHEREAS, no bonds have been issued by the District with respect to CFD No. 2018-1, Improvement Area No. 2 (“IA-2”) or Improvement Area No. 3 (“IA-3”); and

WHEREAS, the developer, RSI COMMUNITIES CALIFORNIA, LLC, a Delaware limited liability company (“Developer”) has requested that the School District initiate proceedings (the “Change Proceedings”) to (i) establish a new community facilities district (“CFD No. 2020-1”) over the portion of the Property now within IA-2 and IA-3 of CFD No. 2018-1, (ii) designate two new improvement areas of CFD No. 2020-1 to be referred to herein as “CFD No. 2020-1, Improvement Area No. 1” and “CFD No. 2020-1, Improvement Area No. 2.” (iii) authorize special taxes and indebtedness of CFD No. 2020-1, Improvement Area No. 1 and CFD No. 2020-1, Improvement Area No. 2, and (iv) amend the rate and method of apportionment of special taxes for IA-2 and IA-3 of CFD No. 2018-1 to provide that the formation and authorization of CFD No. 2020-1, Improvement Area No. 1 and CFD No. 2020-1, Improvement Area No. 2 shall effect a prepayment of the special taxes of IA-2 and IA-3 of CFD No. 2018-1 such that the lien of such special taxes shall be canceled and extinguished; and

WHEREAS, as a result of the Change Proceedings, Tract 27971-7, which is currently within IA-2 of CFD No. 2018-1 would be included in CFD No. 2020-1, Improvement Area No. 2;

all other lots currently within IA-2 of CFD No. 2018-1 would be included in CFD No. 2020-1, Improvement Area No. 1 and all lots currently within IA-3 of CFD No. 2018-1 would be included in CFD No. 2020-1, Improvement Area No. 2; and

WHEREAS, the Board, prior to formation of CFD No. 2020-1, proposes to enter into an "Amended School Facilities Mitigation Agreement ("Amended Agreement") with Developer; and

WHEREAS, subject to the provisions therein, the Amended Agreement provides for the formation by the School District of CFD No. 2020-1 for Improvement Area No. 1 and Improvement Area No. 2 in accordance with the Act; and

WHEREAS, the Board intends to institute proceedings pursuant to this "Resolution of Intention" for the establishment of CFD No. 2020-1 pursuant to the Act to provide funds in an amount presently estimated to finance the acquisition or construction of School Facilities for the School District, which are further described on Exhibit A to this Resolution; and

WHEREAS, the financing and funding of the aforementioned School Facilities described in Exhibit A hereto, including, but not limited to, costs of acquisition, construction, expansion, relocation, rehabilitation, leasing/purchasing, and financing of School Facilities including furnishings and equipment (including, to the extent permitted by law, vehicles, technology equipment, and infrastructure), and the required sites therefor and appurtenances thereto, including, but not by way of limitation, the planning and design work related thereto, as well as property, easements, and rights of way, the cost of leasing or purchasing completed facilities, as may be further identified in the Community Facilities District Report (described in Section 11, below) to be filed as provided by applicable law with the Clerk of the School District; and

WHEREAS, the cost(s) of financing the School Facilities shall include the payment of principal of and interest on bonds, or other securities, in one or more series or issuances ("Bonds"), to finance the School Facilities, or direct costs, and/or other periodic costs, including, but not limited to, costs of administering CFD No. 2020-1, the levy of taxes, commencing in fiscal year 2020-2021, and administration of the Bonds or other debt or securities, the establishment and replenishment of reserve funds, and any other necessary costs relating to the School Facilities; and

WHEREAS, the School District now intends to form CFD No. 2020-1 and Improvement Area No. 1 and Improvement Area No. 2 therein, and to seek to authorize special taxes of CFD No. 2020-1, commencing in fiscal year 2020-2021, as further described herein; and

WHEREAS, it is the intention of the School District to plan, design, construct, lease, acquire or finance the construction, modification, relocation, modernization, rehabilitation, upgrading, expansion or acquisition of the School Facilities, or any combination thereof, for CFD No. 2020-1 through the formation of CFD No. 2020-1, subject to the authorization of Bonds and the levy of a special tax to pay for planning, construction, acquisition or installment purchase payments, lease or other payments including principal of and interest on Bonds to be approved at an election to be held within the boundaries of CFD No. 2020-1.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE BEAUMONT UNIFIED SCHOOL DISTRICT AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. CFD No. 2020-1 is proposed to be established under the provisions and requirements of the Act and the CFD Financing Policy of the School District. The School District has arranged for the preparation of boundary maps of proposed CFD No. 2020-1 (“Boundary Maps”). The proposed boundaries of the territory for Improvement Areas Nos. 1 and 2, proposed for inclusion in CFD No. 2020-1 are as depicted on Exhibit B-1 for Improvement Area No. 1 and Exhibit B-2 for Improvement Area No. 2, attached hereto and incorporated herein by this reference. Based on the information available, the Board determines that the proposed boundaries of CFD No. 2020-1 include the entirety of any Assessor’s parcel which will be subject to the special taxes of CFD No. 2020-1. The Boundary Maps shall remain on file in the office of the School District and shall be available for public inspection at least fifteen (15) days prior to the public hearing described in Section 9 hereof. The Clerk of the Board, or the Clerk’s designee, is directed to record, or caused be to recorded, the Boundary Maps with the County Assessor-County Clerk-Recorder’s office for the County of Riverside not later than fifteen (15) days prior to the public hearing referenced in Section 9 hereof. The approval and recording of such Boundary Maps will be the subject of a separate action by this Board.

Section 3. The full name of the proposed CFD No. 2020-1 shall be: “**Community Facilities District No. 2020-1 of the Beaumont Unified School District.**” Pursuant to Government Code Section 53350, CFD No. 2020-1 shall consist of two improvement areas (collectively, “Improvement Areas”): Improvement Area No. 1 and Improvement Area No. 2. Accordingly, the full name of each Improvement Area shall be as follows: (i) “**Community Facilities District No. 2020-1 Improvement Area No. 1 of the Beaumont Unified School District,**” and (ii) “**Community Facilities District No. 2020-1 Improvement Area No. 2 of the Beaumont Unified School District.**” All proceedings for purposes of a bond election and for the purpose of levying special taxes shall apply only to the Improvement Area for those specified facilities.

Section 4. The Board finds that public convenience and necessity requires the School Facilities proposed to be acquired, constructed, and/or financed (as further described herein) by and through proposed CFD No. 2020-1.

Section 5. The School Facilities to be planned, acquired, constructed, leased, or financed are School Facilities as provided for in the Act, described in Exhibit A hereto, and the Board determines that the School Facilities are necessary to meet increased demand placed on the School District as a result of development, including development which will occur in the future, within CFD No. 2020-1. The Board hereby finds and determines that the public interest will not be served by allowing the property owners in CFD No. 2020-1 to enter into a contract pursuant to Government Code Section 53329.5(a). Notwithstanding the foregoing, the Board, on behalf of CFD No. 2020-1, may enter into one or more contracts directly with any of the property owners with respect to the construction and/or acquisition of any portion of the School Facilities in accordance with applicable law.

Section 6. For all funds needed to accomplish the herein described purposes and actions, it is the intention of the School District to levy annually, commencing in fiscal year 2020-2021, in

accordance with the procedures contained in the Act, a special tax secured by recordation of a lien against all real property in CFD No. 2020-1 not exempted from the special taxes of CFD No. 2020-1, which lien will be a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with applicable law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Act. The special tax shall be levied in CFD No. 2020-1, Improvement Area No. 1 and Improvement Area No. 2, commencing in 2020-2021 and each year thereafter in the amounts specified in Exhibits C-1 and C-2 to this Resolution of Intention ("Rate and Method of Apportionment") for planning, construction, acquisition, relocation, and rehabilitation of the School Facilities described in Exhibit A hereto, which may include, not by way of limitation, the principal of and interest on the Bonds proposed to be issued to finance the School Facilities and other periodic costs; any payments for the School Facilities or lease payments; the establishment and replenishment of reserve funds, including reserves for modernization and rehabilitation of School Facilities constructed with special tax revenues; the expenses incurred for administering, levying, and collecting the special tax and Bonds, or each series thereof, legal, fiscal, and financial consultant fees; discount fees; capitalized interest on the Bonds for a period not to exceed twenty-four (24) months; election costs; fees for bond counsel, other legal counsel, and printing costs. The Board also reserves the right to establish a fund, and use special tax revenues, pursuant to Section 53314.5 of the Act.

As herein provided, CFD No. 2020-1 may also, in lieu of issuing the Bonds, issue or execute and deliver other securities, including, but not limited to, lease revenue bonds or certificates of participation, which may involve a lease-purchase financing arrangement for property and/or facilities with a nonprofit public benefit corporation and may involve or include a pledge of the special taxes levied and collected within CFD No. 2020-1 to pay principal, interest and/or the redemption or prepayment price(s) on such securities or obligation(s).

Section 7. The Rate and Method of Apportionment and the manner of collection of the special tax for CFD No. 2020-1, Improvement Area No. 1 and Improvement Area No. 2, are described in detail in Exhibits C-1 and C-2, respectively, attached hereto, and made a part hereof by this reference. The special tax takes into consideration the cost of making the School Facilities available. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act.

Special taxes shall not be levied and collected with respect to any parcel that is exempt from special taxes pursuant to the applicable Rate and Method of Apportionment or for which the special tax obligation has been fully prepaid and a notice of cancellation of special taxes has been recorded.

Any special taxes collected pursuant to the authorization of the qualified electors shall be collected annually on all assessors' parcels of Taxable Property (as defined in the Rate and Method of Apportionment), commencing in fiscal year 2020-2021 and continuing until the date provided for in the applicable Rate and Method of Apportionment.

Under no circumstances will the special tax levied in any fiscal year as against any parcel used for private residential purposes (as defined in Government Code Section 53321(d)) within

CFD No. 2020-1 be increased by more than ten percent (10%) as a consequence of delinquency or default by the owner(s) of any other parcel or parcels within CFD No. 2020-1. The foregoing limitation shall only apply to the extent set out in Government Code Section 53321.

Section 8. It is the intention of the Board that owners of parcels within CFD No. 2020-1 may prepay the designated special tax obligation to CFD No. 2020-1 for such parcel(s) by those method(s) set forth in the applicable Rate and Method of Apportionment.

Section 9. Notice is given that a public hearing (“Hearing”) on the establishment of CFD No. 2020-1, the proposed Rate and Method of Apportionment for Improvement Area No. 1 and Improvement Area No. 2, and all other matters set forth in this Resolution of Intention, shall be held on October 27, 2020, at 6:30 p.m., or as soon thereafter as practicable at the Beaumont Unified School District’s Educational Support Facility Board Room located at 350 W. Brookside Avenue, Beaumont, California 92223.

Section 10. At the time and place set forth above for the Hearing, the School District shall receive testimony as to whether proposed CFD No. 2020-1 shall be established and as to the Rate and Method of Apportionment for Improvement Area No. 1 and Improvement Area No. 2. Any interested person, including taxpayers, property owners, and registered voters within the boundaries of proposed CFD No. 2020-1, may appear and be heard at the Hearing. The testimony of all such interested persons for or against the establishment of CFD No. 2020-1, the extent of CFD No. 2020-1, or the furnishing of the School Facilities, will be heard and considered.

Section 11. The Special Tax Consultant of the School District, Special District Financing & Administration (“SDFA”), and staff of the School District, as appropriate, are hereby directed to study proposed CFD No. 2020-1 and, at or before the time of the Hearing, file a report with the School District containing a description of the School Facilities which will, in their opinion, be required to adequately meet the herein described needs of proposed CFD No. 2020-1 and an estimate of the cost of providing the School Facilities (“Community Facilities District Report”). SDFA and staff members of the School District are directed to estimate the fair and reasonable cost of the study of, planning, purchase, construction, leasing, or financing of the School Facilities including the cost of planning and designing the School Facilities, and all costs associated with the formation of CFD No. 2020-1, issuance of the Bonds, as well as administration and collection of the special taxes, and costs otherwise incurred to carry out the authorized purposes of CFD No. 2020-1. The Board directs that the Community Facilities District Report shall be provided to the Board for consideration at the Hearing scheduled for October 27, 2020, and at that time copies of such report shall be available for public review.

Section 12.

(a) Developer has advanced funds and the School District is authorized to use such funds for any authorized purpose or paying for any cost incurred by the School District in creating CFD No. 2020-1, as further set forth in the Amended Agreement.

(b) Developer may be repaid all such funds advanced from the proceeds of the special taxes or Bonds of proposed CFD No. 2020-1, as further set forth in the Amended Agreement.

Section 13. At the Hearing, protests against the proposals described in this Resolution of Intention may be made orally by any interested person. Any protests pertaining to the regularity or sufficiency of the Hearing shall be in writing and shall clearly set forth the irregularities and/or defects to which the objection is made. All written protests not personally presented by the author of that protest at the Hearing shall be filed with the Clerk of the Board at or before the time fixed for the Hearing. Written protests may be withdrawn in writing at any time before the conclusion of the Hearing. The Hearing may be continued from time to time not to exceed a period of six months as provided in Government Code Section 53325. If, after completion of the Hearing, the Board determines that written protests against the establishment of CFD No. 2020-1 have been filed by fifty percent (50%) or more of the registered voters, or six registered voters, whichever is greater, residing within the boundaries of CFD No. 2020-1, or owners of one-half or more of the area of land proposed to be included within CFD No. 2020-1 and not exempt from the special tax, no further proceedings to establish CFD No. 2020-1 or authorize the specified special tax shall be taken for a period of one year from the date of such funding by the Board. If said majority protest is limited to certain School Facilities or a specified special tax, those School Facilities or the specified special tax shall be eliminated from the resolution of formation by the Board.

Section 14. The Clerk of the Board is hereby directed to have a notice ("Notice") of the Hearing published pursuant to Government Code Section 6061 in a newspaper of general circulation published in the area of proposed CFD No. 2020-1. Such Notice shall contain a summary of this Resolution of Intention, state the time and place of the Hearing, contain a statement that the testimony of all interested persons or taxpayers shall be heard, have a description of the protest rights of the registered voters and landowners in proposed CFD No. 2020-1, and contain a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing. Additionally, the Clerk is hereby directed to file, or arrange to be filed, a copy of this Resolution of Intention in accordance with the provisions of Government Code Section 53315.6.

Section 15.

(a) If, following the Hearing, and subject to the provisions of Section 13. above, the Board determines to establish CFD No. 2020-1, the Board shall then submit the levy of the special taxes in an election ("Election") to the qualified electors of CFD No. 2020-1 pursuant to requirements contained in the Act and the applicable provisions of the Elections Code. If at least twelve (12) persons, who need not necessarily be the same twelve (12) persons, have been registered to vote within CFD No. 2020-1 for each of the ninety (90) days preceding the close of the Hearing, the vote shall be by registered voters of CFD No. 2020-1 with each voter having one vote. If there are twelve (12) or less persons registered to vote for each of the ninety (90) days preceding the close of the Hearing, pursuant to Section 53326 of the Act, the vote shall be by the landowners of CFD No. 2020-1, with each landowner having one vote for each acre of land that he or she owns within CFD No. 2020-1 not exempt from the special tax.

(b) The election shall be conducted at least ninety (90) days, but not more than one-hundred eighty (180) days, following the adoption of the Resolution of Formation adopted pursuant to Section 53325.1 of the Act. Notwithstanding the foregoing, the election may be conducted less than ninety (90) days after the adoption of the Resolution of Formation with the unanimous con-sent of the qualified electors pursuant to Section 53326(a) of the Act. If the election

is to be held less than one-hundred twenty-five (125) days following the close of the Hearing, the concurrence of the election official for CFD No. 2020-1, conducting the Election, shall be required.

(c) The School District staff and consultants are directed to request that the Riverside County Registrar of Voters office review of the area within proposed CFD No. 2020-1 and determine the number of registered voters, if any, within proposed CFD No. 2020-1. The results of such review shall be provided to this Board at or prior to the adoption of the Resolution of Formation.

(d) Based upon information furnished to the School District, it is anticipated that there will be no registered voters within proposed CFD No. 2020-1 and that the Election will be by land-owners vote. Contingent upon the timely completion of the above-referenced events and requirements, the Board shall call and hold the Election at the date and time of the Hearing. Also contingent on such actions and findings, this Board hereby states it intends to appoint the School District's Chief Business Official, or such School District officer or employee as the Board or School District Superintendent shall hereafter designate in writing, to serve as the election official ("Election Official") for the Election pursuant to Government Code Section 53327(b).

(e) Pursuant to Government Code Section 53326(d) the Board may determine to distribute the ballots for such Election by mail, or may allow such ballots to be distributed by hand.

(f) Subject to the foregoing, the Board shall provide for additional provisions and voter qualifications for the call and conduct of the Election, as the Board shall determine and direct in the Resolution of Formation.

Section 16. The CFD Financing Policy of the School District is incorporated herein by this reference. The CFD Financing Policy is hereby made applicable to all proceedings for the formation of CFD No. 2020-1, the authorization of special taxes, the authorization to incur bonded indebtedness and all other matters relating to CFD No. 2020-1 unless expressly waived by action of this Board. Pursuant to the provisions of the Act, this action shall constitute the adoption of a community facilities district financing policy for CFD No. 2020-1.

Section 17. The Board hereby determines that the formation of CFD No. 2020-1, including Improvement Area No. 1 and Improvement Area No. 2 therein, and related Election and procedural actions, will not have an effect on the environment and that such actions are correspondingly exempt from the requirements of the California Environmental Quality Act ("CEQA"). The Clerk of the School District is directed to, or arrange to, complete, execute, file and post a Notice of Exemption in such regard pursuant to the provisions and requirements of CEQA.

Section 18. No error, irregularity, informality, and no neglect or omission of any officer, in any procedure taken under this chapter, which does not directly affect the jurisdiction of the legislative body to order the installation of the facility or the provision of service, shall void or invalidate such proceeding or any levy for the costs of such facility or service. If any term, provision, finding, condition or directive of this Resolution of Intention, and the other proceedings for the formation of CFD No. 2020-1, the authorization of the special tax, the authorization of the Bonds and related matters thereto shall, to any extent, be held invalid or unenforceable, the

remainder of the proceedings, or the application of such term, provision, finding, condition or directive other than those to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each such term, provision, finding, condition or directive shall be valid and enforceable to the fullest extent provided by law. If this Resolution of Intention, or the proceedings relative to CFD No. 2020-1, are held invalid or unenforceable as against any particular piece or parcel of property within CFD No. 2020-1, the remainder of the proceedings, or the application of any term, provision, finding, condition or directive applicable to other parcels of properties as against which such holding is not applicable, shall continue to be valid and enforceable to the fullest extent provided by law.

Section 19. The Assistant Superintendent of Business Services of the School District, or her designee(s), and other officers of the School District, are authorized to take any and all actions necessary to implement the orders and directives of this Resolution of Intention to proceed with the establishment of proposed CFD No. 2020-1, and the authorization of special taxes of CFD No. 2020-1, within the time periods specified by the Act.

[CONTINUED ON FOLLOWING PAGE.]

Section 20. This Resolution of Intention shall take effect upon adoption.

APPROVED, ADOPTED, AND SIGNED on this 15th day of September, 2020.

**BOARD OF TRUSTEES OF BEAUMONT
UNIFIED SCHOOL DISTRICT**

By: Susie Lara
Susie Lara,
President of the Board of Trustees
Beaumont Unified School District

ATTEST:

Steven Hovey
Steven Hovey,
Clerk of the Board of Trustees
Beaumont Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Steven Hovey, Clerk of the Board of Trustees of the Beaumont Unified School District, do hereby certify that the foregoing Resolution was duly and regularly adopted by the Board of said District at a regular meeting thereof held on the 15th day of September, 2020, and that it was so adopted by the following vote.:

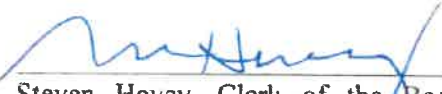
AYES: 5
NOES: 0
ABSTAIN: 0
ABSENT: 0

By: Steven Hovey
Steven Hovey,
Clerk of the Board of Trustees
Beaumont Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Steven Hovey, Clerk of the Board of Trustees of the Beaumont Unified School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2020-21-07 of said Board, and that the same has not been rescinded, amended or repealed.

Dated this 15th day of September, 2020

By: 
Steven Hovey, Clerk of the Board of
Beaumont Unified School District

SIU-117 4738531.2

EXHIBIT A
DESCRIPTION OF FACILITIES

The types of facilities (“School Facilities”) proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2020-1 of the Beaumont Unified School District (“CFD No. 2020-1”) under the Mello Roos Community Facilities Act of 1982 (“Act”) are, as follows:

“School Facilities” includes, but not by way of limitation, Beaumont Unified School District (“District”) facilities consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, administration and auxiliary space at District facilities as reasonably determined from time to time by the District to be necessary to accommodate the student population to be generated as a result of development, including the property within CFD No. 2020-1, during the term of the Special Taxes as follows:

(a) TK-12 school sites and facilities, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such District facilities.

(b) Modernization, rehabilitation, relocation and expansion of existing District facilities and related infrastructure.

(c) Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.

(d) Furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such District facilities.

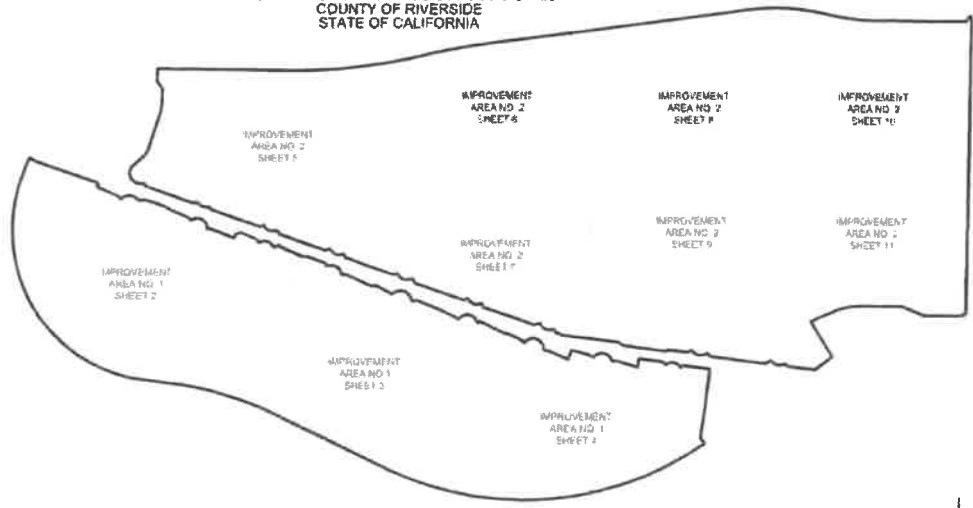
(e) The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of District facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any “debt,” as defined in Government Code Section 53317(d), the costs to issue and sell any such debt (including, without limitation, underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond trustee or fiscal agent, bond and official statement printing, and administrative expenses of the District and/or CFD No. 2020-1), and all other incidental expenses

The School Facilities listed in this Exhibit A are representative of the types of improvements to be furnished by the CFD. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of District. Addition, deletion or modification of descriptions of School Facilities may be made consistent with the requirements of the Governing Board of District, the CFD and the Act.

EXHIBIT B-1
**BOUNDARY MAP OF PROPOSED
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(IMPROVEMENT AREA NO. 1)**

Attached

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1 OF THE BEAUMONT UNIFIED SCHOOL DISTRICT COUNTY OF RIVERSIDE STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF TRUSTEES OF THE BEAUMONT UNIFIED SCHOOL DISTRICT THIS _____ DAY OF _____ 2020.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2020-1, RIVERSIDE COUNTY, STATE OF CALIFORNIA WAS APPROVED BY THE BOARD OF TRUSTEES OF THE BEAUMONT UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ 2020 BY ITS RESOLUTION NO. _____

FILED THIS _____ DAY OF _____ 2020 AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ AND AS INSTRUMENT NO. _____ IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

NOTE: FOR PARTIAL LINES OR LINES AND DIMENSIONS OF ASSESSED PARCELS, REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S PARCEL MAPS.

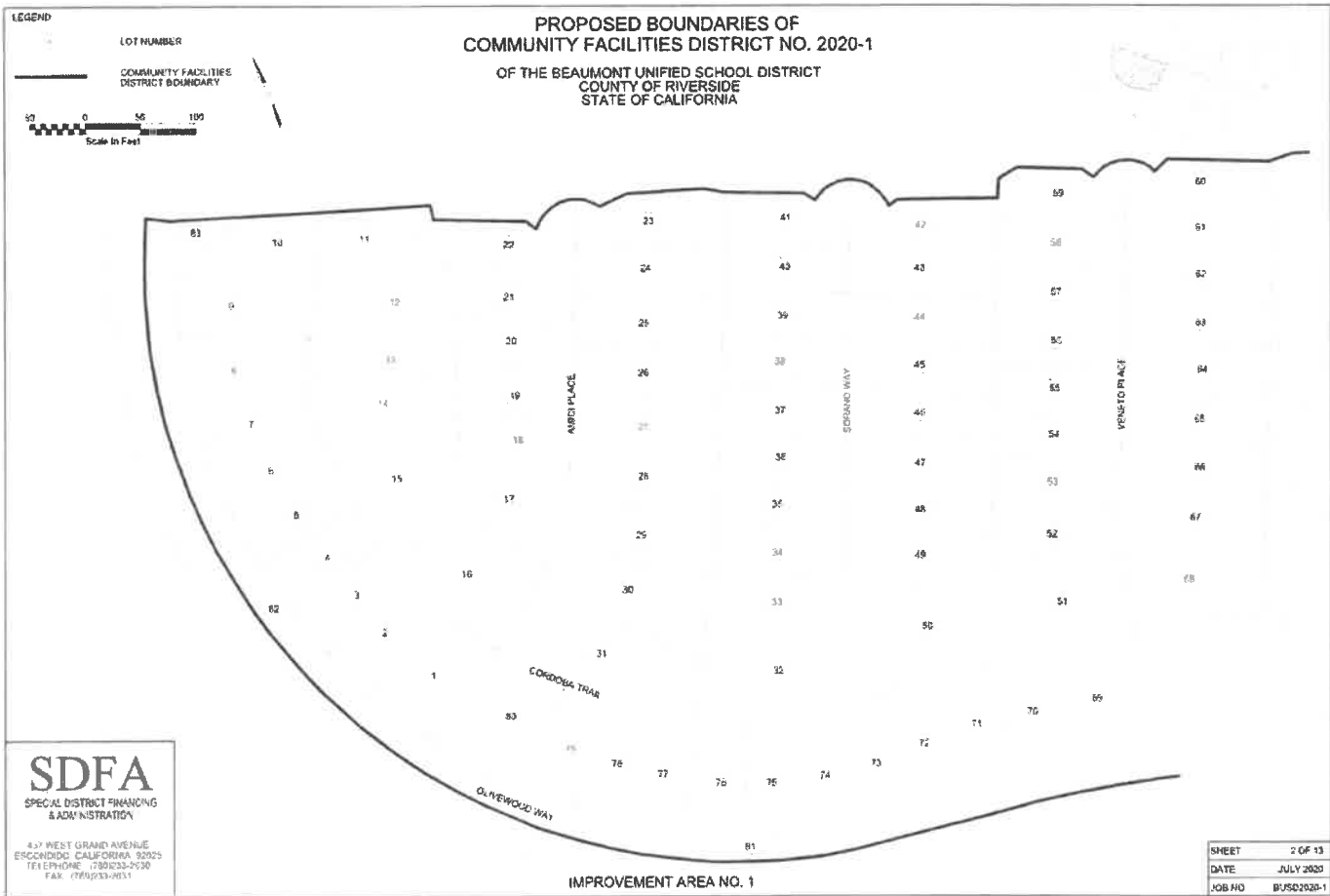
SDFA
SPECIAL DISTRICT FINANCING
ADMINISTRATION
401 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: 760-933-9000
FAX: 760-933-2931

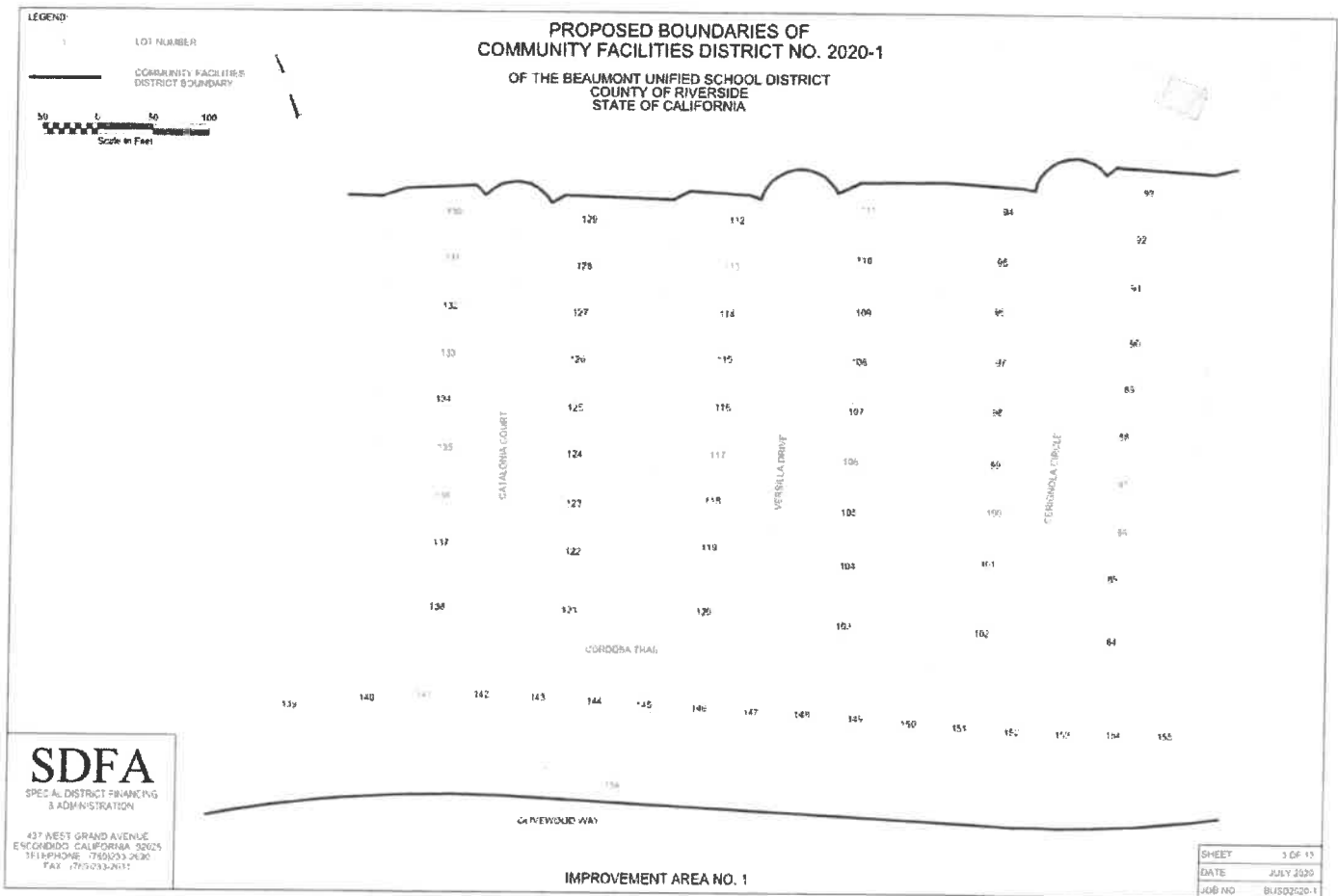
CLERK OF THE BOARD OF TRUSTEES
BEAUMONT UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

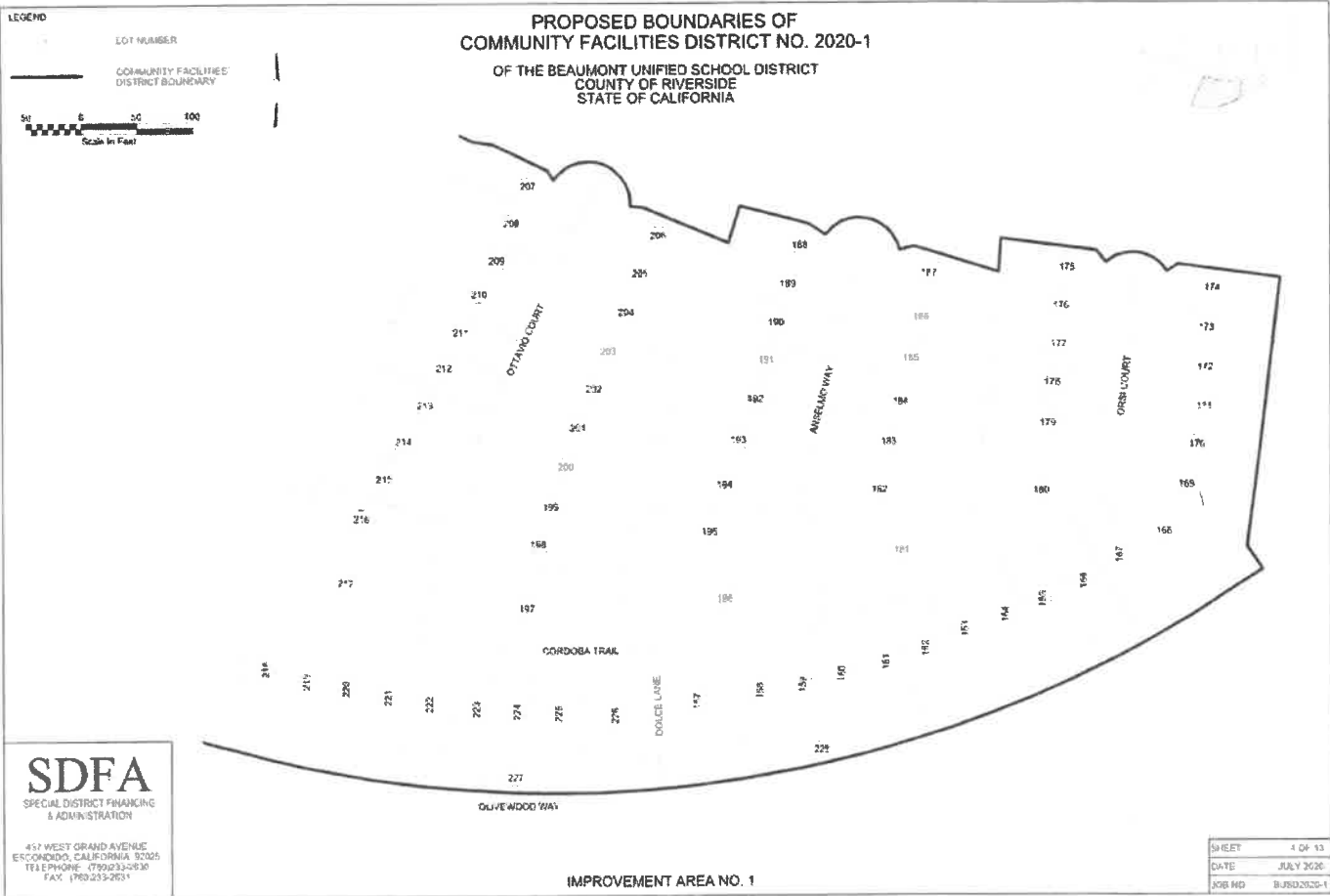
CLERK OF THE BOARD OF TRUSTEES
BEAUMONT UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

FILE # _____
COUNTY RECORDER OF THE COUNTY OF
RIVERSIDE

SHEET	1 OF 13
DATE	JULY 2020
JOB NO	BUSQ2020-1







PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1 OF THE BEAUMONT UNIFIED SCHOOL DISTRICT COUNTY OF RIVERSIDE STATE OF CALIFORNIA

Table with columns: LOT NO, APN, IMPROV AREA. Rows 1-45.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 46-90.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 91-135.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 136-180.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 181-225.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 226-270.

Table with columns: LOT NO, APN, IMPROV AREA. Rows 271-315.

SDFA SPECIAL DISTRICT FINANCING & ADMINISTRATION 451 WEST GRAND AVENUE BEAUMONT, CALIFORNIA 92521 TELEPHONE 760/933-2632 FAX 760/933-2625

SHEET 12 OF 12 DATE 4/17/2020 AEB HU 8/5/2020-1

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1 OF THE BEAUMONT UNIFIED SCHOOL DISTRICT COUNTY OF RIVERSIDE STATE OF CALIFORNIA

Table with 6 columns: LOT NO, APN, IMPROV AREA, LOT NO, APN, IMPROV AREA, LOT NO, APN, IMPROV AREA, LOT NO, APN, IMPROV AREA, LOT NO, APN, IMPROV AREA. Contains lot numbers and APNs for various parcels.

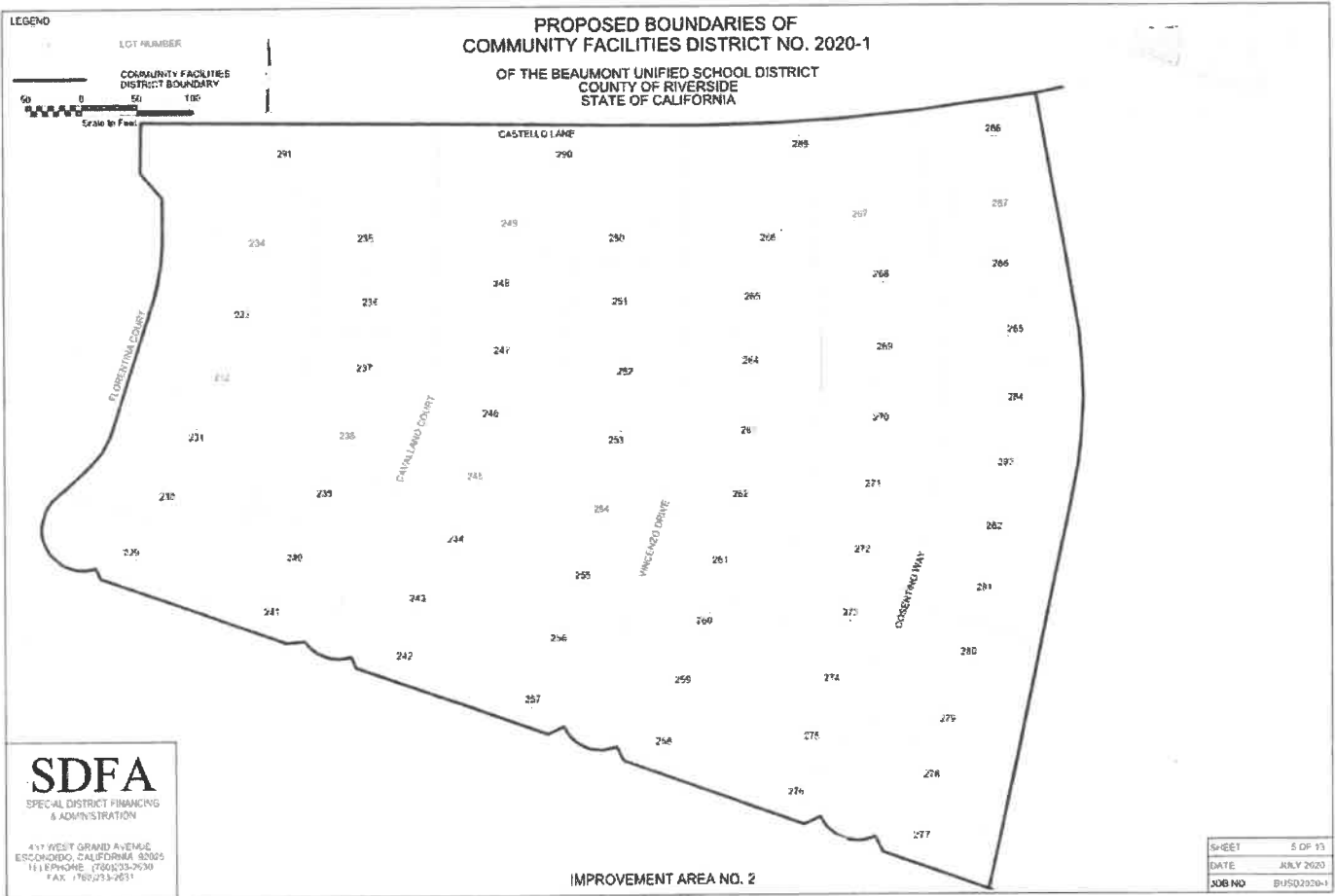
SDEA SPECIAL DISTRICT FINANCIAL ADMINISTRATION

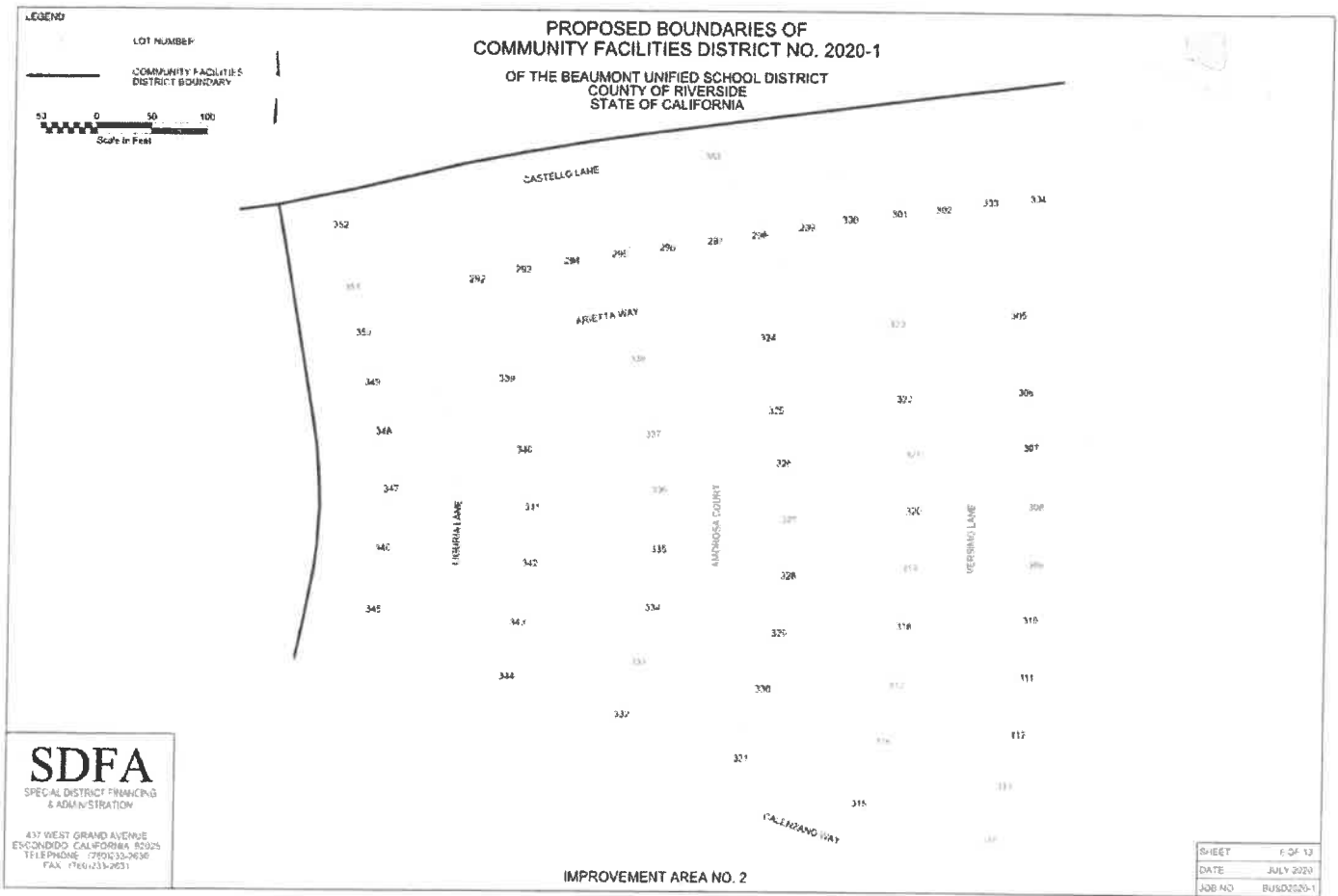
117 WEST GRAND AVENUE, ESPELDO CALIFORNIA 92521, TEL: 951-253-3130, FAX: 951-253-2051

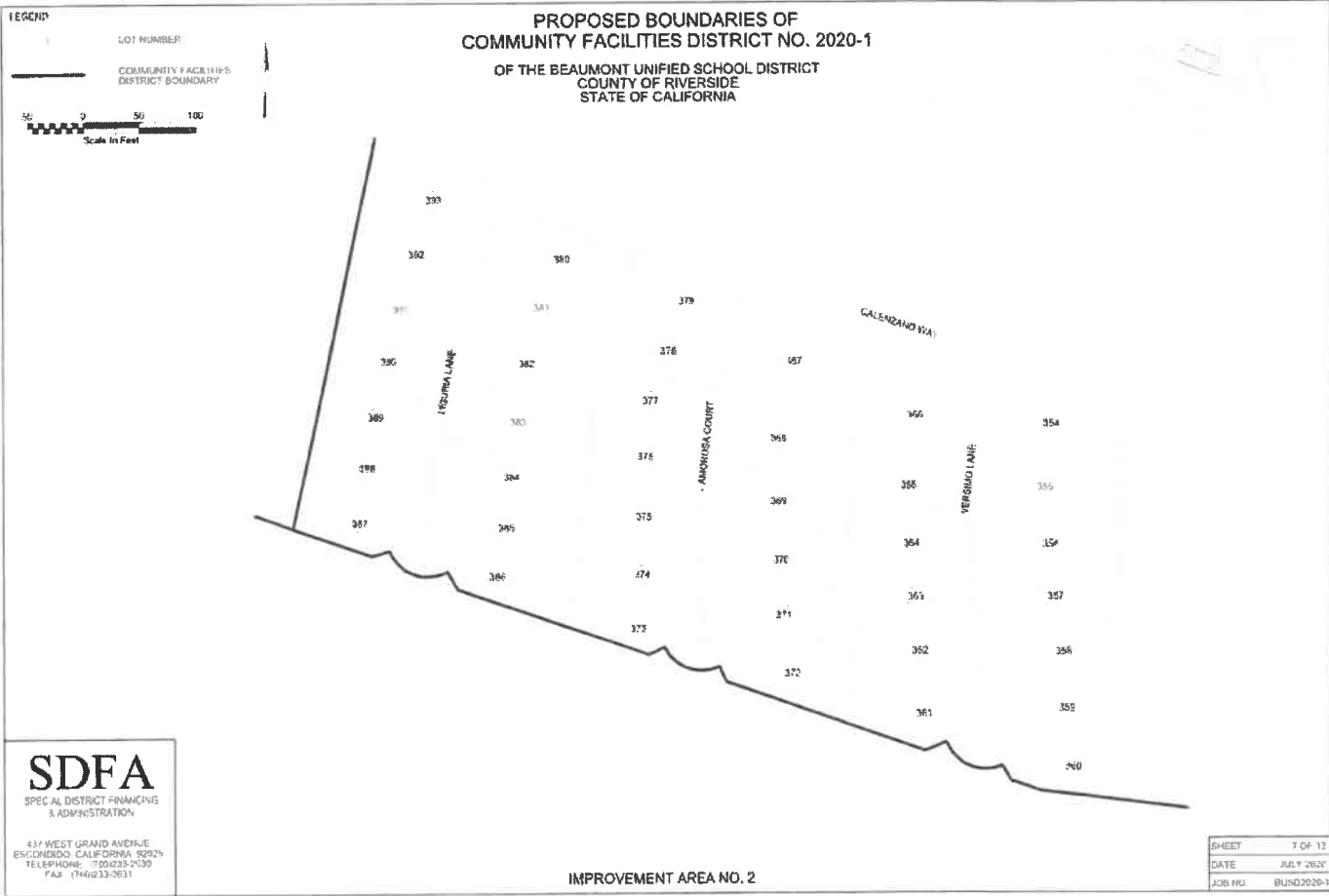
SHEET 13 OF 13, DATE JULY 2020, CIP NO. BURS2020-1

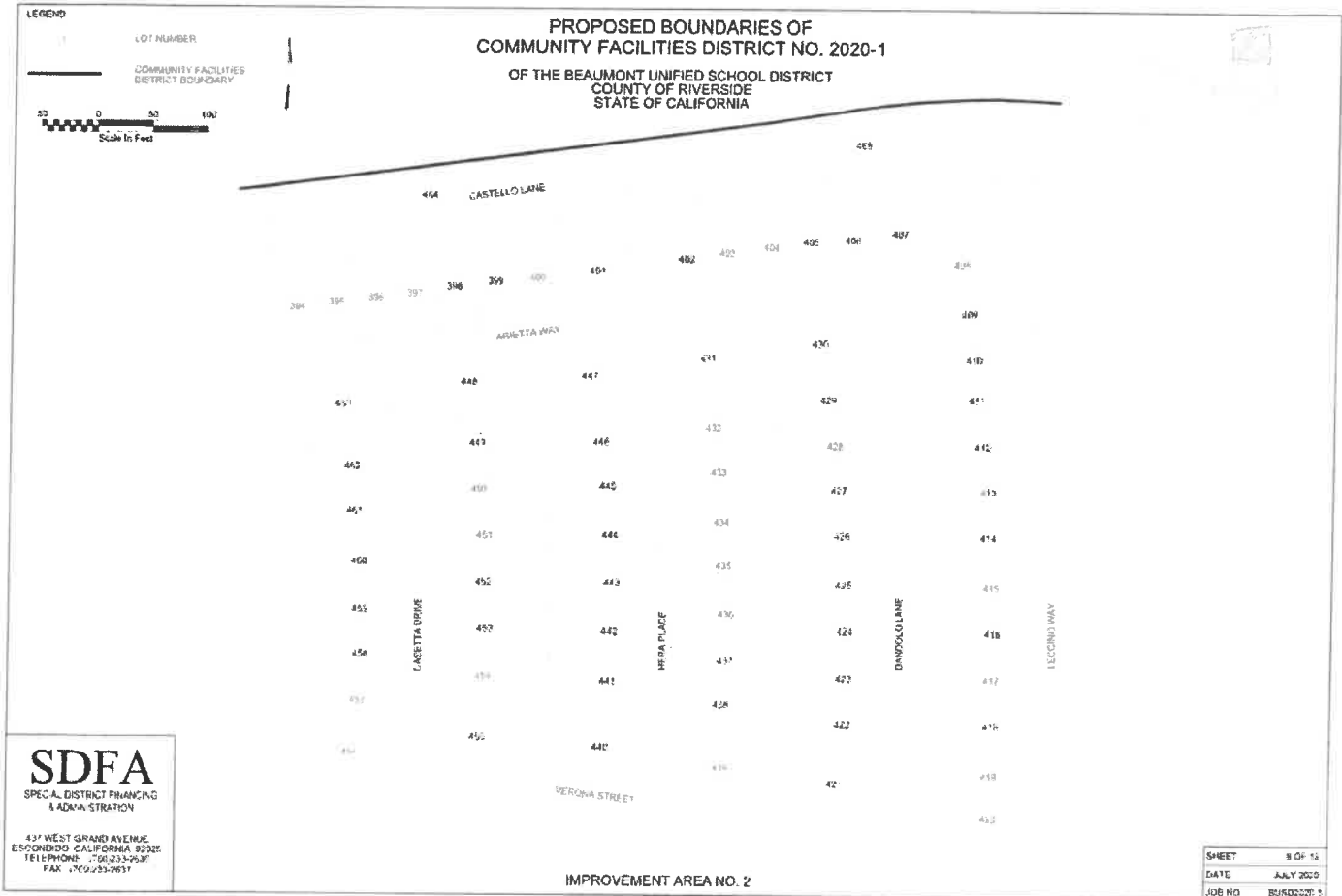
EXHIBIT B-2
**BOUNDARY MAP OF PROPOSED
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(IMPROVEMENT AREA NO. 2)**

Attached



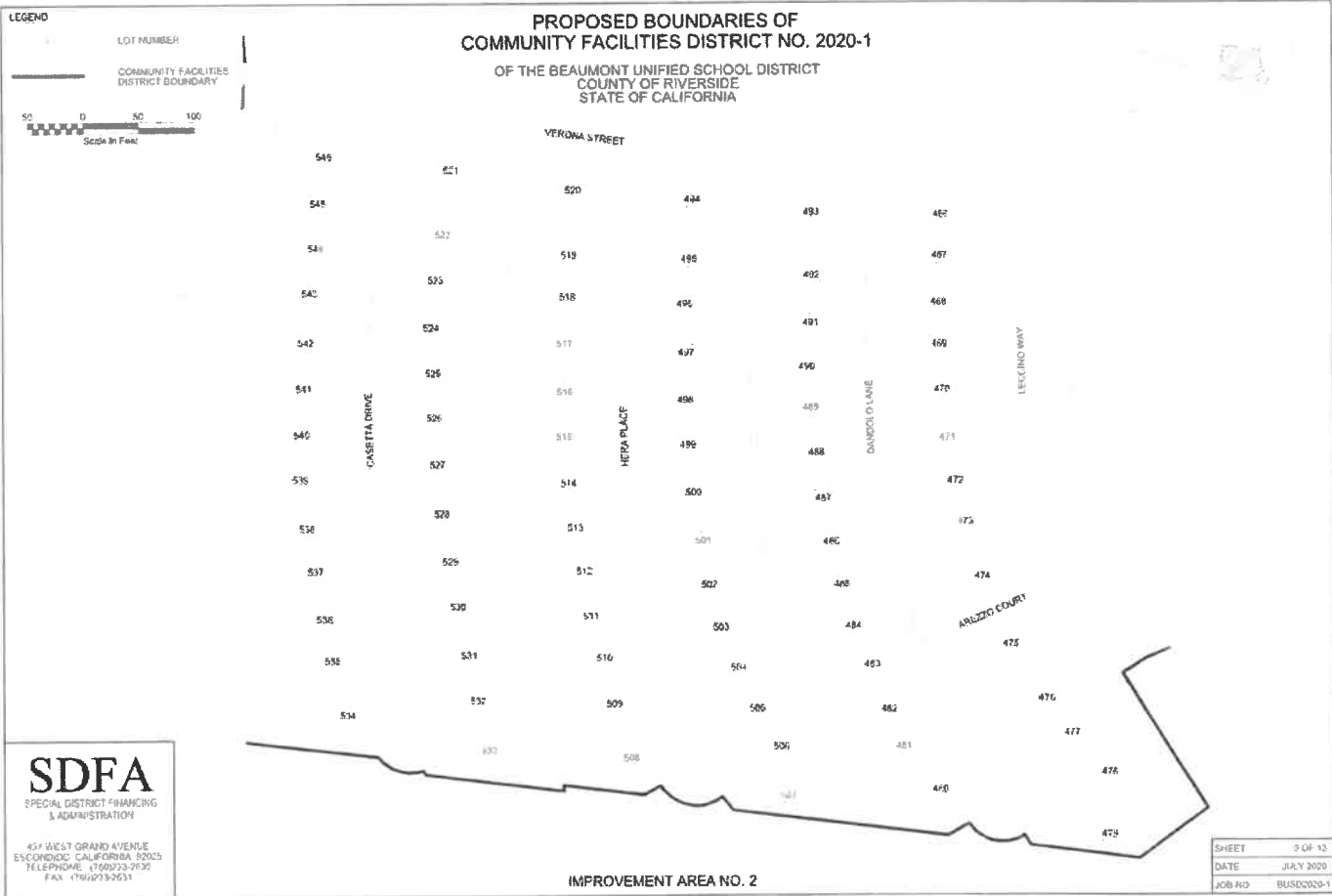


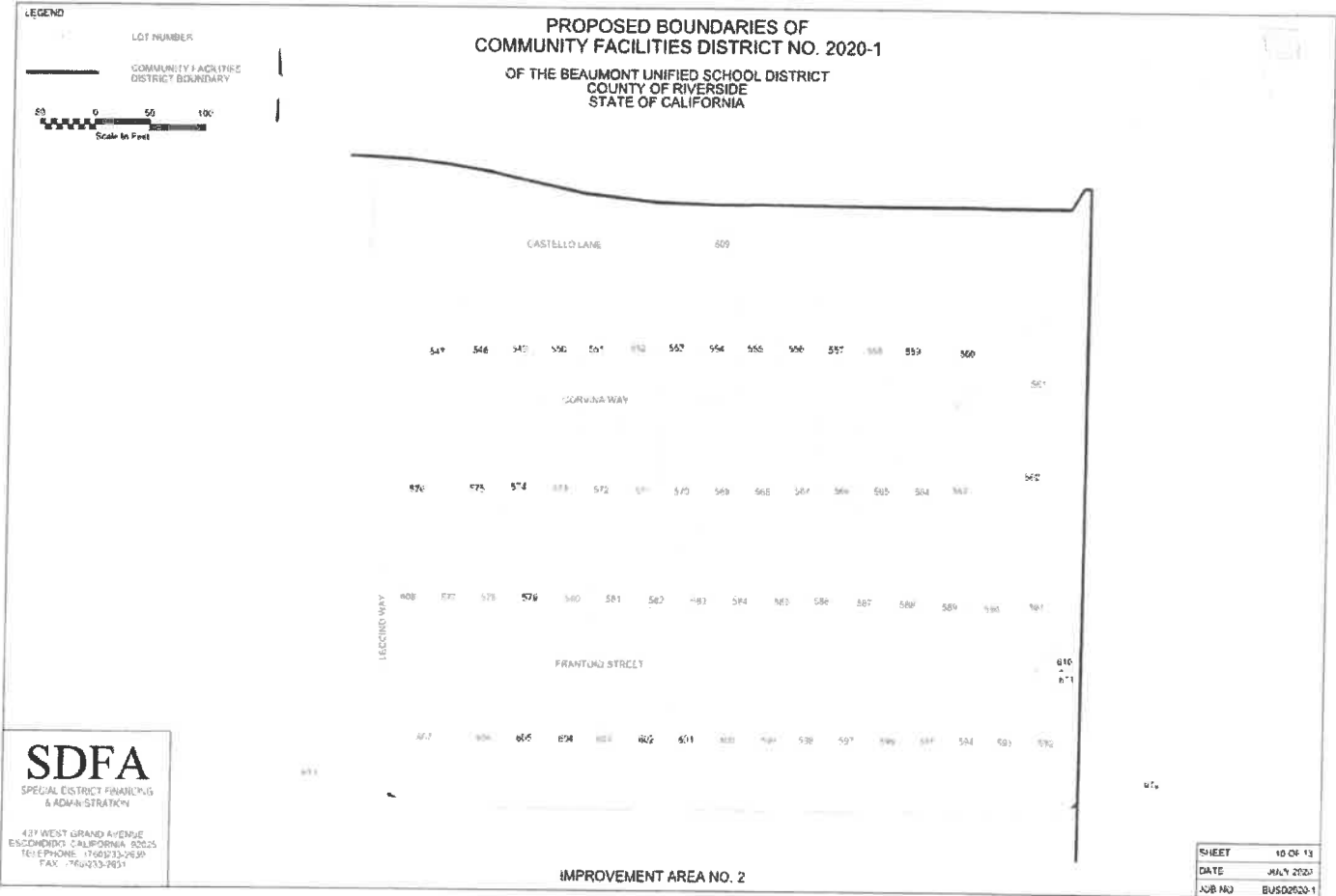




SDFA
 SPECIAL DISTRICT FINANCING
 & ADMINISTRATION
 437 WEST GRAND AVENUE
 ESCONDIDO, CALIFORNIA 92026
 TELEPHONE: (760) 333-9536
 FAX: (760) 333-9631

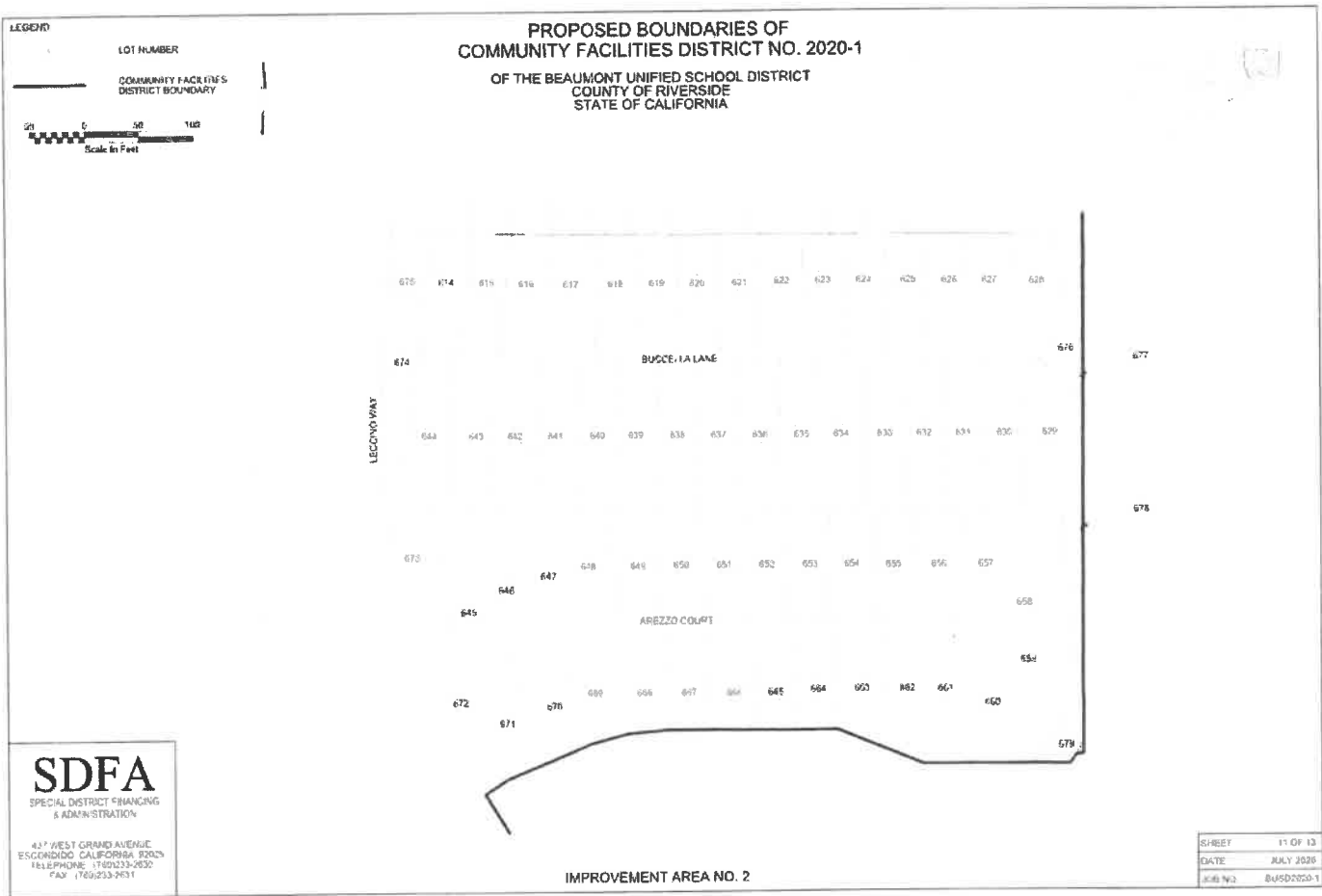
SHEET	8 OF 16
DATE	JULY 2020
JOB NO.	BS/SD/2020-1





SDFA
SPECIAL DISTRICT FINANCING
& ADMINISTRATION

427 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: 760/233-2650
FAX: 760/233-2651



PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1 OF THE BEAUMONT UNIFIED SCHOOL DISTRICT COUNTY OF RIVERSIDE STATE OF CALIFORNIA

Table with 12 columns: LOT NO, APN, IMPROV AREA, and 9 additional columns. It lists various lots and their corresponding APNs and improvement areas.

SHEET (2 OF 1) DATE 10/1/2020 JOB NO. B1800005-1

SDFA SPECIAL DISTRICT FORMING & ADMINISTRATION 444 WEST GRAND AVENUE ESCOBEDO CALIFORNIA 92520 TELEPHONE (760) 737-9341 FAX (760) 737-9341

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE BEAUMONT UNIFIED SCHOOL DISTRICT
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

LOT NO	APN	APPROV AREA	LOT NO	APN	APPROV AREA	LOT NO	APN	APPROV AREA	LOT NO	APN	APPROV AREA	LOT NO	APN	APPROV AREA	LOT NO	APN	APPROV AREA
371	414-450-010	2	425	414-473-020	2	475	414-480-010	2	527	414-480-007	2	576	414-500-033	2	631	414-480-018	2
372	414-480-019	2	424	414-470-017	2	476	414-480-071	2	528	414-480-003	2	575	414-500-034	2	630	414-480-019	2
373	414-480-020	2	423	414-470-012	2	477	414-480-012	2	529	414-480-004	2	574	414-500-035	2	629	414-480-020	2
374	414-480-021	2	422	414-470-013	2	478	414-480-013	2	530	414-480-005	2	573	414-500-036	2	628	414-480-021	2
375	414-480-022	2	421	414-470-014	2	479	414-480-014	2	531	414-480-006	2	572	414-500-037	2	627	414-480-022	2
376	414-480-023	2	420	414-470-015	2	480	414-480-015	2	532	414-480-007	2	571	414-500-038	2	626	414-480-023	2
377	414-480-024	2	419	414-470-016	2	481	414-480-016	2	533	414-480-008	2	570	414-500-039	2	625	414-480-024	2
378	414-480-025	2	418	414-470-017	2	482	414-480-017	2	534	414-480-009	2	569	414-500-040	2	624	414-480-025	2
379	414-480-026	2	417	414-470-018	2	483	414-480-018	2	535	414-480-010	2	568	414-500-041	2	623	414-480-026	2
380	414-480-027	2	416	414-470-019	2	484	414-480-019	2	536	414-480-011	2	567	414-500-042	2	622	414-480-027	2
381	414-480-028	2	415	414-470-020	2	485	414-480-020	2	537	414-480-012	2	566	414-500-043	2	621	414-480-028	2
382	414-480-029	2	414	414-470-021	2	486	414-480-021	2	538	414-480-013	2	565	414-500-044	2	620	414-480-029	2
383	414-480-030	2	413	414-470-022	2	487	414-480-022	2	539	414-480-014	2	564	414-500-045	2	619	414-480-030	2
384	414-480-031	2	412	414-470-023	2	488	414-480-023	2	540	414-480-015	2	563	414-500-046	2	618	414-480-031	2
385	414-480-032	2	411	414-470-024	2	489	414-480-024	2	541	414-480-016	2	562	414-500-047	2	617	414-480-032	2
386	414-480-033	2	410	414-470-025	2	490	414-480-025	2	542	414-480-017	2	561	414-500-048	2	616	414-480-033	2
387	414-480-034	2	409	414-470-026	2	491	414-480-026	2	543	414-480-018	2	560	414-500-049	2	615	414-480-034	2
388	414-480-035	2	408	414-470-027	2	492	414-480-027	2	544	414-480-019	2	559	414-500-050	2	614	414-480-035	2
389	414-480-036	2	407	414-470-028	2	493	414-480-028	2	545	414-480-020	2	558	414-500-051	2	613	414-480-036	2
390	414-480-037	2	406	414-470-029	2	494	414-480-029	2	546	414-480-021	2	557	414-500-052	2	612	414-480-037	2
391	414-480-038	2	405	414-470-030	2	495	414-480-030	2	547	414-480-022	2	556	414-500-053	2	611	414-480-038	2
392	414-480-039	2	404	414-470-031	2	496	414-480-031	2	548	414-480-023	2	555	414-500-054	2	610	414-480-039	2
393	414-480-040	2	403	414-470-032	2	497	414-480-032	2	549	414-480-024	2	554	414-500-055	2	609	414-480-040	2
394	414-480-041	2	402	414-470-033	2	498	414-480-033	2	550	414-480-025	2	553	414-500-056	2	608	414-480-041	2
395	414-480-042	2	401	414-470-034	2	499	414-480-034	2	551	414-480-026	2	552	414-500-057	2	607	414-480-042	2
396	414-480-043	2	400	414-470-035	2	500	414-480-035	2	552	414-480-027	2	551	414-500-058	2	606	414-480-043	2
397	414-480-044	2	399	414-470-036	2	501	414-480-036	2	553	414-480-028	2	550	414-500-059	2	605	414-480-044	2
398	414-480-045	2	398	414-470-037	2	502	414-480-037	2	554	414-480-029	2	549	414-500-060	2	604	414-480-045	2
399	414-480-046	2	397	414-470-038	2	503	414-480-038	2	555	414-480-030	2	548	414-500-061	2	603	414-480-046	2
400	414-480-047	2	396	414-470-039	2	504	414-480-039	2	556	414-480-031	2	547	414-500-062	2	602	414-480-047	2
401	414-480-048	2	395	414-470-040	2	505	414-480-040	2	557	414-480-032	2	546	414-500-063	2	601	414-480-048	2
402	414-480-049	2	394	414-470-041	2	506	414-480-041	2	558	414-480-033	2	545	414-500-064	2	600	414-480-049	2
403	414-480-050	2	393	414-470-042	2	507	414-480-042	2	559	414-480-034	2	544	414-500-065	2	599	414-480-050	2
404	414-480-051	2	392	414-470-043	2	508	414-480-043	2	560	414-480-035	2	543	414-500-066	2	598	414-480-051	2
405	414-480-052	2	391	414-470-044	2	509	414-480-044	2	561	414-480-036	2	542	414-500-067	2	597	414-480-052	2
406	414-480-053	2	390	414-470-045	2	510	414-480-045	2	562	414-480-037	2	541	414-500-068	2	596	414-480-053	2
407	414-480-054	2	389	414-470-046	2	511	414-480-046	2	563	414-480-038	2	540	414-500-069	2	595	414-480-054	2
408	414-480-055	2	388	414-470-047	2	512	414-480-047	2	564	414-480-039	2	539	414-500-070	2	594	414-480-055	2
409	414-480-056	2	387	414-470-048	2	513	414-480-048	2	565	414-480-040	2	538	414-500-071	2	593	414-480-056	2
410	414-480-057	2	386	414-470-049	2	514	414-480-049	2	566	414-480-041	2	537	414-500-072	2	592	414-480-057	2
411	414-480-058	2	385	414-470-050	2	515	414-480-050	2	567	414-480-042	2	536	414-500-073	2	591	414-480-058	2
412	414-480-059	2	384	414-470-051	2	516	414-480-051	2	568	414-480-043	2	535	414-500-074	2	590	414-480-059	2
413	414-480-060	2	383	414-470-052	2	517	414-480-052	2	569	414-480-044	2	534	414-500-075	2	589	414-480-060	2
414	414-480-061	2	382	414-470-053	2	518	414-480-053	2	570	414-480-045	2	533	414-500-076	2	588	414-480-061	2
415	414-480-062	2	381	414-470-054	2	519	414-480-054	2	571	414-480-046	2	532	414-500-077	2	587	414-480-062	2
416	414-480-063	2	380	414-470-055	2	520	414-480-055	2	572	414-480-047	2	531	414-500-078	2	586	414-480-063	2
417	414-480-064	2	379	414-470-056	2	521	414-480-056	2	573	414-480-048	2	530	414-500-079	2	585	414-480-064	2
418	414-480-065	2	378	414-470-057	2	522	414-480-057	2	574	414-480-049	2	529	414-500-080	2	584	414-480-065	2
419	414-480-066	2	377	414-470-058	2	523	414-480-058	2	575	414-480-050	2	528	414-500-081	2	583	414-480-066	2
420	414-480-067	2	376	414-470-059	2	524	414-480-059	2	576	414-480-051	2	527	414-500-082	2	582	414-480-067	2
421	414-480-068	2	375	414-470-060	2	525	414-480-060	2	577	414-480-052	2	526	414-500-083	2	581	414-480-068	2
422	414-480-069	2	374	414-470-061	2	526	414-480-061	2	578	414-480-053	2	525	414-500-084	2	580	414-480-069	2

SHEET 13 OF 13
 DATE JULY 2020
 JOB NO. 181820001.1

SDFA
 SPECIAL DISTRICT FINANCING
 & ADMINISTRATION
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 TEL: (951) 799-1300 FAX: (951) 799-1301

EXHIBIT C-1

**PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
(IMPROVEMENT AREA NO. 1)**

Attached

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE
BEAUMONT UNIFIED SCHOOL DISTRICT
IMPROVEMENT AREA NO. 1

An annual Special Tax (as hereinafter defined) shall be levied on all Assessor's Parcels within Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 1 ("CFD No. 2020-1 IA-1") and collected each Fiscal Year commencing in Fiscal Year 2020/21, in an amount determined in accordance with the terms of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2020-1 IA-1, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the acreage of an Assessor's Parcel as shown on an Assessor's Parcel Map. If the acreage is not shown on an Assessor's Parcel Map, the acreage shown on the applicable Final Map, parcel map, condominium plan, or other recorded County map shall be used. If the acreage information supplied by these alternative sources is not available, or in conflict, the acreage used shall be determined by the Assistant Superintendent of Business Services.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2020-1 IA-1 for: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the School District, CFD No. 2020-1 IA-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2020-1 IA-1 or any designee thereof of complying with School District's, CFD No. 2020-1 IA-1's or obligated persons' disclosure requirements associated with applicable federal and State securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to property owner and public inquiries regarding the CFD No. 2020-1 IA-1, including its Special Taxes; the cost associated with the computation of the Backup Special Tax; the costs of the School District, CFD No. 2020-1 IA-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account under the terms of an Indenture; and the School District's annual administration fees and third party expenses. Administrative Expenses shall also include

amounts estimated or advanced by the School District or CFD No. 2020-1 IA-1 for any other administrative purposes of CFD No. 2020-1 IA-1, including attorney's fees, consultant's fees and other costs related to collecting delinquent Special Taxes, including commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

"Assigned Special Tax" means the Special Tax for each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.b below.

"Assistant Superintendent of Business Services" means the Assistant Superintendent of Business Services of the School District or the Chief Business Official of the School District, as appropriate, or his or her designee in consultation with the CFD Administrator.

"Backup Special Tax" means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.c below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2020-1 IA-1, pursuant to the Act which are secured by a pledge of the Special Taxes.

"CFD No. 2020-1 IA-1" means Community Facilities District No. 2020-1 Improvement Area No. 1 of the Beaumont Unified School District.

"City" means the City of Beaumont, California.

"County" means the County of Riverside, California.

"Developed Floor Area" means for any Dwelling Unit, only the square footage of each Dwelling Unit, which means all square footage within the perimeter of the residential structure, but excluding any carport, walkways, garages, overhangs, enclosed patios, detached accessory structures or similar areas. For purposes of this determination, the School District, acting for CFD No. 2020-1 IA-1, may rely on the square footage of assessable space contained on the initial and any subsequent building permit(s) issued by the applicable issuing agency prior to the initial occupancy. A property owner that adds square footage after initial occupancy of a Dwelling Unit is subject to the payment of applicable School Fees.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to May 1st of the prior Fiscal Year.

"Dwelling Unit" or "DU" means each residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section E.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*), an applicable local ordinance or recordation of a condominium plan pursuant to California Civil Code Section 6624 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

“Land Use Category” means any of the categories listed in Table I.

“Maximum Special Tax” means for each Assessor’s Parcel and each Fiscal Year, the Maximum Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor’s Parcel in such Fiscal Year.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use. Non-Residential Property is subject to the payment of applicable School Fees.

“Outstanding Bonds” means all Bonds which are deemed to be outstanding under an Indenture.

“Property Owner Association Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-1 that is owned by or irrevocably dedicated to a property owner association, including any master or sub-association as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-1 to less than 32.81 Acres as described in Section E.

“Proportionately” means, for Developed Property, that the quotient of (i) the actual Special Tax levy less the Assigned Special Tax divided by (ii) the Backup Special Tax less the Assigned Special Tax is equal for all Assessor’s Parcels of Developed Property for which the Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Undeveloped Property. For Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property, “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Property Owner Association Property and Public Property.

“Public Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-1 that is (i) used for rights-of-way or any other purpose and is owned by or irrevocably dedicated to the federal government, the State, the County, the City or any other public agency as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year, provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-1 to less than 32.81 Acres as described in Section E and provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in a Land Use Category in accordance with its zoning or use whichever is greater.

“Rate and Method of Apportionment” means this “Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 1.”

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

“School District” means the Beaumont Unified School District.

“School Fees” means the applicable and authorized fee being collected by the School District per assessable square foot at the time of building permit issuance.

“Special Tax” or “Special Taxes” means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within the boundaries of CFD No. 2020-1 IA-1 in accordance with this Rate and Method of Apportionment.

“Special Tax Requirement” means that amount required in any Fiscal Year for CFD No. 2020-1 IA-1 to: (i) pay Administrative Expenses of CFD No. 2020-1 IA-1 as provided in this Rate and Method of Apportionment; (ii) pay debt service including sinking fund payments on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iv) pay any amounts required to replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2020-1 IA-1 under the Act, as determined by the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax attributable to the Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2020-1 IA-1, levied in the previous Fiscal Year if available or if not available, a reasonable rate as determined the Assistant Superintendent of Business Services, less (vii) a credit for funds available under each applicable Indenture to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2020-1 IA-1 which have not been prepaid pursuant to Section I below or, which are not exempt from the Special Tax pursuant to law or Section E below.

“Trustee” means the trustee or fiscal agent under an Indenture.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Property Owner Association Property or Public Property as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year.

“Weighted Average Interest Rate” calculated as of the date the most recent series of Bonds were issued (including refunding Bonds) means the net interest cost of the Bonds derived by adding together all the interest payments for the term of the Bonds and dividing that sum by the sum of the amount of each Bond multiplied by the number of years such Bond is outstanding.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2020-1 IA-1 shall be classified as Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below. If an Assessor’s Parcel of Taxable Property is not classified correctly in a Fiscal Year, then for up to twenty-four (24) months following the original levy of Special Taxes in such Fiscal Year, the classification of such Assessor’s Parcel may be corrected and an adjustment made to the Special Tax levy so that the correct amount of Special Tax is levied on such Assessor’s Parcel for such Fiscal Year.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for each Assessor’s Parcel of Residential Property that is classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor's Parcel of Developed Property is shown in Table 1 below.

TABLE 1
Assigned Special Taxes for Developed Property
Fiscal Year 2020/21

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 – Residential Property	DU	Less than 1,600 sq. ft.	\$801.11
2 – Residential Property	DU	1,600 sq. ft. to 1,799 sq. ft.	\$832.32
3 – Residential Property	DU	1,800 sq. ft. to 1,999 sq. ft.	\$891.62
4 – Residential Property	DU	2,000 sq. ft. to 2,199 sq. ft.	\$910.35
5 – Residential Property	DU	2,200 sq. ft. to 2,399 sq. ft.	\$930.12
6 – Residential Property	DU	2,400 sq. ft. to 2,599 sq. ft.	\$966.53
7 – Residential Property	DU	2,600 sq. ft. to 2,799 sq. ft.	\$1,002.95
8 – Residential Property	DU	2,800 sq. ft. to 2,999 sq. ft.	\$1,045.60
9 – Residential Property	DU	3,000 sq. ft. to 3,199 sq. ft.	\$1,088.26
10 – Residential Property	DU	Greater than 3,199 sq. ft.	\$1,130.91

c. Backup Special Tax

Final Tract Map Nos. 27971-4, 27971-6, and 27971-8 have been recorded and together cover all the property within CFD No. 2020-1 IA-1. The Backup Special Tax for the Assessor's Parcels of Residential Property within CFD No. 2020-1 IA-1 has been determined as calculated below. The owner of the property within Final Map Nos. 27971-4, 27971-6, and 27291-8 provided the Assistant Superintendent of Business Services a copy of the recorded Final Maps and a listing of the square footage of all lots within such Final Maps and CFD No. 2020-1 IA-1 prior to the formation of CFD No. 2020-1 IA-1.

The Backup Special Tax per Assessor's Parcel of Residential Property within the CFD No. 2020-1 IA-1 is determined by multiplying the Maximum Special Tax per Acre for Undeveloped Property of \$6,538.16 for Fiscal Year 2020/21 by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner's Association Property in the Final Maps included within CFD No. 2020-1 IA-1 and dividing such amount by the number of Assessor's Parcels that are or are expected to be Residential Property (i.e., the number of residential lots or dwelling units) within such Final Maps included within CFD No.

2020-1 IA-1. Table 2 below provides the calculation of the Backup Special Tax for Fiscal Year 2020/21 for CFD No. 2020-1 IA-1.

TABLE 2
Backup Special Taxes
Fiscal Year 2020/21

Map Status	Final Map Acreage of Taxable Property	Number of Residential Dwelling Units	Status of Backup Tax*	Backup Special Tax per Lot or Dwelling Unit*
Final	36.46	222	Final	(\$6,538.16 times 36.46 divided by 222 lots) \$1,073.79

* Note: The Backup Special Tax per lot or dwelling unit shown may be modified as described below.

Notwithstanding the foregoing, if all or any portion of any of the Final Maps contained with the boundaries of CFD No. 2020-1 IA-1 described in the preceding paragraph is subsequently changed or modified, then the Backup Special Tax for each Assessor's Parcel of Residential Property in such Final Map area contained with the boundaries of CFD No. 2020-1 IA-1 that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the total Acreage of Taxable Property within such changed or modified Final Map area, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner Association Property which is ultimately expected to exist in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-1, as reasonably determined by the Assistant Superintendent of Business Services.
3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-1, subject to increases pursuant to Section C.1.d.

d. Escalation

Each July 1st, commencing July 1, 2021, the Assigned Special Taxes and the Backup Special Tax shall both increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

2. Undeveloped Property, Property Owner Association Property and Public Property

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property within CFD No. 2020-1 IA-1 shall be \$6,538.16 per Acre for Fiscal Year 2020/21.

b. Escalation

Each July 1st, commencing July 1st of 2021, the Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property shall increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2020/21 and for each following Fiscal Year, the Special Taxes shall be levied within CFD No. 2020-1 IA-1 in an amount sufficient to satisfy the Special Tax Requirement as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in an amount up to 100% of the Maximum Special Tax for Undeveloped Property to satisfy the Special Tax Requirement; and

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Public Property and Property Owner Association Property which is not Exempt Property at up to 100% of the Maximum Special Tax for Property Owner Association Property and Public Property to satisfy the Special Tax Requirement; and

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the levy of the Special Tax on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each Assessor Parcel of Developed Property.

E. EXEMPTIONS

Any Assessor's Parcel within the boundaries of CFD No. 2020-1 IA-1 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2020-1 IA-1 shall be classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. The total Acreage of Taxable Property within CFD No. 2020-1 IA-1 has been determined to be equal to 36.46 Acres as of the date of formation of CFD No. 2020-1 IA-1.

Tax exempt status will be irrevocably assigned by the Assistant Superintendent of Business Services in the chronological order in which property becomes Public Property or Property Owner Association Property provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-1 to less than 32.81 Acres. Public Property or Property Owner Association Property that would, if designated as Exempt Property, cause the Acreage of all Taxable Property to be less than 32.81 Acres shall be required to either (i) prepay the Special Tax for such property in full at the then applicable rate per Acre for Property Owner Association Property or Public Property applied to the Acres of such property, which resulting amount is to be used as the Assigned Special Tax in the calculation of the prepayment pursuant to Section I.1 or (ii) be subject to taxation pursuant to the third step of Section D.

F. APPEAL

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Assistant Superintendent of Business Services not later than twenty-four (24) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. The Assistant Superintendent of Business Services shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount or application of the Special Tax, and rule on the appeal. If the Assistant Superintendent of Business Service's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, the Assistant Superintendent of Business Services shall take any of the following actions, in order of priority, in order to correct the error; provided, however no action shall be taken that would cause a default under an Indenture:

- (i) amend the Special Tax levy for the current fiscal year prior to the payment date;
- (ii) require CFD No. 2020-1 IA-1 to reimburse the property owner the amount of the overpayment to the extent of available funds of CFD No. 2020-1 IA-1 and only for the preceding fiscal year; or
- (iii) grant a credit against, eliminate or reduce the future Special Taxes levied on the property owner's property within CFD No. 2020-1 IA-1 in the amount of the overpayment.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2020-1 1A-1 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. ASSIGNED SPECIAL TAX REMAINDER FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Special Taxes from Developed Property are greater than the sum of (1) the principal and interest due on all Bonds to be paid with such proceeds, (2) the amount required to replenish all reserve funds to the reserve requirement and (3) the Administrative Expenses to be paid with such proceeds, such remaining amount(s) shall be available to the School District for application in accordance with each applicable Indenture and the School District shall use such proceeds for the acquisition, construction or financing school facilities in accordance with the Act and other applicable law.

I. PREPAYMENT OF SPECIAL TAX

1. Prepayment in Full

The Maximum Special Tax obligation may only be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The prepayment amount for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued shall be based on the Assigned Special Tax for the applicable Land Use Category shown in Table 1 based on the building permit issued for such Assessor's Parcel and the then current Special Tax rates. The Maximum Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 1A-1 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the prepayment amount of such Assessor's Parcel.

- a) The prepayment amount for an Assessor's Parcel will be equal to the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined

pursuant to Section I.1.c., if applicable, using a discount rate equal to 5.00% prior to the Issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and the lesser of (i) the remaining term for which the Special Tax may be levied pursuant to Section J or (ii) 30 years. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section I.1.

- b) A reasonable administrative fee (net of the non-refundable deposit) for determining such prepayment and the call premium, if any, as provided in the Indenture shall be added to the amount determined in Section I.1.a. to determine the total prepayment amount due.
- c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property within CFD No. 2020-1 IA-1 being less than the total estimated Residential Property that was assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel which is seeking the prepayment shall be added to the Assigned Special Tax in Section I.1.a. (before calculating the present value) for purposes of calculating the prepayment amount.
- d) The prepayment amount shall, prior to the issuance of Bonds and after reduction for administrative expenses, be deposited into a separate account held with the School District and disbursed to fund facilities authorized by CFD No. 2020-1 IA-1 and in accordance with the school facilities mitigation agreement and joint community facilities agreement approved by the School District related to CFD No. 2020-1 IA-1, and after the issuance of Bonds be deposited into the applicable accounts or funds established pursuant to the Indenture.

Upon cash payment of the prepayment amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest, for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Taxes that may be levied on Taxable Property both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

Notwithstanding any of the foregoing, the Special Tax for an Assessor's Parcel shall be deemed to be prepaid in whole on the date on which a notice of special tax lien is recorded against the Assessor's Parcel showing that such Assessor's Parcel has been included in a separate Community Facilities District of the Beaumont Unified School District. Upon such

occurrence the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

2. Prepayment in Part

The Maximum Special Tax on an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section 1.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

- PP = the partial prepayment amount
- P_E = the prepayment amount calculated according to Section 1.1.a., and the call premium, if any, as determined by Section 1.1.b.
- F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax.
- G = the administrative fee determined in Section 1.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Maximum Special Tax, and (ii) the percentage by which the Maximum Special Tax shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 IA-1 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial prepayment amount of such Assessor's Parcel.

With respect to any Assessor's Parcel that is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted pursuant to Section 1.1.d, and (ii) indicate in the records of CFD No. 2020-1 IA-1 that there has been a partial prepayment of the Maximum Special Tax and that a portion of the Assigned Special Tax and Backup Special Tax equal to the outstanding percentage (1.00 - F) of the Assigned Special Tax and Backup Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

J. TERM OF THE SPECIAL TAX

The Special Tax shall be levied annually on an Assessor's Parcel of Taxable Property for a maximum of thirty-five (35) years from the first levy of the Special Tax on such Assessor's Parcel as Developed Property.

K. PURPOSE OF THE SPECIAL TAXES

A summary of the proposed facilities to be financed include elementary, middle, and high school buildings; special education facilities and transportation facilities, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment including technology improvements, equipment and personal property of the School District, together with an estimated useful life of five (5) years or longer to serve the properties and students within CFD 2020-1 IA-1 and the School District. The authorized facilities are detailed in the Resolution of Intention to Establish CFD 2020-1 IA-1 approved by the School District related to CFD No. 2020-1 IA-1.

EXHIBIT C-2

**PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
(IMPROVEMENT AREA NO. 2)**

Attached

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2020-1
OF THE
BEAUMONT UNIFIED SCHOOL DISTRICT
IMPROVEMENT AREA NO. 2

An annual Special Tax (as hereinafter defined) shall be levied on all Assessor's Parcels within Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 2 ("CFD No. 2020-1 IA-2") and collected each Fiscal Year commencing in Fiscal Year 2020/21, in an amount determined in accordance with the terms of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2020-1 IA-2, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the acreage of an Assessor's Parcel as shown on an Assessor's Parcel Map. If the acreage is not shown on an Assessor's Parcel Map, the acreage shown on the applicable Final Map, parcel map, condominium plan, or other recorded County map shall be used. If the acreage information supplied by these alternative sources is not available, or in conflict, the acreage used shall be determined by the Assistant Superintendent of Business Services.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2020-1 IA-2 for: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the School District, CFD No. 2020-1 IA-2 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2020-1 IA-2 or any designee thereof of complying with School District's, CFD No. 2020-1 IA-2's or obligated persons' disclosure requirements associated with applicable federal and State securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to property owner and public inquiries regarding the CFD No. 2020-1 IA-2, including its Special Taxes; the cost associated with the computation of the Backup Special Tax; the costs of the School District, CFD No. 2020-1 IA-2 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account under the terms of an Indenture; and the School District's annual administration fees and third party expenses. Administrative Expenses shall also include

amounts estimated or advanced by the School District or CFD No. 2020-1 IA-2 for any other administrative purposes of CFD No. 2020-1 IA-2, including attorney's fees, consultant's fees and other costs related to collecting delinquent Special Taxes, including commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

"Assigned Special Tax" means the Special Tax for each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.b below.

"Assistant Superintendent of Business Services" means the Assistant Superintendent of Business Services of the School District or the Chief Business Official of the School District, as appropriate, or his or her designee in consultation with the CFD Administrator.

"Backup Special Tax" means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.c below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2020-1 IA-2, pursuant to the Act which are secured by a pledge of the Special Taxes.

"CFD No. 2020-1 IA-2" means Community Facilities District No. 2020-1 Improvement Area No. 2 of the Beaumont Unified School District.

"City" means the City of Beaumont, California.

"County" means the County of Riverside, California.

"Developed Floor Area" means for any Dwelling Unit, only the square footage of each Dwelling Unit, which means all square footage within the perimeter of the residential structure, but excluding any carport, walkways, garages, overhangs, enclosed patios, detached accessory structures or similar areas. For purposes of this determination, the School District, acting for CFD No. 2020-1 IA-2, may rely on the square footage of assessable space contained on the initial and any subsequent building permit(s) issued by the applicable issuing agency prior to the initial occupancy. A property owner that adds square footage after initial occupancy of a Dwelling Unit is subject to the payment of applicable School Fees.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to May 1st of the prior Fiscal Year.

"Dwelling Unit" or "DU" means each residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section E.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*), an applicable local ordinance or recordation of a condominium plan pursuant to California Civil Code Section 6624 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

“Land Use Category” means any of the categories listed in Table 1.

“Maximum Special Tax” means for each Assessor’s Parcel and each Fiscal Year, the Maximum Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor’s Parcel in such Fiscal Year.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use. Non-Residential Property is subject to the payment of applicable School Fees.

“Outstanding Bonds” means all Bonds which are deemed to be outstanding under an Indenture.

“Property Owner Association Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-2 that is owned by or irrevocably dedicated to a property owner association, including any master or sub-association as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres as described in Section E.

“Proportionately” means, for Developed Property, that the quotient of (i) the actual Special Tax levy less the Assigned Special Tax divided by (ii) the Backup Special Tax less the Assigned Special Tax is equal for all Assessor’s Parcels of Developed Property for which the Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Undeveloped Property. For Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property, “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Property Owner Association Property and Public Property.

“Public Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-2 that is (i) used for rights-of-way or any other purpose and is owned by or irrevocably dedicated to the federal government, the State, the County, the City or any other public agency as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year, provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres as described in Section E and provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in a Land Use Category in accordance with its zoning or use whichever is greater.

“Rate and Method of Apportionment” means this “Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 2.”

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

“School District” means the Beaumont Unified School District.

“School Fees” means the applicable and authorized fee being collected by the School District per assessable square foot at the time of building permit issuance.

“Special Tax” or “Special Taxes” means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within the boundaries of CFD No. 2020-1 IA-2 in accordance with this Rate and Method of Apportionment.

“Special Tax Requirement” means that amount required in any Fiscal Year for CFD No. 2020-1 IA-2 to: (i) pay Administrative Expenses of CFD No. 2020-1 IA-2 as provided in this Rate and Method of Apportionment; (ii) pay debt service including sinking fund payments on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iv) pay any amounts required to replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2020-1 IA-2 under the Act, as determined by the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax attributable to the Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2020-1 IA-2, levied in the previous Fiscal Year if available or if not available, a reasonable rate as determined the Assistant Superintendent of Business Services, less (vii) a credit for funds available under each applicable Indenture to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services.

“**State**” means the State of California.

“**Taxable Property**” means all of the Assessor’s Parcels within the boundaries of CFD No. 2020-1 IA-2 which have not been prepaid pursuant to Section I below or, which are not exempt from the Special Tax pursuant to law or Section E below.

“**Trustee**” means the trustee or fiscal agent under an Indenture.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Property Owner Association Property or Public Property as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year.

“**Weighted Average Interest Rate**” calculated as of the date the most recent series of Bonds were issued (including refunding Bonds) means the net interest cost of the Bonds derived by adding together all the interest payments for the term of the Bonds and dividing that sum by the sum of the amount of each Bond multiplied by the number of years such Bond is outstanding.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2020-1 IA-2 shall be classified as Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below. If an Assessor’s Parcel of Taxable Property is not classified correctly in a Fiscal Year, then for up to twenty-four (24) months following the original levy of Special Taxes in such Fiscal Year, the classification of such Assessor’s Parcel may be corrected and an adjustment made to the Special Tax levy so that the correct amount of Special Tax is levied on such Assessor’s Parcel for such Fiscal Year.

C. MAXIMUM SPECIAL TAX RATE

1. **Developed Property**

a. Maximum Special Tax

The Maximum Special Tax for each Assessor’s Parcel of Residential Property that is classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor’s Parcel of Developed Property is shown in Table 1 below.

TABLE 1
Assigned Special Taxes for Developed Property
Fiscal Year 2020/21

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 – Residential Property	DU	Less than 1,600 sq. ft.	\$852.09
2 – Residential Property	DU	1,600 sq. ft. to 1,799 sq. ft.	\$883.30
3 – Residential Property	DU	1,800 sq. ft. to 1,999 sq. ft.	\$947.80
4 – Residential Property	DU	2,000 sq. ft. to 2,199 sq. ft.	\$992.54
5 – Residential Property	DU	2,200 sq. ft. to 2,399 sq. ft.	\$996.70
6 – Residential Property	DU	2,400 sq. ft. to 2,599 sq. ft.	\$1,039.36
7 – Residential Property	DU	2,600 sq. ft. to 2,799 sq. ft.	\$1,082.02
8 – Residential Property	DU	2,800 sq. ft. to 2,999 sq. ft.	\$1,129.87
9 – Residential Property	DU	3,000 sq. ft. to 3,199 sq. ft.	\$1,178.77
10 – Residential Property	DU	Greater than 3,199 sq. ft.	\$1,226.63

c. Backup Special Tax

Final Tract Map Nos. 27971-7, 27971-9, 27971-10, 27971-11 and 27971-12 have been recorded and together cover all the property within CFD No. 2020-1 IA-2. The Backup Special Tax for the Assessor’s Parcels of Residential Property within CFD No. 2020-1 IA-2 has been determined as calculated below. The owner of the property within Final Map Nos. 27971-7, 27971-9, 27971-10, 27971-11 and 27971-12 provided the Assistant Superintendent of Business Services a copy of the recorded Final Maps and a listing of the square footage of all lots within such Final Maps and CFD No. 2020-1 IA-2 prior to the formation of CFD No. 2020-1 IA-2.

The Backup Special Tax per Assessor’s Parcel of Residential Property within the CFD No. 2020-1 IA-2 is determined by multiplying the Maximum Special Tax per Acre for Undeveloped Property of \$6,935.77 for Fiscal Year 2020/21 by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner’s Association Property in the Final Maps included within CFD No. 2020-1 IA-2 and dividing such amount by the number of Assessor’s Parcels that are or are expected to be Residential Property (i.e., the number of residential lots or dwelling units) within such Final Maps included within CFD No.

2020-1 IA-2. Table 2 below provides the calculation of the Backup Special Tax for Fiscal Year 2020/21 for CFD No. 2020-1 IA-2.

TABLE 2
Backup Special Taxes
Fiscal Year 2020/21

Map Status	Final Map Acreage of Taxable Property	Number of Residential Dwelling Units	Status of Backup Tax*	Backup Special Tax per Lot or Dwelling Unit* (\$6,935.77 times 69.59 divided by 429 lots) \$1,125.08
Final	69.59	429	Final	

* Note: The Backup Special Tax per lot or dwelling unit shown may be modified as described below.

Notwithstanding the foregoing, if all or any portion of any of the Final Maps contained with the boundaries of CFD No. 2020-1 IA-2 described in the preceding paragraph is subsequently changed or modified, then the Backup Special Tax for each Assessor's Parcel of Residential Property in such Final Map area contained with the boundaries of CFD No. 2020-1 IA-2 that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the total Acreage of Taxable Property within such changed or modified Final Map area, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner Association Property which is ultimately expected to exist in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-2, as reasonably determined by the Assistant Superintendent of Business Services.
3. The result of paragraph 2 above shall be divided by 43.560. The result is the Backup Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-2, subject to increases pursuant to Section C.1.d.

d. Escalation

Each July 1st, commencing July 1, 2021, the Assigned Special Taxes and the Backup Special Tax shall both increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

2. Undeveloped Property, Property Owner Association Property and Public Property

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property within CFD No. 2020-1 IA-2 shall be \$6,935.77 per Acre for Fiscal Year 2020/21.

b. Escalation

Each July 1st, commencing July 1st of 2021, the Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property shall increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2020/21 and for each following Fiscal Year, the Special Taxes shall be levied within CFD No. 2020-1 IA-2 in an amount sufficient to satisfy the Special Tax Requirement as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in an amount up to 100% of the Maximum Special Tax for Undeveloped Property to satisfy the Special Tax Requirement; and

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Public Property and Property Owner Association Property which is not Exempt Property at up to 100% of the Maximum Special Tax for Property Owner Association Property and Public Property to satisfy the Special Tax Requirement; and

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the levy of the Special Tax on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each Assessor Parcel of Developed Property.

E. EXEMPTIONS

Any Assessor's Parcel within the boundaries of CFD No. 2020-1 IA-2 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2020-1 IA-2 shall be classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. The total Acreage of Taxable Property within CFD No. 2020-1 IA-2 has been determined to be equal to 69.59 Acres as of the date of formation of CFD No. 2020-1 IA-2.

Tax exempt status will be irrevocably assigned by the Assistant Superintendent of Business Services in the chronological order in which property becomes Public Property or Property Owner Association Property provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres. Public Property or Property Owner Association Property that would, if designated as Exempt Property, cause the Acreage of all Taxable Property to be less than 62.63 Acres shall be required to either (i) prepay the Special Tax for such property in full at the then applicable rate per Acre for Property Owner Association Property or Public Property applied to the Acres of such property, which resulting amount is to be used as the Assigned Special Tax in the calculation of the prepayment pursuant to Section I.1 or (ii) be subject to taxation pursuant to the third step of Section D.

F. APPEAL

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Assistant Superintendent of Business Services not later than twenty-four (24) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. The Assistant Superintendent of Business Services shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount or application of the Special Tax, and rule on the appeal. If the Assistant Superintendent of Business Service's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, the Assistant Superintendent of Business Services shall take any of the following actions, in order of priority, in order to correct the error; provided, however no action shall be taken that would cause a default under an Indenture:

- (i) amend the Special Tax levy for the current fiscal year prior to the payment date;
- (ii) require CFD No. 2020-1 IA-2 to reimburse the property owner the amount of the overpayment to the extent of available funds of CFD No. 2020-1 IA-2 and only for the preceding fiscal year; or
- (iii) grant a credit against, eliminate or reduce the future Special Taxes levied on the property owner's property within CFD No. 2020-1 IA-2 in the amount of the overpayment.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2020-1 IA-2 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. ASSIGNED SPECIAL TAX REMAINDER FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Special Taxes from Developed Property are greater than the sum of (1) the principal and interest due on all Bonds to be paid with such proceeds, (2) the amount required to replenish all reserve funds to the reserve requirement and (3) the Administrative Expenses to be paid with such proceeds, such remaining amount(s) shall be available to the School District for application in accordance with each applicable Indenture and the School District shall use such proceeds for the acquisition, construction or financing school facilities in accordance with the Act and other applicable law.

I. PREPAYMENT OF SPECIAL TAX

1. Prepayment in Full

The Maximum Special Tax obligation may only be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The prepayment amount for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued shall be based on the Assigned Special Tax for the applicable Land Use Category shown in Table 1 based on the building permit issued for such Assessor's Parcel and the then current Special Tax rates. The Maximum Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 IA-2 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the prepayment amount of such Assessor's Parcel.

- a) The prepayment amount for an Assessor's Parcel will be equal to the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined

pursuant to Section I.1.c., if applicable, using a discount rate equal to 5.00% prior to the Issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and the lesser of (i) the remaining term for which the Special Tax may be levied pursuant to Section J or (ii) 30 years. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section I.1.

- b) A reasonable administrative fee (net of the non-refundable deposit) for determining such prepayment and the call premium, if any, as provided in the Indenture shall be added to the amount determined in Section I.1.a. to determine the total prepayment amount due.
- c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property within CFD No. 2020-1 IA-2 being less than the total estimated Residential Property that was assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel which is seeking the prepayment shall be added to the Assigned Special Tax in Section I.1.a. (before calculating the present value) for purposes of calculating the prepayment amount.
- d) The prepayment amount shall, prior to the issuance of Bonds and after reduction for administrative expenses, be deposited into a separate account held with the School District and disbursed to fund facilities authorized by CFD No. 2020-1 IA-2 and in accordance with the school facilities mitigation agreement and joint community facilities agreement approved by the School District related to CFD No. 2020-1 IA-2, and after the issuance of Bonds be deposited into the applicable accounts or funds established pursuant to the Indenture.

Upon cash payment of the prepayment amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest, for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Taxes that may be levied on Taxable Property both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

Notwithstanding any of the foregoing, the Special Tax for an Assessor's Parcel shall be deemed to be prepaid in whole on the date on which a notice of special tax lien is recorded against the Assessor's Parcel showing that such Assessor's Parcel has been included in a separate Community Facilities District of the Beaumont Unified School District. Upon such

occurrence the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

2. Prepayment in Part

The Maximum Special Tax on an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section 1.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

- PP = the partial prepayment amount
- P_E = the prepayment amount calculated according to Section 1.1.a., and the call premium, if any, as determined by Section 1.1.b.
- F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax.
- G = the administrative fee determined in Section 1.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Maximum Special Tax, and (ii) the percentage by which the Maximum Special Tax shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 IA-2 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial prepayment amount of such Assessor's Parcel.

With respect to any Assessor's Parcel that is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted pursuant to Section 1.1.d. and (ii) indicate in the records of CFD No. 2020-1 IA-2 that there has been a partial prepayment of the Maximum Special Tax and that a portion of the Assigned Special Tax and Backup Special Tax equal to the outstanding percentage (1.00 - F) of the Assigned Special Tax and Backup Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

J. TERM OF THE SPECIAL TAX

The Special Tax shall be levied annually on an Assessor's Parcel of Taxable Property for a maximum of thirty-five (35) years from the first levy of the Special Tax on such Assessor's Parcel as Developed Property.

K. PURPOSE OF THE SPECIAL TAXES

A summary of the proposed facilities to be financed include elementary, middle, and high school buildings; special education facilities and transportation facilities, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment including technology improvements, equipment and personal property of the School District, together with an estimated useful life of five (5) years or longer to serve the properties and students within CFD 2020-1 IA-2 and the School District. The authorized facilities are detailed in the Resolution of Intention to Establish CFD 2020-1 IA-2 approved by the School District related to CFD No. 2020-1 IA-2.



Staff Report

TO: City Council

FROM: Elizabeth Gibbs, Community Services Director

DATE: November 3, 2020

SUBJECT: **Adoption of a Resolution Authorizing the City Manager to Accept the Offer of Dedication Related to Solera Assignment of Easement and Record a Certificate of Acceptance of an Interest in Real Property with the County of Riverside Recorder**

Background and Analysis:

On November 22, 2005, Solera Oak Valley Greens Association (Solera) recorded a Grant of Slope Maintenance Easement with the Riverside County Recorder for the purpose of granting Solera the legal right of access to the easement area for maintaining landscaping, irrigation, water supply, maintenance of the exterior surface and integrity of the perimeter wall that separates the easement area from the balance of each lot's rear yard area (Attachment A).

Solera has agreed to assign an interest in the easement, including certain maintenance obligations under the easement to the City, who in turn desires to assume such obligations subject to the following terms and conditions (Attachment B):

1. City of Beaumont Terms and Conditions for Acceptance: City of Beaumont hereby agrees to assume the obligations of Solera subject to the following:
 - a. Existing plant materials are to be maintained at the sole discretion of the CITY,
 - b. New or replacement plant materials will be selected and installed at the sole discretion of the CITY,
 - c. Plants, landscape materials, hardscape materials, structures or any other items installed or placed by any party within the easement other than the CITY are subject to removal at the sole discretion of the CITY without compensation to any other party,
 - d. CITY's responsibilities are restricted solely to the maintenance of plant materials, maintenance and operation of the irrigation system, and

maintenance of the existing slope. CITY assumes no responsibility for the maintenance of any structures within the easement, and

- e. Solera retains its rights and responsibilities regarding maintenance of the exterior surface and structural integrity of the perimeter wall that separates the easement area from the balance of each lot's rear yard area as defined in the easement.

- 2. Indemnification: Each party will indemnify the other with respect to the performance of their ongoing responsibilities.

Attached is a resolution authorizing the City Manager to accept the offer of dedication related to Solera assignment of easement (Attachment C).

Fiscal Impact:

Approximately \$5,000 will be expended annually in the maintenance of this easement. Funding to maintain this easement will be absorbed in the current budget. Under Government Code Sections 6103 and 27383, the City of Beaumont is exempt from paying recordation fees to record the certificate of acceptance.

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution Authorizing the City Manager to Accept the Offer of Dedication Related to Solera Assignment of Easement and Record a Certificate of Acceptance of an Interest in Real Property with the County of Riverside Recorder."

Attachments:

- A. Recorded Grant of Slope Maintenance Easement DOC 2005-0969219 by Pulte Homes to Solera Oak Valley Greens Association
- B. Assignment of Easement by Solera Oak Valley Greens Association to City of Beaumont
- C. Resolution of the City of Beaumont Accepting Assignment of Easement from Solera Oak Valley Greens Association
- D. Map

Recording Requested By
First American Title NHS

DOC # 2005-0969219
11/22/2005 08:00A Fee:31.00
Page 1 of 9
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:

SPROUL - TROST LLP
Attn: Curtis C. Sproul, Esq.
2424 Professional Drive
Roseville, California 95661



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**GRANT OF SLOPE
MAINTENANCE EASEMENT
(SOLERA OAK VALLEY GREENS ASSOCIATION)**

**GRANT OF SLOPE MAINTENANCE EASEMENT
(SOLERA OAK VALLEY GREENS ASSOCIATION)**

Pulte Home Corporation, a Michigan corporation ("Grantor") hereby grants to the Solera Oak Valley Greens Association, a California nonprofit mutual benefit corporation (the "Association"), an easement over that portion of each of the Lots in the Solera at Oak Greens common interest development that are more particularly identified in Exhibit "A", attached hereto, and incorporated herein by reference, that is more particularly identified in Exhibit "B", attached hereto and incorporated herein by reference (the "Easement Area"). The Easement Area can generally be described as a slope area on each of the Lots listed in Exhibit "A" that is segregated from the rear yard area of each of the Lots identified in Exhibit "A" by a masonry wall that was constructed by the Declarant (the "Perimeter Wall"). The purpose of this Grant Easement is to give the Association a legal right of access to the Easement Area to maintain the landscaping initially installed by the Grantor in the Easement Area, to maintain and repair the irrigation system and equipment that supplies water to the landscaping in the Easement Area, and to maintain the exterior surface and structural integrity of the Perimeter Wall that separates the Easement Area from the balance of each Lot's rear yard area. Each Owner of a Lot listed in Exhibit "A" shall be responsible for maintaining the surface of the Perimeter Wall that faces into the Owner's Lot. By accepting this Grant of Easement, the Association covenants and agrees to maintain the landscaping and irrigation equipment in the Easement Area and the Perimeter Wall on each of the Lots listed in Exhibit "A".

DATED: _____, 2005

PULTE HOME CORPORATION
a Michigan corporation

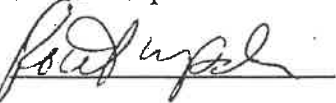
By: 

ACCEPTANCE OF EASEMENT

By signing below, the Association accepts this Grant of Easement and agrees to perform the landscaping and irrigation equipment maintenance and repair obligations and the Perimeter Wall maintenance and repair obligations stated herein.

DATED: OCT. 24 , 2005

SOLERA OAK VALLEY GREENS ASSOCIATION,
a California nonprofit mutual benefit corporation

By: 

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

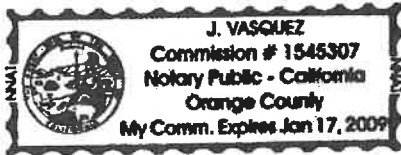
State of California }
County of RIVERSIDE } ss.

On October 25, 2005 before me, J. Vasquez, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John W. [Signature]
Name(s) of Signer(s)

- personally known to me
- 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss.

On October 25, 2005 before me, J. VASQUEZ, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared ROBERT W. PARADISE,
Name(s) of Signer(s)

- personally known to me
- 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.



WITNESS my hand and official seal.

J. Vasquez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: J. VASQUEZ
DATE COMMISSION EXPIRES: JANUARY 17, 2009
COUNTY WHERE BOND IS FILED: ORANGE COUNTY
COMMISSION NUMBER: 1545307
VENDOR NO: NNA1
PLACE OF EXECUTION: RIVERSIDE, CALIFORNIA
DATE: November 18, 2005

SIGNATURE:


FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION OF LOTS
IN TRACT NUMBERS 32325
WITH SLOPE EASEMENTS
(Solera Oak Valley Greens Association)

The following Lots in the Initial Covered Property are burdened with the Slope Easements set forth in this Grant of Slope Maintenance Easement:

Lots 187 - 193, inclusive of Tract No. 32325, in the City of Beaumont, County of Riverside, State of California, as per the Plat recorded in Book 393 of Maps, Pages 1 through 15, Official Records of said County.

EXHIBIT "A"

SLOPE AND LANDSCAPE MAINTENANCE EASEMENT

OVER AND ACROSS LOTS 187 THROUGH 193, INCLUSIVE OF TRACT MAP 32325, AS SHOWN IN BOOK ~~33~~ PAGES 1 THROUGH ~~5~~, INCLUSIVE OF TRACT MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 187;

THENCE ALONG THE NORTHERLY LINE OF LOTS 187 THROUGH 193, INCLUSIVE, NORTH 89°35'05" EAST 408.85 FEET;

THENCE SOUTH 52°40'07" EAST 16.04 FEET;

THENCE LEAVING THE SAID NORTHERLY LINE OF SAID LOTS, SOUTH 89°35'05" WEST 55.53 FEET;

THENCE SOUTH 85°50'05" WEST 60.13 FEET;

THENCE SOUTH 85°51'55" WEST 60.13 FEET;

THENCE SOUTH 85°52'47" WEST 60.13 FEET;

THENCE SOUTH 85°24'15" WEST 60.16 FEET;

THENCE NORTH 00°24'55" WEST 1.70 FEET;

THENCE SOUTH 84°48'22" WEST 60.21 FEET;

THENCE NORTH 00°24'55" WEST 4.16 FEET;

THENCE SOUTH 89°35'05" WEST 64.80 FEET;

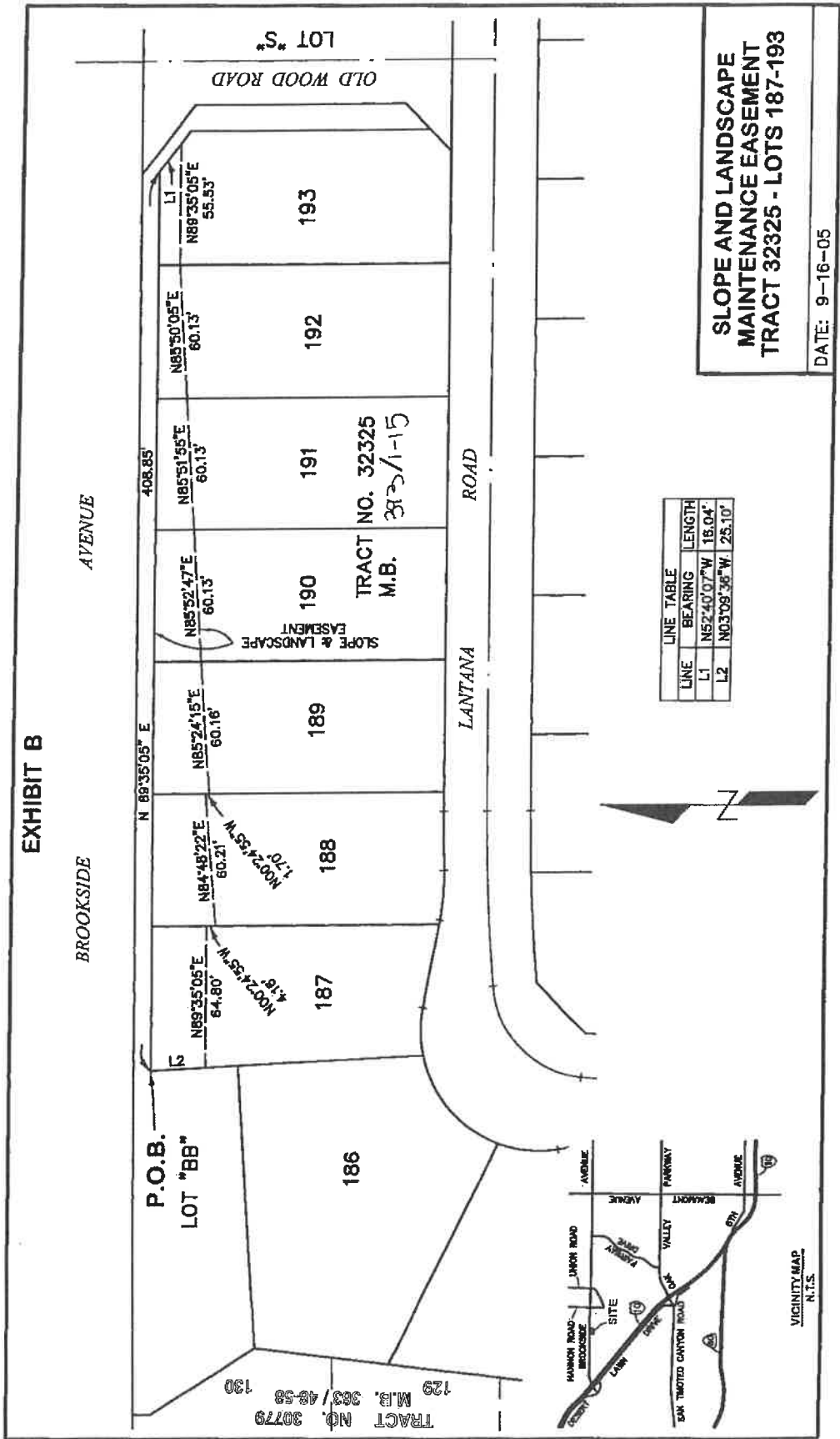
THENCE NORTH 03°09'36" WEST 25.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.18 ACRES;

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

RON V. BANUELOS, PLS. 7940
EXP. 12/31/05

EXHIBIT "B"
DEPICTION OF TYPICAL LOT SLOPE EASEMENT AREA



Recording Requested By
First American Title NHS

DOC # 2005-1027402
12/13/2005 08:00A Fee:13.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

PULTE HOME CORPORATION
1508 Paradise Circle
Beaumont, CA
92223



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MEMORANDUM OF AGREEMENT

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This Memorandum of Agreement ("Memorandum"), dated 12/12/2005 for reference purposes, is executed in connection with that certain Pulte Home Corporation Purchase Agreement ("Agreement") dated as of 7/19/2005 by and between Pulte Home Corporation, a Michigan corporation ("Pulte"), and Sherry Lynn Thomas, Richard Thomas ("Buyer"), relating to Lot/Block 19325 at 1172 Lantana Road ("Property").

For good and valuable consideration, Buyer grants to Pulte the right to repurchase the Property, at a price and under the terms and conditions specifically set forth in the Agreement, for a period of one (1) year from the date of recordation of this Memorandum.

BUYERS:

Sherry Lynn Thomas _____ 7-19-05
Sherry Lynn Thomas Date
Richard Thomas _____ 7-19-05
Richard Thomas Date

REVIEWED BY:

JoAnne Marquart _____ 7/19/05
JoAnne Marquart Date

ACCEPTED BY SELLER:

PULTE HOME CORPORATION,
a Michigan corporation
Marilyn Foster _____ 7/19/05
By: Marilyn Foster Date
Name: Administrative Coordinator
Title:

Sherry L. Thomas _____ 12-5-05
Sherry L. Thomas Date
Richard W. Thomas _____ 12-5-05
Richard W. Thomas Date

[Notarial Acknowledgement on Following Page]

Buyer Initials

SLT

Seller Initials

mf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Bernardino)

On 12-5, 05 before me, Zandra Whisler, Notary Public, personally appeared Sherry Lynn Thomas and Richard Thomas,

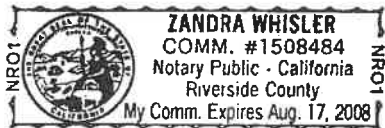
personally known to me

-OR-

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.

WITNESS my hand and official seal.

Zandra Whisler
(SIGNATURE OF NOTARY)



OPTIONAL SECTION

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: Memorandum of Agreement

NUMBER OF PAGES: _____

DATE OF DOCUMENT: _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Buyer Initials

SLT

Seller Initials

mf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On July 21, 2005 before me, Lisa D. Santos
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Marilyn Foster
Name(s) of Signer(s)

- personally known to me
- 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.



WITNESS my hand and official seal.

Lisa D. Santos
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:

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ASSIGNMENT OF EASEMENT

This Assignment of Easement ("Agreement") is entered into effective the ____ day of September, 2020, by and between Solera Oak Valley Greens Association, a California non-profit mutual benefit corporation ("Solera" or the "Association") and the City of Beaumont, a general law city ("City").

RECITALS

A. Solera holds an easement relative to certain real property (the "Easement Area") located in the City of Beaumont, Riverside County, California, and described in **Exhibit "A"**, attached hereto and made a part hereof by this reference, by way of that certain Grant of Slope Maintenance Easement (Solera Oak Valley Greens Association) dated October 24, 2005 and recorded with the Riverside County Recorder on November 22, 2005 as Document Number 2005-0969219 (the "Easement").

As stated within the Easement, the purpose thereof "is to give the Association a legal right of access to the Easement Area to maintain the landscaping initially installed by the [Developer] in the Easement Area, to maintain and repair the irrigation system and equipment that supplies water to the landscaping in the Easement Area, and to maintain the exterior surface and structural integrity of the Perimeter Wall that separates the Easement Area from the balance of each Lot's rear yard area." "Each Owner of a Lot listed in Exhibit A shall be responsible for maintaining the surface of the Perimeter Wall that faces into the Owner's Lot." By way of the Easement, the Association covenanted and agreed "to maintain the landscaping and irrigation equipment in the Easement Area and the Perimeter Wall on each of the Lots listed in Exhibit A."

B. Solera has agreed to assign an interest in the Easement, including certain maintenance obligations under the Easement, to the City of Beaumont;

C. The City desires to assume such obligations of Solera under the Easement subject to the Terms and Conditions contained herein.

TERMS AND CONDITIONS

NOW, THEREFORE, for and in consideration of the mutual covenants and provisions set forth herein, and other good and valuable consideration, the receipt of which by both parties hereto is hereby acknowledged, the parties intending to be legally bound, agree as follows:

1. Grant of Easement. Solera hereby assigns to the City of Beaumont certain rights and obligations under the Easement. Solera shall take all action necessary to provide City with access to the Easement at all times and shall not take any action that would restrict or prevent CITY from the free and unfettered access and use of the area of the Easement at any time.

2. City of Beaumont Terms and Conditions for Acceptance: City of Beaumont hereby agrees to assume the obligations of Solera subject to the following:
 - a. Existing plant materials are to be maintained at the sole discretion of the CITY,
 - b. New or replacement plant materials will be selected and installed at the sole discretion of the CITY,
 - c. Plants, landscape materials, hardscape materials, structures or any other items installed or placed by any party within the easement other than the CITY are subject to removal at the sole discretion of the CITY without compensation to any other party,
 - d. CITY's responsibilities are restricted solely to the maintenance of plant materials, maintenance and operation of the irrigation system, and maintenance of the existing slope. CITY assumes no responsibility for the maintenance of any structures within the easement, and
 - e. Solera retains its rights and responsibilities regarding maintenance of the exterior surface and structural integrity of the Perimeter Wall that separates the Easement Area from the balance of each Lot's rear yard area as defined in the Easement.

3. Solera shall indemnify, defend and hold harmless CITY, its public officials, employees, and agents from and against all third party claims, demands, causes of action, liabilities, costs, damages, losses, penalties, fines, judgments or expenses, including reasonable attorneys' fees and costs of collection that arise out of or result from the use, control, acts or omissions of Solera in the performance of its ongoing responsibilities for maintenance of the Perimeter Wall. Solera shall continue to maintain liability insurance applicable to its activities on the Easement in the amount of one million dollars per occurrence and two million dollars aggregate showing CITY as an additional insured.

4. CITY shall indemnify, defend and hold harmless Solera, its Board of Directors, managers, members, residents and agents from and against all third party claims, demands, causes of action, liabilities, costs, damages, losses, penalties, fines, judgments or expenses, including reasonable attorneys' fees and costs of collection that arise out of or result from the use, control, acts or omissions of CITY in the performance of its assigned maintenance responsibilities from the date of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

**Solera Oak Valley Greens Association,
a California non-profit mutual benefit corporation**

By: _____

Its: _____

Date: _____

ACKNOWLEDGMENT
OF NOTARY PUBLIC

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 _____)

On _____ before me, _____, Notary Public, personally appeared _____ 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 _____
Notary Public

(Seal)

EXHIBIT "A"

**ATTACH LEGAL DESCRIPTION OF LOTS IN TRACT NUMBERS 32325 PER
"EASEMENT"**

EXHIBIT "A"
LEGAL DESCRIPTION OF LOTS
IN TRACT NUMBERS 32325
WITH SLOPE EASEMENTS
(Solera Oak Valley Greens Association)

The following Lots in the Initial Covered Property are burdened with the Slope Easements set forth in this Grant of Slope Maintenance Easement:

Lots 187 - 193, inclusive of Tract No. 32325, in the City of Beaumont, County of Riverside, State of California, as per the Plat recorded in Book 393 of Maps, Pages 1 through 15, Official Records of said County.

EXHIBIT "A"
ATTACH LEGAL DESCRIPTION OF SLOPE AND LANDSCAPE MAINTENANCE
EASEMENT PER "EASEMENT"

EXHIBIT "A"**SLOPE AND LANDSCAPE MAINTENANCE EASEMENT**

OVER AND ACROSS LOTS 187 THROUGH 193, INCLUSIVE OF TRACT MAP 32325, AS SHOWN IN BOOK 33, PAGES 1 THROUGH 15, INCLUSIVE OF TRACT MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 187;

THENCE ALONG THE NORTHERLY LINE OF LOTS 187 THROUGH 193, INCLUSIVE, NORTH 89°35'05" EAST 408.85 FEET;

THENCE SOUTH 52°40'07" EAST 16.04 FEET;

THENCE LEAVING THE SAID NORTHERLY LINE OF SAID LOTS, SOUTH 89°35'05" WEST 55.53 FEET;

THENCE SOUTH 85°50'05" WEST 60.13 FEET;

THENCE SOUTH 85°51'55" WEST 60.13 FEET;

THENCE SOUTH 85°52'47" WEST 60.13 FEET;

THENCE SOUTH 85°24'15" WEST 60.16 FEET;

THENCE NORTH 00°24'55" WEST 1.70 FEET;

THENCE SOUTH 84°48'22" WEST 60.21 FEET;

THENCE NORTH 00°24'55" WEST 4.16 FEET;

THENCE SOUTH 89°35'05" WEST 64.80 FEET;

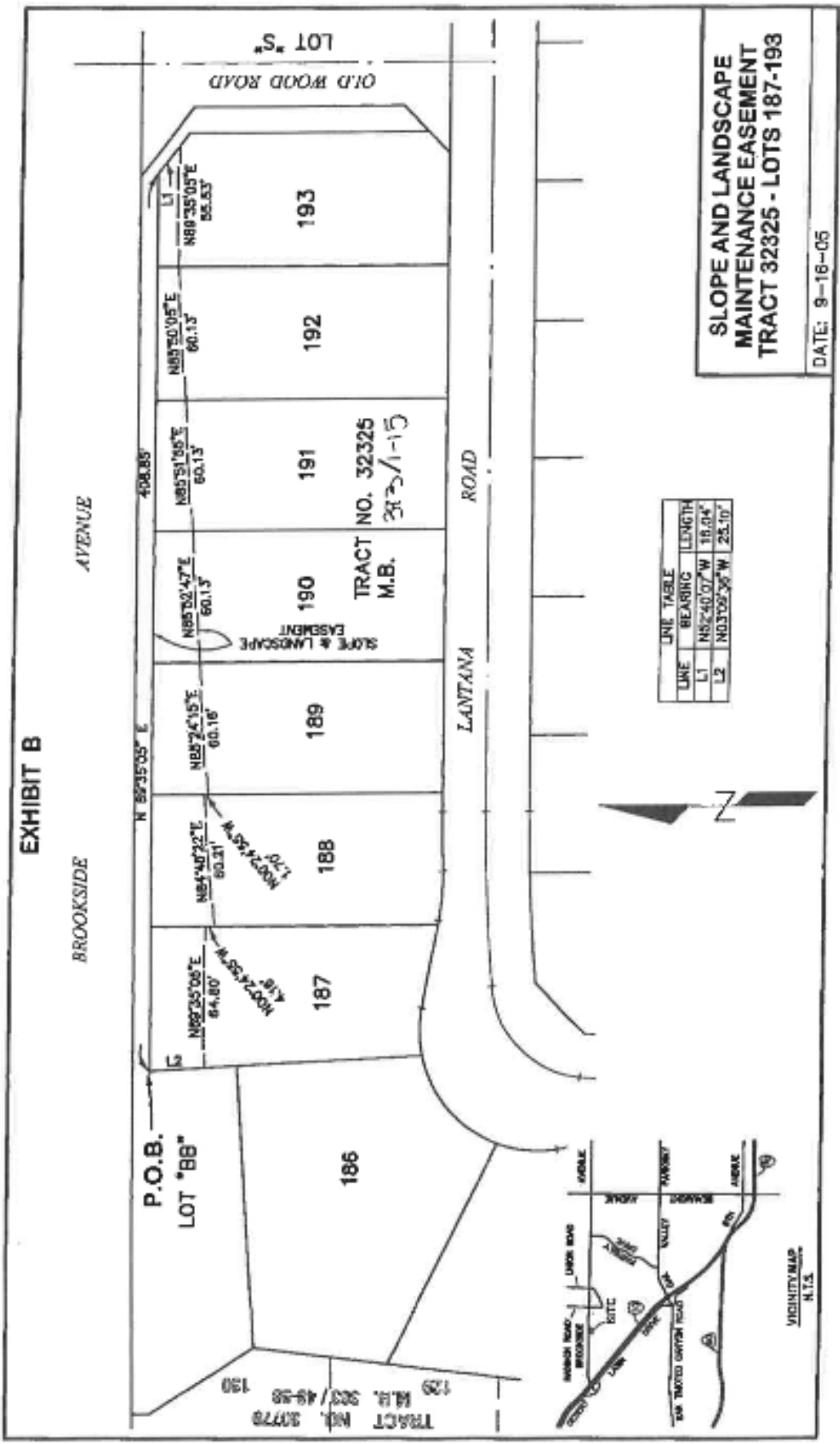
THENCE NORTH 03°09'36" WEST 25.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.18 ACRES;

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

RON V. BÄNUELOS, PLS. 7940
EXP. 12/31/05

EXHIBIT "B"
ATTACH DIAGRAM PER "EASEMENT"



NO RI
CEI

PROPERTY BY

This is to certify that the easement in real property conveyed by that certain Assignment of Easement dated September __, 2020 is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2020-_____ adopted on September __, 2020, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

The City of Beaumont, a general law city

Dated

By: _____
Todd Parton, City Manager

ATTEST:

Steven Mehlman, City Clerk

APPROVED AS TO FORM:

John Pinkney, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF LOTS
IN TRACT NUMBERS 32325
WITH SLOPE EASEMENTS
(Solera Oak Valley Greens Association)

The following Lots in the Initial Covered Property are burdened with the Slope Easements set forth in this Grant of Slope Maintenance Easement:

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 187;

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THENCE SOUTH 85°52'47" WEST 60.13 FEET;

THENCE SOUTH 85°24'15" WEST 60.16 FEET;

THENCE NORTH 00°24'55" WEST 1.70 FEET;

THENCE SOUTH 84°48'22" WEST 60.21 FEET;

THENCE NORTH 00°24'55" WEST 4.16 FEET;

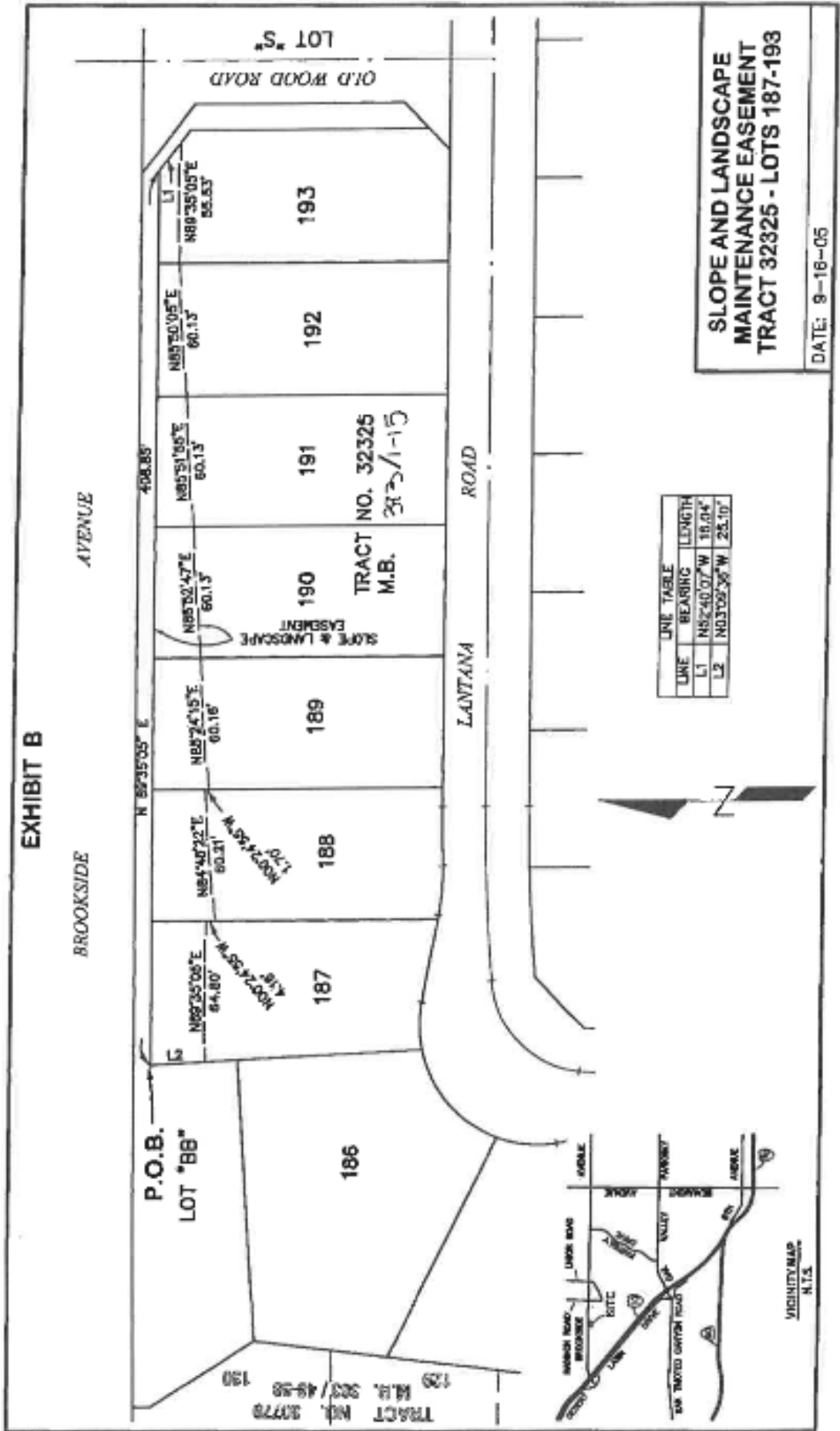
THENCE SOUTH 89°35'05" WEST 64.80 FEET;

THENCE NORTH 03°09'36" WEST 25.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.18 ACRES;

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

RON V. BANUELOS, PLS. 7940
EXP. 12/31/05



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING
THE CITY MANAGER TO ACCEPT THE OFFER OF
DEDICATION RELATED TO SOLERA ASSIGNMENT OF
EASEMENT**

Whereas, Solera Oak Valley Greens Association, a California non-profit mutual benefit corporation, has offered to assign certain easement rights to the City as provided in the Assignment of Easement dated _____, 2020.

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance from the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interest on behalf of the City.

WHEREAS, A certificate of acceptance for accepting the aforementioned interest will be recorded with the Riverside County Clerk Recorder’s Office once the resolution is adopted by City Council; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Beaumont does authorize accepting the Assignment of Easement form Solera Oak Valley Greens Association, a California non-profit mutual benefit corporation per the following provisions:

Provision 1. Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office

MOVED, PASSED AND ADOPTED this ___day of November, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: _____
Rey Santos, Mayor, City of Beaumont

ATTEST:

Steven Mehlman
CITY CLERK

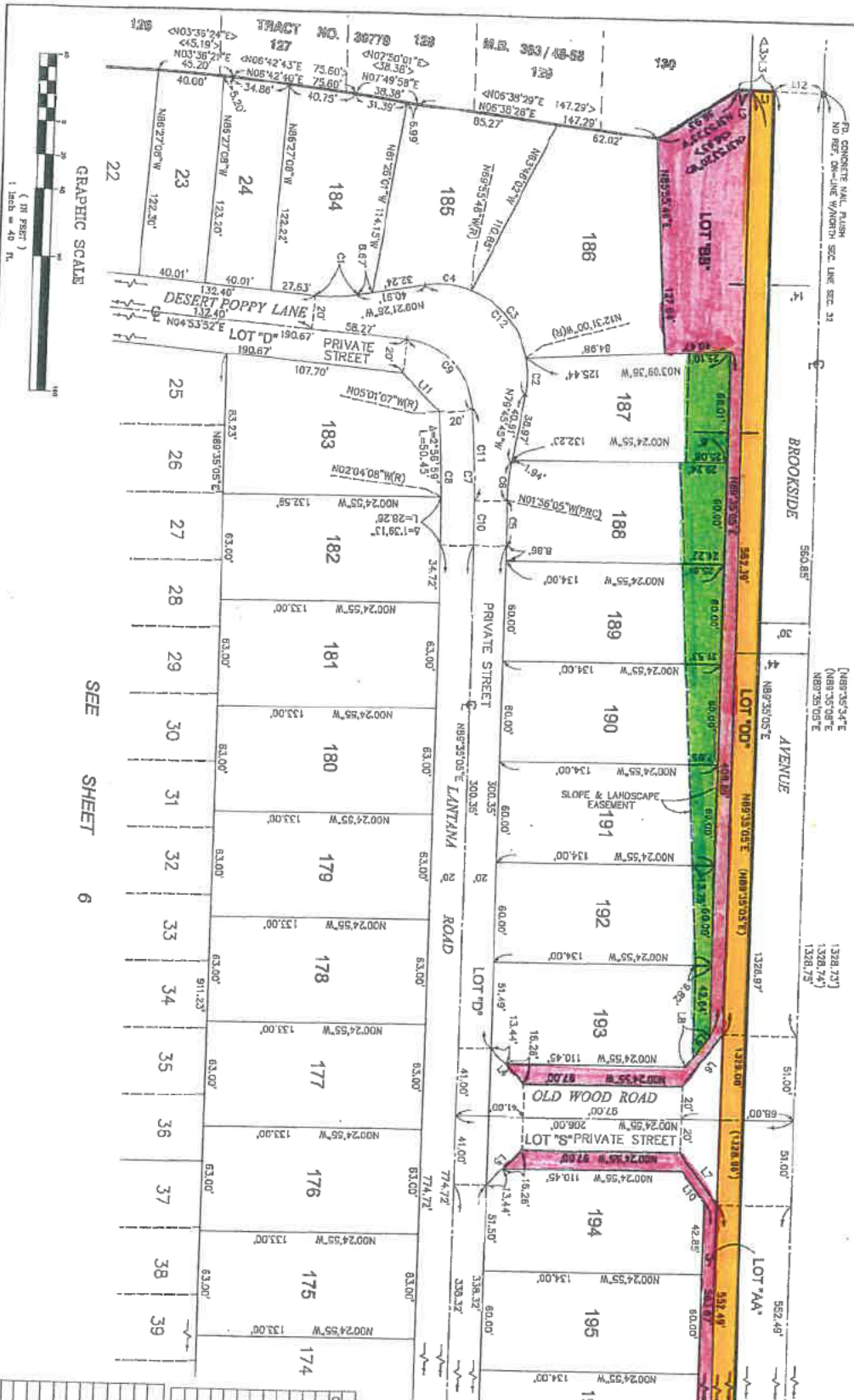
By: _____

█ CoB
█ HOA Transferred to CoB
█ Private Parcels

TRACT NO. 32325

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2 AND 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP NO. 28102 AS RECORDED IN BOOK 481, PAGES 46-48 INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND PARCEL 2, AS SHOWN ON L.A. NO. 94-411-001-000 DATED JULY 13, 2004 AS INST. NO. 2004-0546002 OF THE PUBLIC RECORDS OF SAID COUNTY, LYING WITHIN SECTION 32, T. 2. S. R. 1 W., S.B.M. FEBRUARY, 2005



SEE SHEET 6

SEE SHEET 5

CURVE	DELTA	RADIUS	LENGTH
C1	141.51°	108.00'	28.12'
C2	272.4574°	58.00'	21.84'
C3	57.2446°	58.00'	21.84'
C4	89.2519°	58.00'	28.29'
C5	131.10°	105.00'	27.05'
C6	121.072°	105.00'	27.05'
C7	4.3812°	1000.00'	62.31'
C8	4.3512°	980.00'	78.74'
C9	89.0001°	45.00'	62.90'
C10	1.3110°	1000.00'	26.57'
C11	3.0502°	1000.00'	53.87'
C12	108.2510°	35.00'	108.26'

LINE	BEARING	LENGTH
L1	N01.34.51°E	14.61'
L2	N01.34.51°E	8.00'
L3	N01.34.51°E	22.01'
L4	<N01.34.46°E>	<22.01'>
L5	N44.9505°E	28.70'
L6	N49.2455°W	29.70'
L7	N52.4007°W	30.20'
L8	N51.5017°E	22.95'
L9	N52.4007°W	18.04'
L10	N51.5017°E	22.95'
L11	N44.5823°E	32.17'
L12	N01.34.51°E	30.00'

2005-09-02-11
ORIGINAL



Staff Report

TO: City Council
FROM: Jeff Mohlenkamp, Finance Director
DATE: November 3, 2020
SUBJECT: **FY 2021 General Fund and Wastewater Fund Budget Adjustments**

Background and Analysis:

The FY 2021 budget was adopted by City Council on June 2, 2020. The budget assumed that revenues would be impacted by the COVID-19 pandemic and the budget was balanced accordingly. Actual revenues, primarily sales and use tax revenues, have exceeded budgeted revenues with end of year projections for the General Fund being \$2.2 million better than expected. FY 2021 and the City's multi-year fiscal year forecast projections have been amended to account for these additional revenues.

Fund revenues are now projected to exceed the budget estimates as summarized below:

- **Sales Tax** - \$1,700,000,
- **Property Tax** - \$300,000,
- **Other taxes** - \$100,000 (utility users tax and franchise fees are performing better than expected), and
- **Business license** - \$100,000.

Total - **\$2,200,000**

Staff also identified operational needs that warrant some adjustments to the FY 2021 budget. For the most part, these adjustments represent restoring some frozen positions and adding back some of the budget cuts that were implemented during the finalization of the FY 2021 budget.

Recommended General Fund Budget Adjustments

Revenues

- *Increase Sales Tax revenues by \$1,700,000,*
- *Increase secured Property Tax revenues by \$300,000,*
- *Increase Utility Users Tax by \$50,000,*
- *Increase Cable Franchise Fee by \$50,000, and*
- *Increase Business License fees by \$100,000.*

Total revenue adjustments - **\$2,200,000**

Expenses

- *Unfreeze 1 Police Officer Position - \$99,167 (effective December 1, 2020),*
- *Authorize Overhire of 2 Police Officer Positions - \$198,333 (effective December 1, 2020),*
- *Unfreeze 1 Streets Maintenance Position - \$65,917 (effective December 1, 2020),*
- *Unfreeze 4 Recreational Specialist positions - \$22,667 (effective March 1, 2021),*
- *Add Payroll Technician position - \$67,083 (effective December 1, 2020), and*
- *Restore Contract Services expense authority for Building and Safety - \$111,000.*

Total expense adjustments **\$564,167**

The net result of these adjustments will provide for a budget surplus of \$1,635,833. Further details regarding these proposed adjustments is included as Attachment A.

Recommended Wastewater Fund Budget Adjustments

The new Beaumont wastewater treatment plant is now in operation and a new discharge permit has been issued. New permit requirements include additional compliance monitoring and reporting which necessitates the addition of a compliance manager position. As part of its mandates the City will also be required to turn on the reverse osmosis system which will result in the need to discharge brine through the recently completed 23 miles of brine line. Two additional collection maintenance worker positions are needed to monitor the line and ensure compliance and/or response to overflows or spills. Contingency funds for FY 2021 have been reduced by \$196,196 to offset these increased operational costs.

Expenses

- Add New Compliance Manager position - \$79,294 (effective December 1, 2020), and
- Add 2 Collection Maintenance Worker positions - \$116,902 (effective December 1, 2020).

These positions are deemed essential to meet the operating needs of the plant and collection system.

Total Expense Increases - **\$196,196**

Attachment B provides further detail and explanation of the need for these proposed budget adjustments.

Fiscal Impact:

The impact of these adjustments for the General Fund is an increase in revenues by \$2,200,000 and an increase in expenditures of \$564,167 for a net budget surplus of \$1,635,833.

The Wastewater Fund budget will remain balanced.

Recommended Action:

Approve the proposed adjustments for the FY 2021 General Fund and Wastewater fund budgets.

Attachments:

- A. General Fund – schedule of recommended budget expense adjustments
- B. Wastewater Fund – schedule of recommended budget adjustments
- C. Budget Adjustment Details (revenues and expenditures)

FY 2021- General Fund

Notes

Proposed Budget Expense Adjustments for Council Consideration

				Full FY Cost	FY 2021 Cost		
Personnel Costs							
Unfreeze 1 Police Officer Positions				\$ 170,000	\$ 99,167	Filled by December 1st	This unfreezes 1 of the 4 positions that are being held vacant in PD
PD Officer Overfill - 2 positions				\$ 340,000	\$ 198,333	Filled by December 1st	Allows for overfill of two positions to cover vacancies/ workers comp/ etc. - helps ensure full staffing
Unfreeze 1 Streets Maintenance Position				\$ 113,000	\$ 65,917	Filled by December 1st	Unfreezes one maintenance position that is needed to keep up with the growing workload in streets maintenance
Unfreeze Rec Specialist positions (beginning March 2021)				\$ 68,000	\$ 22,667		Provides for the reinstatement of 4 seasonal positions beginning March 2021
New Position							
Added Admin Position (payroll)/ Needed if we move payroll inhouse with the Tyler payroll module				\$ 115,000	\$ 67,083	Filled by December 1st	This position is essential as the City improves the Human Resource system and brings payroll inhouse. This provides for adequate coverage to ensure timely/ proper tax filings, retirement, etc.
			Payroll Total	\$ 806,000	\$ 453,167		
Non Personnel							
Restoration of Contractual Services to Building and Safety - Plan Check Contract Services 62%, Inspection Contract Services 38%				\$ 185,000	\$ 111,000		The Building and Safety department significantly reduced plan check and inspection contract costs during the FY 2021 budget process. Development has continued at high levels, necessitating additional contract services. Most of these costs will be recaptured through billing for services.
Ransomware/ Disaster recover ongoing costs				\$ 15,000	\$ -		An upgrade to our ransomware and disaster recovery is included in recommended one-time allocations. This represents the ongoing cost to maintain those functions.
Tyler Payroll/HR and Fixed Assets				\$ (40,000)			A proposal to bring payroll functions in house is included in the proposed allocation of one-time funds. This represents savings from eliminating existing external contract that is partially offset by new costs to bring the function in house.
			Non Payroll Total	\$ 160,000	\$ 111,000		

Restoration and New
\$ 966,000 \$ 564,167

Total Proposed Expense Adjustments

FY 2021 Wastewater Fund Proposed Budget Adjustments

<u>Personnel Costs</u>	<u>Full Year Costs</u>	<u>FY 2021 Cost</u>	<u>Notes/ Justification</u>
New Compliance Manager Position	\$ 135,932	\$ 79,294	This position would handle the tracking and reporting to various authorities to ensure the plant, collection system and the pretreatment requirements maintain compliance with requirements - assumes a start date of December 1, 2020
Two - New Collection Maintenance Worker Positions	\$ 200,402	\$ 116,902	These positions will monitor and maintain the 199 miles of sewer lines and lift stations. This brings the current staffing from 2 to 4 and more in line with similarly situated cities and allow for an oncall system to better meet community needs- assumes start date of December 1, 2020
<u>Operating Costs</u>			
Contract with SKM to provide Plant Computer System Monitoring	\$ 100,000	\$ -	With the new upgrades, the plant as well as collection system is highly automated. As such a specific skill set is required. This contract will be necessary for the first year or more of operations to ensure the system is functioning optimally. <i>NO funds are being requested for FY 2021 as the current estimate is that budgetary savings in other areas will be sufficient to cover this added expense.</i>
Total Costs	<u>\$ 436,334</u>	<u>\$ 196,196</u>	



City of Beaumont, CA

Budget Adjustment Request Adjustment Detail

Item 4.

Packet: GLPKT13765 - Mid Year Council Budget Adjustment

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000060	VERSION 1	Mid Year Budget Adjustment to Council	11/3/2020

Summary Description: Mid Year Budget Adjustment to Council

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
100-0000-4005-0000 Period 05: -300,000.00	SECURED PROPERTY TAX	Mid Year Budget Adjustment to Council	-4,887,655.00	-300,000.00	-5,187,655.00
100-0000-4050-0000 Period 05: -1,700,000.00	SALES & USE TAXES	Mid Year Budget Adjustment to Council	-3,899,316.00	-1,700,000.00	-5,599,316.00
100-0000-4075-0000 Period 05: -50,000.00	UTILITY USERS TAX	Mid Year Budget Adjustment to Council	-1,600,000.00	-50,000.00	-1,650,000.00
100-0000-4082-0000 Period 05: -50,000.00	FRANCHISE FEES - CABLE	Mid Year Budget Adjustment to Council	-293,154.00	-50,000.00	-343,154.00
100-0000-4200-0000 Period 05: -100,000.00	BUSINESS LICENSES	Mid Year Budget Adjustment to Council	-225,000.00	-100,000.00	-325,000.00
100-1240-6010-0000 Period 05: 46,419.00	SALARIES	Mid Year Budget Adjustment to Council	274,707.00	46,419.00	321,126.00
100-1240-6020-0000 Period 05: 11,658.00	HEALTH INSURANCE	Mid Year Budget Adjustment to Council	32,073.00	11,658.00	43,731.00
100-1240-6022-0000 Period 05: 2,500.00	WORKERS COMP	Mid Year Budget Adjustment to Council	14,125.00	2,500.00	16,625.00
100-1240-6023-0000 Period 05: 305.00	DISABILITY	Mid Year Budget Adjustment to Council	1,052.00	305.00	1,357.00
100-1240-6024-0000 Period 05: 5,427.00	P.E.R.S./P.E.P.R.A.	Mid Year Budget Adjustment to Council	69,532.00	5,427.00	74,959.00
100-1240-6028-0000 Period 05: 49.00	LIFE INSURANCE	Mid Year Budget Adjustment to Council	168.00	49.00	217.00
100-1240-6034-0000 Period 05: 725.00	MEDICARE	Mid Year Budget Adjustment to Council	4,450.00	725.00	5,175.00
100-1550-6010-0000 Period 05: 22,158.92	SALARIES	Mid Year Budget Adjustment to Council	265,071.00	22,158.92	287,229.92
100-1550-6034-0000 Period 05: 508.08	MEDICARE	Mid Year Budget Adjustment to Council	3,515.00	508.08	4,023.08
100-2050-6010-0000 Period 05: 249,597.25	SALARIES	Mid Year Budget Adjustment to Council	4,705,629.00	249,597.25	4,955,226.25
100-2050-6012-0000 Period 05: 2,676.92	OVERTIME	Mid Year Budget Adjustment to Council	276,507.00	2,676.92	279,183.92
100-2050-6020-0000 Period 05: 11,725.00	HEALTH INSURANCE	Mid Year Budget Adjustment to Council	754,878.00	11,725.00	766,603.00
100-2050-6022-0000 Period 05: 4,961.83	WORKERS COMP	Mid Year Budget Adjustment to Council	484,187.00	4,961.83	489,148.83
100-2050-6023-0000 Period 05: 306.83	DISABILITY	Mid Year Budget Adjustment to Council	21,566.00	306.83	21,872.83
100-2050-6024-0000 Period 05: 25,882.50	P.E.R.S./P.E.P.R.A.	Mid Year Budget Adjustment to Council	1,744,043.00	25,882.50	1,769,925.50
100-2050-6028-0000 Period 05: 49.00	LIFE INSURANCE	Mid Year Budget Adjustment to Council	3,456.00	49.00	3,505.00
100-2050-6034-0000 Period 05: 820.17	MEDICARE	Mid Year Budget Adjustment to Council	81,279.00	820.17	82,100.00

Budget Adjustment Register

Period 05:	820.17					
100-2050-6036-0000		UNIFORMS	Mid Year Budget Adjustment to Council	49,200.00	1,480.50	50,680.50
Period 05:	1,480.50					
100-2150-7063-0000		PLAN CHECK FEES	Mid Year Budget Adjustment to Council	255,000.00	68,820.00	323,820.00
Period 05:	68,820.00					
100-2150-7067-0000		INSPECTIONS	Mid Year Budget Adjustment to Council	31,000.00	42,180.00	73,180.00
Period 05:	42,180.00					
100-3250-6010-0000		SALARIES	Mid Year Budget Adjustment to Council	346,205.00	37,898.33	384,103.33
Period 05:	37,898.33					
100-3250-6012-0000		OVERTIME	Mid Year Budget Adjustment to Council	14,452.00	1,166.67	15,618.67
Period 05:	1,166.67					
100-3250-6020-0000		HEALTH INSURANCE	Mid Year Budget Adjustment to Council	96,306.00	9,278.50	105,584.50
Period 05:	9,278.50					
100-3250-6022-0000		WORKERS COMP	Mid Year Budget Adjustment to Council	17,720.00	1,776.83	19,496.83
Period 05:	1,776.83					
100-3250-6023-0000		DISABILITY	Mid Year Budget Adjustment to Council	2,630.00	306.83	2,936.83
Period 05:	306.83					
100-3250-6024-0000		P.E.R.S./P.E.P.R.A.	Mid Year Budget Adjustment to Council	63,264.00	14,872.08	78,136.08
Period 05:	14,872.08					
100-3250-6028-0000		LIFE INSURANCE	Mid Year Budget Adjustment to Council	420.00	49.00	469.00
Period 05:	49.00					
100-3250-6034-0000		MEDICARE	Mid Year Budget Adjustment to Council	5,577.00	568.75	6,145.75
Period 05:	568.75					
700-4050-6010-0000		SALARIES	Mid Year Budget Adjustment to Council	1,040,186.00	140,041.56	1,180,227.56
Period 05:	140,041.56					
700-4050-6020-0000		HEALTH INSURANCE	Mid Year Budget Adjustment to Council	152,199.00	28,134.64	180,333.64
Period 05:	28,134.64					
700-4050-6022-0000		WORKERS COMP	Mid Year Budget Adjustment to Council	50,075.00	6,310.40	56,385.40
Period 05:	6,310.40					
700-4050-6023-0000		DISABILITY	Mid Year Budget Adjustment to Council	5,523.00	915.24	6,438.24
Period 05:	915.24					
700-4050-6024-0000		P.E.R.S./P.E.P.R.A.	Mid Year Budget Adjustment to Council	238,165.00	19,050.10	257,215.10
Period 05:	19,050.10					
700-4050-6028-0000		LIFE INSURANCE	Mid Year Budget Adjustment to Council	882.00	146.16	1,028.16
Period 05:	146.16					
700-4050-6034-0000		MEDICARE	Mid Year Budget Adjustment to Council	15,974.00	1,597.90	17,571.90
Period 05:	1,597.90					
700-4050-7900-0000		CONTINGENCY	Mid Year Budget Adjustment to Council	300,000.00	-196,196.00	103,804.00
Period 05:	-196,196.00					

Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
V1 2020-2021	VERSION 1	100-0000-4005-0000	SECURED PROPERTY TAX	-4,887,655.00	-300,000.00	-5,187,655.00
		100-0000-4050-0000	SALES & USE TAXES	-3,899,316.00	-1,700,000.00	-5,599,316.00
		100-0000-4075-0000	UTILITY USERS TAX	-1,600,000.00	-50,000.00	-1,650,000.00
		100-0000-4082-0000	FRANCHISE FEES - CABLE	-293,154.00	-50,000.00	-343,154.00
		100-0000-4200-0000	BUSINESS LICENSES	-225,000.00	-100,000.00	-325,000.00
		100-1240-6010-0000	SALARIES	274,707.00	46,419.00	321,126.00
		100-1240-6020-0000	HEALTH INSURANCE	32,073.00	11,658.00	43,731.00
		100-1240-6022-0000	WORKERS COMP	14,125.00	2,500.00	16,625.00
		100-1240-6023-0000	DISABILITY	1,052.00	305.00	1,357.00
		100-1240-6024-0000	P.E.R.S./P.E.P.R.A.	69,532.00	5,427.00	74,959.00
		100-1240-6028-0000	LIFE INSURANCE	168.00	49.00	217.00
		100-1240-6034-0000	MEDICARE	4,450.00	725.00	5,175.00
		100-1550-6010-0000	SALARIES	265,071.00	22,158.92	287,229.92
		100-1550-6034-0000	MEDICARE	3,515.00	508.08	4,023.08
		100-2050-6010-0000	SALARIES	4,705,629.00	249,597.25	4,955,226.25
		100-2050-6012-0000	OVERTIME	276,507.00	2,676.92	279,183.92
		100-2050-6020-0000	HEALTH INSURANCE	754,878.00	11,725.00	766,603.00
		100-2050-6022-0000	WORKERS COMP	484,187.00	4,961.83	489,148.83
		100-2050-6023-0000	DISABILITY	21,566.00	306.83	21,872.83
		100-2050-6024-0000	P.E.R.S./P.E.P.R.A.	1,744,043.00	25,882.50	1,769,925.50
		100-2050-6028-0000	LIFE INSURANCE	3,456.00	49.00	3,505.00
		100-2050-6034-0000	MEDICARE	81,279.00	820.17	82,099.17
		100-2050-6036-0000	UNIFORMS	49,200.00	1,480.50	50,680.50
		100-2150-7063-0000	PLAN CHECK FEES	255,000.00	68,820.00	323,820.00
		100-2150-7067-0000	INSPECTIONS	31,000.00	42,180.00	73,180.00
		100-3250-6010-0000	SALARIES	346,205.00	37,898.33	384,103.33
		100-3250-6012-0000	OVERTIME	14,452.00	1,166.67	15,618.67
		100-3250-6020-0000	HEALTH INSURANCE	96,306.00	9,278.50	105,584.50
		100-3250-6022-0000	WORKERS COMP	17,720.00	1,776.83	19,496.83
		100-3250-6023-0000	DISABILITY	2,630.00	306.83	2,936.83
		100-3250-6024-0000	P.E.R.S./P.E.P.R.A.	63,264.00	14,872.08	78,136.08
		100-3250-6028-0000	LIFE INSURANCE	420.00	49.00	469.00
		100-3250-6034-0000	MEDICARE	5,577.00	568.75	6,145.75
		700-4050-6010-0000	SALARIES	1,040,186.00	140,041.56	1,180,227.56
		700-4050-6020-0000	HEALTH INSURANCE	152,199.00	28,134.64	180,333.64
		700-4050-6022-0000	WORKERS COMP	50,075.00	6,310.40	56,385.40
		700-4050-6023-0000	DISABILITY	5,523.00	915.24	6,438.24
		700-4050-6024-0000	P.E.R.S./P.E.P.R.A.	238,165.00	19,050.10	257,215.10
		700-4050-6028-0000	LIFE INSURANCE	882.00	146.16	1,028.16
		700-4050-6034-0000	MEDICARE	15,974.00	1,597.90	17,571.90
		700-4050-7900-0000	CONTINGENCY	300,000.00	-196,196.00	103,804.00
V1 2020-2021 Total:				515,891.00	-1,635,833.01	-1,119,942.01
Grand Total:				515,891.00	-1,635,833.01	-1,119,942.01



Staff Report

TO: City Council
FROM: Elizabeth Gibbs, Community Services Director
DATE: November 3, 2020
SUBJECT: Award of Contract for the Removal and Replacement of Transit Services' Graphics to UpDog Media, LLC in the Amount of \$90,260

Background and Analysis:

In July 2019, the cities of Beaumont and Banning entered into an interagency service agreement and subsequently reaffirmed it in July 2020. As part of the discussions during the negotiation of that agreement, staff from both cities agreed to implement new branding that is separate and distinct to each agency, ultimately moving away from the "Pass Transit" branding.

On October 6, 2020, City Council adopted a new Beaumont Transit branding and conceptual plan for bus wraps to be installed on the buses.

Beaumont Municipal Code Section 3.01.040 states in part, *"Maintenance work and other general services projects with cost estimates of more than \$45,000 but less than or equal to \$175,000 shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project informal bidding procedure contained in Section 3.01.090."*

In September 2020, five vehicle wrapping companies from around the Inland Empire were contacted in writing and asked to submit a quote to remove the existing graphics, as well as to make and install the City Council's newly adopted graphics on seventeen buses. Of the five companies contacted, four responded with the following quotes (Attachment A):

UpDog Media, LLC- \$90,260.00,
 Precision Sign and Graphics- \$104,421.38,
 Decals by Design- \$176,890.44, and
 Transport Graphics- \$256,656.25.

UpDog Media, LLC was the apparent lowest responsible and responsive bidder and a contract has been drafted, which the City Attorney has approved (Attachment B).

Fiscal Impact:

The project is fully funded by Riverside County Transportation Commission (RCTC) State Transit Assistance (STA) capital improvement project 20-03.

Recommended Action:

Approve the award of contract for the removal and replacement of Transit Services' graphics to UpDog Media, LLC in the amount of \$90,260 with the authorization for the City Manager to approve any change orders up to \$9,026, and

Authorize the City Manager to execute the Agreement on behalf of the City.

Attachments:

- A. Bids received
- B. Maintenance Services Agreement
- C. Beaumont Transit Branding and Conceptual Plans – Adopted by the Beaumont City Council

UpDog Media
 2351 W. Lugonia Avenue, Suite D, Redlands, California, 92374
 sales@updog.com
 (909) 498-4416

www.updog.com



Quote 8266

Fleet Wrap - Full Wraps

SALES REP INFO
 UpDog - Brittany Barron
 CS
 cs@updog.com
 909.498.4416

QUOTE DATE
 09/10/2020
 QUOTE EXPIRY DATE
 10/10/2020
 TERMS
 Net 30

ORDERED BY
 City of Beaumont

CONTACT INFO
 Celina Cabrera
 ccabrera@beaumontca.gov
 +1 951-769-8530

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1	Chevy C5500 Bus - Wrap 33 ft. <ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock ups • 3M Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 	4	Each	\$4,125.00	\$16,500.00
2	Chevy C5500 Bus - Wrap Pro Removal Cleaning & Wrap Preparation Included	4	Each	\$1,200.00	\$4,800.00
3	Ford E450 Bus - Partial Wrap 26 ft. Partial Wrap - Perf on Partial Door: Commuter v2 <ul style="list-style-type: none"> • Customer Provided Layout • 3M Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 	4	Each	\$3,245.00	\$12,980.00
4	Ford E450 Bus - Wrap Pro Removal Cleaning & Wrap Preparation Included	4	Each	\$1,000.00	\$4,000.00
5	El Dorado XHF-40 - Partial Wrap 40 ft. Partial Wrap - Perf on Partial Door: Commuter v2 <ul style="list-style-type: none"> • Customer Provided Layout • Partial Wrap - Perf on Partial Door • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 	3	Each	\$4,990.00	\$14,970.00

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
6	El Dorado XHF-40 - Wrap Pro Removal Cleaning & Wrap Preparation Included	3	Each	\$1,400.00	\$4,200.00
7	EZ Rider II- Full Wrap 32 ft. <ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock-Ups • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 	1	Each	\$3,985.00	\$3,985.00
8	EZ Rider II - Wrap Pro Removal Cleaning & Wrap Preparation Included	1	Each	\$1,400.00	\$1,400.00
9	Ford F550 - Full Wrap 34 ft. <ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock-Ups • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 	5	Each	\$4,235.00	\$21,175.00
10	Ford F550 - Wrap Pro Removal Cleaning & Wrap Preparation Included	5	Each	\$1,250.00	\$6,250.00

Item 5.

Once you have approved your project, payment will be due and payable prior to design and print, unless other arrangements have been made in advance.

Setup:	\$0
Shipping:	\$0
Finance:	\$0
Misc. Charges:	\$0
Subtotal:	\$90,260.00
Sales Tax (7.75%):	\$0
Total:	\$90,260.00

Total Disc.	\$2,260.15(2.5%)	Range Disc.	\$1,621.95	Volume Disc.	\$638.20
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SIGNATURE:

DATE:



10247 Bellegrave Avenue
 Suite 134
 Jurupa Valley, CA 91752
 (951) 332-2700

ESTIMATE Item 5.
EST-4921

Custom Imaging Done with Precision
 www.precisionsignandgraphics.com

Created Date: 10/4/2020

DESCRIPTION: 3M Premium Vinyl and Laminates - Fleet Graphics - Removals and Reinstalls on City Fleet

Bill To: City of Beaumont
 550 E. 6th St.
 Beaumont, CA 92223
 US

Requested By: Celina Cabrera
 Email: CCabrera@beaumontca.gov
 Work Phone: 951-769-8530
 Cell Phone: 951-769-8530

Salesperson: David Prieto
 Email: david@precisionsignandgraphics.com
 Work Phone: (951) 332-2700 x 103
 Cell Phone: (909) 208-0039

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Chevy 5500	4	\$4,975.00	\$19,900.00	\$19,900.00
1.1	Vehicle Wrap Kit - Front Part Qty: 1 Width: 96.00" Height: 60.00"				
1.2	Vehicle Wrap Kit - Sides of Bus - 2 Part Qty: 2 Width: 360.00" Height: 110.00"				
1.3	Vehicle Wrap Kit - Rear of Bus Part Qty: 1 Width: 96.00" Height: 110.00"				
2	Ford 550	5	\$5,250.00	\$26,250.00	\$26,250.00
2.1	Vehicle Wrap Kit - Front of Bus Part Qty: 1 Width: 96.00" Height: 60.00"				
2.2	Vehicle Wrap Kit - Sides of Bus Part Qty: 2 Width: 384.00" Height: 110.00"				
2.3	Vehicle Wrap Kit - Rear of Bus Part Qty: 1 Width: 96.00" Height: 110.00"				
3	Ford E 450	4	\$4,150.00	\$16,600.00	\$16,600.00

3.1	Vehicle Wrap Kit - Front of Bus Part Qty: 1 Width: 96.00" Height: 60.00"					Item 5.
3.2	Vehicle Wrap Kit - Sides of Bus Part Qty: 2 Width: 288.00" Height: 110.00"					
3.3	Vehicle Wrap Kit - Rear of Bus Part Qty: 1 Width: 96.00" Height: 110.00"					
4	El Dorado - Full Wrap	3	\$6,350.00	\$19,050.00	\$19,050.00	
4.1	Vehicle Wrap Kit - Front Part Qty: 1 Width: 96.00" Height: 60.00"					
4.2	Vehicle Wrap Kit - Sides of Bus - 2 Part Qty: 2 Width: 480.00" Height: 110.00"					
4.3	Vehicle Wrap Kit - Rear of Bus Part Qty: 1 Width: 96.00" Height: 110.00"					
5	EZ Ryder - Full Wrap	1	\$5,250.00	\$5,250.00	\$5,250.00	
5.1	Vehicle Wrap Kit - Front of Bus Part Qty: 1 Width: 96.00" Height: 60.00"					
5.2	Vehicle Wrap Kit - Sides of Bus - 2 Part Qty: 2 Width: 384.00" Height: 110.00"					
5.3	Vehicle Wrap Kit - Rear of Bus Part Qty: 1 Width: 96.00" Height: 110.00"					
6	Wrap Removal - 17 vehicles	17	\$625.00	\$0.00	\$10,625.00	
6.1	Vehicle Wrap Removal - - # of Hours: 6					

All custom orders require a 50% initial deposit, with the balance paid upon installation or pickup. Orders under \$300 will require advanced payment in full. We accept all major credit cards, cash, and checks.

Subtotal:	\$97,675.00
Taxable Amount:	\$87,050.00
Taxes:	\$6,746.38
Grand Total:	\$104,421.38

Please review all artwork including spelling, before approving proof. Two design revisions are included, after which additional graphic design fees may apply. Cost estimates are subject to revision based upon newly disclosed information including but not limited to: condition or location of vehicle/property, change order requests, and details affecting project timelines.

Thank you. We appreciate the opportunity to earn your business!

Item 5.



DECALS BY DESIGN INC.
FLEET & TRANSIT GRAPHICS
 1325 Pico Street, Suite 105
 Corona, CA 92881
 PH: 951.696.0431
 FX: 951.696.1142
 AP@decalsbydesign.com

ESTIMATE

Item 5.

Date	Estimate #
10/2/2020	4170

Name / Address
City of Beaumont 550 E. 6th Street Beaumont, CA 92223 Attn: Celina Cabrera

Stock Number(s)	Project		Customer
TBD	Beaumont Transit		Beaumont
Description	Qty	Cost	Total
Beaumont Transit Bus Decal Graphics Graphics include Driver Side, Passenger Side, Front and Rear Digital print on 3M 180C-10 White Vinyl with 3M 8518 Lamination, Kiss Cut, Weed, and Premask. Digital print on Window Perf Vinyl with Lamination.			
Bus Decal Graphics for Beaumont Transit Ford E450, 26' Bus	4	4,725.00	18,900.00T
Bus Decal Graphics for Beaumont Transit Chevy C5500, 33' Bus	4	5,995.00	23,980.00T
Bus Decal Graphics for Beaumont Transit Ford F550, 34' Bus	5	6,165.00	30,825.00T
Bus Decal Graphics for Beaumont Transit EZ Rider II, 32' Bus	1	6,575.00	6,575.00T
Bus Decal Graphics for Beaumont Transit Eldorado XHF, 40' Bus	3	7,715.00	23,145.00T
Installation Labor - Application of Beaumont Transit decal graphics Ford E450, 26' Bus	4	2,500.00	10,000.00
Installation Labor - Application of Beaumont Transit decal graphics Chevy C5500, 33' Bus	4	3,160.00	12,640.00
Installation Labor - Application of Beaumont Transit decal graphics Ford F550, 34' Bus	5	3,265.00	16,325.00
Please Note: If installation of decals is required, vehicle(s) need to be clean and dry a minimum of 24 hours prior to installation.	Subtotal		
<i>Thank you for the opportunity to provide pricing for your upcoming project.</i>	Sales Tax (7.75%)		
	Total		



DECALS BY DESIGN INC.
FLEET & TRANSIT GRAPHICS

1325 Pico Street, Suite 105
Corona, CA 92881
PH: 951.696.0431
FX: 951.696.1142
AP@decalsbydesign.com

ESTIMATE Item 5.

Date	Estimate #
10/2/2020	4170

Name / Address
City of Beaumont 550 E. 6th Street Beaumont, CA 92223 Attn: Celina Cabrera

Stock Number(s)	Project		Customer
TBD	Beaumont Transit		Beaumont
Description	Qty	Cost	Total
Installation Labor - Application of Beaumont Transit decal graphics EZ Rider II, 32' Bus	1	3,075.00	3,075.00
Installation Labor - Application of Beaumont Transit decal graphics ElDorado XHF, 40' Bus	3	3,840.00	11,520.00
Removal of previous Beaumont bus graphics Ford E450, 26' Bus	4	500.00	2,000.00
Removal of previous Beaumont bus graphics Chevy C5500, 33' Bus	4	660.00	2,640.00
Removal of previous Beaumont bus graphics Ford F550, 34' Bus	5	690.00	3,450.00
Removal of previous Beaumont bus graphics EZ Rider II, 32' Bus	1	1,400.00	1,400.00
Removal of previous Beaumont bus graphics ElDorado XHF, 40' Bus	3	800.00	2,400.00
Please note: Paint line smoothing fee of \$350.00 per vehicle, if required. We are not responsible for paint lifting during removal process.			
Please Note: If installation of decals is required, vehicle(s) need to be clean and dry a minimum of 24 hours prior to installation.		Subtotal	\$168,875.00
<i>Thank you for the opportunity to provide pricing for your upcoming project.</i>		Sales Tax (7.75%)	\$8,015.44
		Total	\$176,890.44

Transport Graphics
 6666 Van Buren Blvd.
 Riverside, CA 92503 US
 accounting@transportgraphics.net
 www.transportgraphics.net

Estimate

Item 5.



ADDRESS
Celina Cabrera City Of Beaumont 550 E. 6th Street, Beaumont, CA 92223

SHIP TO
Celina Cabrera City Of Beaumont 550 E. 6th Street, Beaumont, CA 92223

ESTIMATE #	DATE
1150	10/08/2020

SALES REP
 Celina Cabrera

ACTIVITY	QTY	RATE	AMOUNT
Decals - Taxable Eldorado - 40ft bus FULL WRAP	3	15,000.00	45,000.00T
Decals - Taxable Ford 550 Bus FULL WRAP	5	13,500.00	67,500.00T
Decals - Taxable Chevy 550 Bus FULL WRAP	4	13,000.00	52,000.00T
Decals - Taxable EZ Rider II Bus FULL WRAP	1	13,000.00	13,000.00T
Decals - Taxable Ford 450 Bus FULL WRAP	4	11,500.00	46,000.00T
Decals - Non Taxable Removal of Existing Decals 26ft (ford E450)	4	500.00	2,000.00
Decals - Non Taxable Removal of Existing Decals 32ft- 34ft Busses (Chevy C550, Ford F550, EZ Rider)	10	800.00	8,000.00
Decals - Non Taxable Removal of Existing Decals 40ft Busses (El Dorado)	3	1,200.00	3,600.00
Material - 3M with matching lamination and carries the standard 3m warranty (warrantee information available upon request, REGION 1)			
Window - 3M Window Perf with matching Lamination.			

SUBTOTAL 237,100.00
 TAX (0.0875) 19,556.25
TOTAL \$256,656.25

Accepted By

Accepted Date

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES is made and effective as of the 17th day of November, 2020 by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and UpDog Media, LLC, a California limited liability company whose address is 2351 W. Lugonia Avenue, Suite D, Redlands, CA 92374 (“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 November 18, 2020 and shall complete the Services no later than March 31, 2021 on the schedule established by City. Notwithstanding the forgoing, City may terminate this Agreement upon written notice to Contractor, provided it pays Contractor for all services provide 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 ninety thousand two hundred and sixty dollars (\$90,260.00)

4. Obligations of CONTRACTOR.

4.01 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.

5. 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. 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:

5.01 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.

5.02 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.

[signatures on following page]

CITY:

CITY OF BEAUMONT

By:

Rey Santos, Mayor

Date: _____

CONTRACTOR:

UPDOG MEDIA, LLC

By:

Print Name: _____

Title: _____

Date: _____

EXHIBIT "A"
PROPOSAL
(insert behind this page)

UpDog Media
 2351 W. Lugonia Avenue, Suite D, Redlands, California, 92374
 sales@updog.com
 (909) 498-4416

www.updog.com



Quote 8266

Fleet Wrap - Partial Wraps

SALES REP INFO
 UpDog - Brittany Barron
 CS
 cs@updog.com
 909.498.4416

QUOTE DATE
 09/10/2020
 QUOTE EXPIRY DATE
 10/10/2020
 TERMS
 Net 30

ORDERED BY
 City of Beaumont

CONTACT INFO
 Celina Cabrera
 ccabrera@beaumontca.gov
 +1 951-769-8530

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1	Chevy C5500 Bus - Wrap 33 ft.	4	Each	\$4,125.00	\$16,500.00
	<ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock ups • 3M Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 				
2	Chevy C5500 Bus - Wrap Pro Removal Cleaning & Wrap Preparation Included	4	Each	\$1,200.00	\$4,800.00
3	Ford E450 Bus - Partial Wrap 26 ft. Partial Wrap - Perf on Partial Door: Commuter v2	4	Each	\$3,245.00	\$12,980.00
	<ul style="list-style-type: none"> • Customer Provided Layout • 3M Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 				
4	Ford E450 Bus - Wrap Pro Removal Cleaning & Wrap Preparation Included	4	Each	\$1,000.00	\$4,000.00
5	EI Dorado XHF-40 - Partial Wrap 40 ft. Partial Wrap - Perf on Partial Door: Commuter v2	3	Each	\$4,990.00	\$14,970.00
	<ul style="list-style-type: none"> • Customer Provided Layout • Partial Wrap - Perf on Partial Door • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 				

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	Item 5.
6	EI Dorado XHF-40 - Wrap Pro Removal Cleaning & Wrap Preparation Included	3	Each	\$1,400.00	\$4,200.00	
7	EZ Rider II- Full Wrap 32 ft.	1	Each	\$3,985.00	\$3,985.00	
	<ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock-Ups • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 					
8	EZ Rider II - Wrap Pro Removal Cleaning & Wrap Preparation Included	1	Each	\$1,400.00	\$1,400.00	
9	Ford F550 - Full Wrap 34 ft.	5	Each	\$4,235.00	\$21,175.00	
	<ul style="list-style-type: none"> • Customer Provided Layout • Graphic Design/Layout/Mock-Ups • 3m Premium Gloss Vinyl w/ UV Lamination • Latex Ink • Professional Installation • Fleet Discount Applied 					
10	Ford F550 - Wrap Pro Removal Cleaning & Wrap Preparation Included	5	Each	\$1,250.00	\$6,250.00	

Once you have approved your project, payment will be due and payable prior to design and print, unless other arrangements have been made in advance.

Setup:	\$0
Shipping:	\$0
Finance:	\$0
Misc. Charges:	\$0
Subtotal:	\$90,260.00
Sales Tax (7.75%):	\$0
Total:	\$90,260.00

Total Disc. \$2,260.15(2.5%) **Range Disc.** \$1,621.95 **Volume Disc.** \$638.20

SIGNATURE:

DATE:

EXHIBIT "B"

CERTIFICATES OF INSURANCE AND ENDORSEMENTS
(insert behind this page)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD) **Item 5.**
10/22/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Heaton & Associates Insurance Services 101 E Redlands Blvd Ste 244 Redlands CA 92373-4725		CONTACT NAME: PHONE (A/C No, Ext): 909.283.6040 FAX (A/C No): 909.335.2698 E-MAIL ADDRESS: COI@HeatonInsurance.com																						
INSURED Up Dog Media 2351 W Lugonia Ave Ste D Redlands CA 92374-5014		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Nationwide Mut Ins Co</td> <td>23787</td> </tr> <tr> <td>INSURER B :</td> <td>Twin City Fire Ins Co</td> <td>29459</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Nationwide Mut Ins Co	23787	INSURER B :	Twin City Fire Ins Co	29459	INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
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INSURER D :																								
INSURER E :																								
INSURER F :																								

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSP WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	ACP 3028790722	05/01/2020	05/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	ACP 3028790722	05/01/2020	05/01/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	72 WEC AB5LXT	05/01/2020	05/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Garage Keepers Liability		ACP 3028790722	05/02/2020	05/02/2021	Garage Keepers \$164,200

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Beaumont is additional insured. General Liability is primary and non-contributory. General Liability includes Hired & Non-Owned. (See forms: CG 73 23 12 16)

CERTIFICATE HOLDER City of Beaumont 550 E. 6th Street Beaumont CA 92223		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Taleior Boykins	
---	--	---	--

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONTRACTORS ENHANCEMENT PLUS ENDORSEMENT INCLUDING MEDICAL PAYMENTS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Lost Key Coverage

- Under **Section I – Coverages, Coverage A Bodily Injury And Property Damage Liability**, coverage is extended to include the following:

If a customer's master or grand key, excluding electronic key card, is lost, damaged or stolen while in your care, custody or control we will pay the cost of replacing the keys, including the master lock and all keys used in the same lock, the cost of adjusting locks to accept the new keys, or the cost to replace the locks, whichever is less.

- Limit of Insurance** – For the purpose of this coverage the most we will pay is \$ 10,000 per "occurrence".

B. Voluntary Property Damage

- Section I – Coverages, Coverage A Bodily Injury And Property Damage Liability** coverages extended include the following:

At your request, we will pay for "property damage" to property of others caused by you and while in your possession, arising out of your business operations and occurring during the policy period.

- Limit of Insurance** – For the purpose of this coverage the most we will pay is \$1,500 per "occurrence".

C. Non-Owned Watercraft

Under **Section I – Coverages, Coverage A Bodily Injury And Property Damage Liability, 2. Exclusions, Exclusion g. Aircraft, Auto Or Watercraft Paragraph (2) (a)** is replaced with:

- Less than 51 feet long; and

D. Expanded Property Damage Coverage

- For the purposes of this endorsement only:

Section I – Coverages, Coverage A Bodily Injury And Property Damage Liability, 2. Exclusions, Exclusion j.

Damage To Property is amended as follows:

- Paragraphs **(3), (5), and (6)** are deleted in their entirety.

- Paragraph **(4)** is deleted in its entirety and replaced with:

(4) Personal property in the care, custody, or control of the insured:

(a) for storage or sale at premises you own, rent or occupy; or

(b) while being transported by any aircraft, "auto" or watercraft owned or operated by or rented to or loaned to any insured.

- The coverage provided by this endorsement does not apply to "property damage":

(1) Arising out of the disappearance or loss of use of personal property; or

(2) Included in the "products-completed operations hazard".

- Limit of Insurance** - The most we will pay for loss arising out of any one "occurrence" is \$5,000.

- Deductible** - Our obligation to pay for a covered loss applies only to the amount of loss in excess of \$250.

We will pay the deductible amount to effect settlement of any claim or "suit" and, upon notification of this action having been taken, you shall promptly reimburse us for the deductible as has been paid by us.

CG 73 23 12 16

This insurance is primary to any expanded property damage coverage provided by a separate endorsement attached to this policy, and it will supplant any deductible in said endorsement

E. Damage To Premises Rented To You

1. Under **Section I – Coverages, Coverage A Bodily Injury And Property Damage Liability**, the last paragraph of **2. Exclusions** is replaced with:

If **Damage To Premises Rented To You** is not otherwise excluded, Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke, or sprinkler leakage to premises while rented to you or temporarily occupied by you with permission of the owner.

2. Under **Section III – Limits Of Insurance**, Paragraph 6 is replaced with:

6. Subject to 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning, explosion, smoke or sprinkler leakage, while rented to you or temporarily occupied by you with permission of the owner. The limit is increased to \$1,000,000.

3. Under **Section IV – Commercial General Liability Conditions, 4. Other Insurance, b. Excess Insurance (1) (a) (ii)** is replaced with:

(ii) That is Fire, Lightning, Explosion, Smoke or Sprinkler leakage insurance for premises rented to you or temporarily occupied by you with permission of the owner.

F. Supplementary Payments

Under **Section I – Coverages, Supplementary Payments – Coverages A and B** Paragraphs **1.b** and **1.d.** are replaced with:

- b. Up to \$2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

- d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

G. Newly Formed And Acquired Organizations

Under **SECTION II – WHO IS AN INSURED** Paragraph **3.a.** is replaced with:

- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;

H. Additional Insured – Automatic Status When Required In An Agreement Or Contract With You

Section II – Who Is An Insured is amended to include:

1. Any person(s) or organization(s) described in Paragraph **a. – d.** below with whom you have agreed in writing in a contract or written agreement that such person or organization be added as an additional insured on your policy during the policy period shown in the Declarations.
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph **1.** above.

The person or organization added as an insured by this endorsement is an insured only for liability due to:

- a. **Lessors of Leased Equipment** – with respect to their liability for "bodily injury", "property damage", or "personal and advertising injury", caused in whole or in part by your maintenance, operation, or use of equipment leased to you by such person(s) or organization(s). This insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

However, their status as additional insured under this policy ends when their lease, contract, or agreement with you for such leased equipment expires.

- b. **Managers or Lessors of Premises** – with respect to liability arising out of the ownership, maintenance, or use of that part of the premises you own, rent, lease, or occupy.

CG 73 23 12 16

This insurance does not apply to:

- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
- (2) Structural alterations, new construction, or demolition operations performed by or on behalf of the person or organization.

However, their status as additional insured under this policy ends when you cease to be a tenant of such premises.

c. State or Political Subdivision – Permits Relating to Premises – with respect to the following hazards for which the state or political subdivision has issued a permit or authorization in connection with premises you own, rent, or control and to which this insurance applies.

- (1) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
- (2) The construction, erection, or removal of elevators; or
- (3) The ownership maintenance or use of any elevators covered by this insurance.

This insurance does not apply to:

- (1) "Bodily injury" or "property damage" or "personal or advertising injury" arising out of operations performed for the state or municipality; or
- (2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

However, such state or political subdivision's status as additional insured under this policy ends when the permit ends.

d. Owners, Lessees, or Contractors – with respect to liability for "bodily injury", "property damage", or "personal and advertising injury" caused in whole or in part, by:

- (1) **Your acts or omissions; or**
- (2) The acts or omissions of those acting on your behalf; in the performance of your ongoing operations performed for that additional insured, whether the work is performed by you or on your behalf.

The insurance does not apply to:

- (1) "Bodily injury", "property damage", or "personal and advertising injury" arising out of the rendering of or the failure to render any professional architectural, engineering, or survey services, including:
 - (a) The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, survey, field orders, change orders, or drawings and specifications; or
 - (b) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or failure to render, any professional, architectural, engineering, or surveying services.

- (2) "Bodily injury" or "property damage" occurring after:
 - (a) All work, including materials, parts, or equipment furnished in connection with such work, on the project (other than service, maintenance, or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

CG 73 23 12 16

- (b) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

However, a person or organization's status as additional insured under this policy ends when your operations for that additional insured are completed.

With respect to the insurance afforded to such additional insureds a. – d. described above, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations:

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

However, the insurance afforded to such additional insureds a. – d. described above:

1. Only applies to the extent permitted by law; and
 2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
3. **Primary and Noncontributory – Other Insurance Conditions**

The following is added to the **Other Insurance** Condition and supersedes any provisions to the contrary:

Primary and Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- a. The additional insured is a Named Insured under such other insurance; and

- b. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

- I. **Employee Bodily Injury To Another Employee**
Under **Section II – Who Is An Insured** The following is added to Paragraph 2.a.(1):

Paragraphs 2.a.(1) (a), (b) and (c) do not apply to "bodily injury" to a co-"employee" in the course of the co-"employee's" employment by you, or to "bodily injury" to a co-"volunteer worker" while performing duties related to the conduct of your business.

- J. **Broad Form Named Insured**

Under **Section II – Who Is An Insured** The following is added to Paragraph 2.:

- e. Any business entity incorporated or organized under the laws of the United State of America (including any State thereof), its territories or possessions, or Canada (including any Province thereof) in which the Named Insured shown in the Declarations owns, during the policy period, an interest of more than fifty percent. If other valid collectible insurance is available to any business entity covered by this solely by reason of ownership by the Named Insured shown in the Declarations in excess of fifty percent, this insurance is excess over the other insurance, whether primary, excess, contingent, or on any other basis.

- K. **Aggregate Limit Per Location**

Under **Section III – Limits Of Insurance** the following is added to Paragraph 2:

The General Aggregate Limit under **Section III Limits Of Insurance** applies separately to each of your locations owned by or rented to you or temporarily occupied by you with the permission of the owner. For the purposes of this provision, location means premises involving the same or connecting lots, or premises whose connection is interrupted only by a public street, roadway, waterway or railroad right-of-way.

- L. **Aggregate Limit Per Project**

Under **Section III – Limits Of Insurance** The following paragraph is added to Paragraph 2:

The General Aggregate Limit under **Section III Limits Of Insurance** applies separately to each of your construction projects away from premises owned by or rented to you.

CG 73 23 12 16

M. Medical Payments

Under **Section III – Limits Of Insurance, Paragraph 7.** is replaced with:

7. Subject to 5. above, the higher of:
- a. \$10,000; or
 - b. The amount shown in the Declarations for Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by one person.

This coverage does not apply if **Coverage C – Medical Payments** is excluded either by the provisions of any coverage forms attached to the policy or by endorsement.

N. Knowledge Of An Occurrence

Under **Section IV – Commercial General Liability Conditions**, the following is added to **2. Duties In The Event Of Occurrence, Offense, Claim Or Suit:**

- e. Knowledge of an occurrence, offense, claim or suit by an agent or employee of any insured shall not in itself constitute knowledge of the insured unless you, a partner, if you are a partnership; or an executive officer or insurance manager, if you are a corporation receives such notice of an occurrence, offense, claim or suit from the agent or employee.
- f. The requirements in **Paragraph b.** will not be considered breached unless there is knowledge of occurrence as outlined in Paragraph e. above.

O. Unintentional Failure To Disclose Hazard

Under **Section IV – Commercial General Liability Conditions**, Condition **6. Representations** the following paragraph is added:

- d. Your failure to disclose all hazards or prior "occurrences" or offenses existing as of the

inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" or offenses is not intentional. This provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

P. Waiver Of Subrogation

Under **Section IV – Commercial General Liability Conditions**, **8. Transfer Of Rights Of Recovery Against Others To Us** the following paragraph is added:

If required by a written contract executed prior to loss, we waive any right of subrogation we may have against the contracting person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard".

Q. Liberalization

Under **Section IV – Commercial General Liability Conditions**, the following paragraph is added:

10. Liberalization

If we revise this coverage form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

R. Broadened Bodily Injury Definition (Mental Anguish)

Under **Section V – Definitions** Definition **3.** "Bodily Injury" is replaced with:

3. "Bodily injury" means physical injury, sickness, or disease to a person and if arising out of the foregoing, mental anguish, mental injury, shock, or humiliation, including death at any time resulting therefrom.

All terms and conditions of this policy apply unless modified by this endorsement.

CG 73 23 12 16

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Page 5 of 5





BEAUMONT TRANSIT



Staff Report

TO: City Council

FROM: Elizabeth Gibbs, Community Services Director

DATE: November 3, 2020

SUBJECT: Revision to the City of Beaumont and Riverside Transit Agency Interagency Agreement No. 18-017

Background and Analysis:

On April 18, 2018, the City of Beaumont and Riverside Transit Agency (RTA) entered into an Interagency Agreement whereby for the purpose of establishing a transfer fare policy for our mutual passengers' boarding and alighting at connecting stops. Substantive revisions were made to the agreement on November 5, 2019, that clarified the fare media accepted on local fixed-route and commuter services, as well as extending the agreement for one year.

Because the agreement is set to expire, staff recommends a revision to the agreement that is in line with the previously adopted agreements with Victor Valley Transit Authority and OmniTrans. Specifically, Article 11, which if approved, would allow for the agreement to remain in effect provided that neither party terminates the agreement by giving the other party a 60-day written notice.

Fiscal Impact:

There is no fiscal impact.

Recommended Action:

Approve the proposed revisions to the City of Beaumont and Riverside Transit Agency Interagency Agreement No. 18-017.

Attachments:

- A. Interagency Agency Agreement 18-017

INTERAGENCY SERVICE AGREEMENT NO. 18-017
BETWEEN
RIVERSIDE TRANSIT AGENCY
AND
THE CITY OF BEAUMONT

THIS AGREEMENT is made and entered into this 17th day of November, 2020 by and between Riverside Transit Agency, a public agency formed under a Joint Powers Agreement, 1825 Third Street, Riverside, California 92507 (hereinafter referred to as "AGENCY"); and City of Beaumont, a municipal corporation, 550 East 6th Street, Beaumont, California 92223 (hereinafter referred to as "CITY").

RECITALS:

WHEREAS, AGENCY and CITY are empowered by law to provide the general public with convenient, safe and accessible transportation within their respective jurisdictions; and

WHEREAS, CITY operates a transit system that is commonly known as "Beaumont Transit"; and

WHEREAS, AGENCY and CITY desire to cooperate and coordinate in route planning, scheduling, stops, transfers, fares and information dissemination; and

WHEREAS, both parties agree that this Agreement shall be non-financial in nature;

WHEREAS, this agreement shall supersede any and all previous service agreements between AGENCY and CITY;

NOW, THEREFORE, it is mutually understood and agreed by AGENCY and CITY as follows:

ARTICLE 1. PUBLIC INFORMATION

AGENCY and CITY agree to cooperate in providing the public with specific transit information, advertising the operations of both agencies and promoting the general use of transit.

ARTICLE 2. STOPS

A. AGENCY and CITY agree to cooperate in the location, installation and maintenance of all jointly used bus stops, including use of the other's poles and posts at joint transfer points.

B. Each party shall be solely responsible for claims for damages arising out of its installation of its bus stop signs or passenger amenities and its transportation and related services.

C. Each party agrees to the establishment of stops in the other's service area, subject to approval of each specific stop.

D. Each party may negotiate with the other party regarding boarding restrictions within its respective service area where duplication of service or potential revenue loss may occur.

E. Each party shall be responsible for obtaining any required licenses or permits and paying any necessary fees in order to establish bus stops, install amenities or operate service in either service area.

ARTICLE 3. FARES

Fares may vary in accordance with adopted policies of each party. Each party shall retain all fares collected in the operation of their service.

ARTICLE 4. TRANSFER CONNECTIONS

AGENCY and CITY agree to facilitate minimization of passenger waiting time, and both parties shall coordinate schedules whenever practical.

ARTICLE 5. TRANSFER

A. AGENCY shall only accept fare media at Beaumont Walmart (RTA stop ID's 2928 and 2929), Loma Linda Veterans Hospital and San Bernardino Transit Center where CITY'S routes meet or intersect AGENCY'S routes.

B. CITY shall only accept fare media at Beaumont Walmart (RTA stop ID's 2928 and 2929), Loma Linda Veterans Hospital and San Bernardino Transit Center where AGENCY'S routes meet or intersect CITY'S routes.

C. AGENCY shall accept CITY'S fare media valued at AGENCY'S local base fare for service toward AGENCY'S local fixed route service. In the event that CITY'S base fare is valued at more than AGENCY'S base fare, no change or credit will be due to the passenger. Passengers are not required to pay additional fares to cover any shortfall between the CITY'S and AGENCY'S base fares. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

D. CITY shall accept AGENCY'S local fixed fare media valued at CITY'S base fare for service toward CITY'S regular fixed route service. In the event that AGENCY'S base fare is valued at more than CITY'S base fare, no change or credit will be due to the passenger. Passengers are not required to pay additional fares to cover any shortfall between the AGENCY'S and CITY'S base fares. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

E. CITY shall accept AGENCY'S local fixed route fare media on CITY'S Commuter Link buses for a \$1 discount toward the applicable premium fare. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

F. AGENCY shall accept CITY'S regular fixed route fare media valued at AGENCY'S local fixed route base fare on AGENCY'S Commuter Link buses. In the event that AGENCY'S base fare is valued at more than CITY'S base fare, no change or credit will be due to the passenger. Passengers are not required to pay additional fares to cover any shortfall

between the AGENCY'S and CITY'S base fares. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

G. AGENCY shall accept CITY'S Commuter Link fare media valued at AGENCY'S local fixed route base fare toward AGENCY'S Commuter Link service. In the event that CITY'S base fare is valued at more than AGENCY'S base fare, no change or credit will be due to the passenger. Passengers are not required to pay additional fares to cover any shortfall between the CITY'S and AGENCY'S base fares. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

H. CITY shall accept AGENCY'S Commuter Link fare media valued at CITY'S base fare toward CITY'S Commuter Link service. In the event that AGENCY'S base fare is valued at more than CITY'S base fare, no change or credit will be due to the passenger. Passengers are not required to pay additional fares to cover any shortfall between the CITY'S and AGENCY'S base fares. Fare media includes valid multi-use passes such as daily, weekly and monthly passes issued for various fare categories including but not limited to full-fare, senior, disabled, Medicare, veteran, student and youth categories.

I. The transfer media are not valid for Dial-A-Ride or Access Service.

J. Each party shall accept the other party's valid employee identification, on all local fixed route and commuter services in lieu of payment of fare.

K. AGENCY shall accept CITY'S Military Veteran Identification for purchase of AGENCY'S reduced Veterans Fares.

L. CITY shall accept AGENCY'S Military Veteran Identification for purchase of CITY'S reduced Veterans fares.

ARTICLE 6. OPERATIONAL INFORMATION

Each party shall formally inform the Director of Service Planning or Community Services Director of the other agency of future plans for route and schedule changes, exclusive of temporary demand and emergency situations, no later than 30 days before the changes

are scheduled to be implemented.

ARTICLE 7. CONTROL AND RESPONSIBILITY

A. Each party to this Agreement, in its operations pursuant hereto, is acting as an independent contractor and agrees to indemnify and hold the other party, including its officers, directors, employees, agents, subcontractors and suppliers, harmless from and against all claims, losses, damages and expenses, including attorney's fees, on account of bodily injury to or death of any person, or for property damage arising out of the performance of services described in this Agreement, unless caused by the negligence of the other party.

B. Each party to this agreement shall indemnify, defend and hold harmless the other party, including its officers, directors, employees, agents, subcontractors and suppliers, from and against any and all liability or expense including any claim of liability and any and all losses or costs, including legal expenses and costs of expert witnesses and consultants, that may be imposed by the other party solely by virtue of the provisions of Section 895.2 of the California Government Code.

ARTICLE 8. SERVICE TO BE OPERATED

Each party may operate non-duplicating services in the other's jurisdiction with the written approval of the other agency. Every attempt shall be made to coordinate alignments, schedules, stops, fare policies, and route planning for the safety and convenience of the general public.

ARTICLE 9, COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

Each party shall be solely responsible for complying with the Americans with Disabilities Act of 1991 (ADA) as amended, including the provision of parallel ADA demand response service along each party's fixed routes operated in the other party's service area.

ARTICLE 10. NO MONETARY CLAIMS

Neither party shall have any claims against or liabilities to the other party on account of expenses incurred or revenues received or lost as a result of this Agreement except as otherwise provided to the contrary herein.

ARTICLE 11. TERMS OF THE AGREEMENT

This Agreement shall be effective on the date of full execution by both parties and will remain in effect provided that neither party terminates this Agreement. Notwithstanding the forgoing sentence, until terminated by either party by giving 60 days written notice to the other party.

ARTICLE 12. GOVERNING LAW; SEVERABILITY.

This Agreement is in all respects governed by California law. If any part of this Agreement or the application thereof is declared invalid for any reason, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

ARTICLE 13. INSURANCE.

The parties each verify that they are a self-insured entity or maintain indemnity coverage through a Joint Powers Authority.

ARTICLE 14. COMPLIANCE WITH LAWS.

Each party shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies having jurisdiction over any or all of the services, including all provisions of the Occupational Safety and Health Act of 1979 as amended, all California Occupational Safety and Health Regulations, and all other applicable federal, state, municipal and local safety regulations. All services performed by either party must be in accordance with these laws, ordinances, codes and regulations.

ARTICLE 15 NOTIFICATION AND MAILING ADDRESSES

Any requests and demands made between the parties pursuant to this Agreement are to be directed as follows:

CITY OF BEAUMONT:

Beaumont Transit
550 East 6th Street
Beaumont, CA 92223
Attn: City Manager
Todd Parton
(951) 769-8520

AGENCY:

Riverside Transit Agency
1825 Third Street
Riverside, CA 92507
Attn: Vince Rouzaud
Chief Procurement & Logistics Officer
(951) 565-5180

Any notices of service and schedule changes are to be directed as follows:

CITY OF BEAUMONT:

Beaumont Transit
550 East 6th Street
Beaumont, CA 92223
Attn: Elizabeth Gibbs
Community Services Director
(951) 769-8521

AGENCY:

Riverside Transit Agency
1825 Third Street
Riverside, CA 92507
Attn: Kristin Warsinski
Director of Planning
(951) 565-5136

ARTICLE 16. ENTIRE AGREEMENT.

The terms and conditions of this Agreement represents the entire agreement between the parties with respect to its subject matter. This Agreement shall supersede any and all prior contracts between the parties, regarding the subject matter of this Agreement. The terms and conditions of this Agreement shall not be altered or otherwise modified except by a written amendment executed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the date first above written.

CITY OF BEAUMONT

RIVERSIDE TRANSIT AGENCY

By _____

Todd Parton
City Manager

By _____

Larry Rubio
Chief Executive Officer

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By _____

John O. Pinkney
City Attorney

By _____

Barbara Raileanu
General Counsel



Staff Report

TO: City Council
FROM: Elizabeth Gibbs, Community Services Director
DATE: November 3, 2020
SUBJECT: Amendment to the Short-Range Transit Plan FY 2021 - Table 4

Background and Analysis:

On April 21, 2020, City Council approved the Beaumont Short-Range Transit Plan (SRTP) and its submittal to Riverside County Transportation Commission (RCTC). Included in the SRTP is Table 4, which outlines the department's funding plan and the basis for the budget (Attachment A).

One of the many funding sources for Transit is the State of Good Repair (SGR). Estimates are prepared annually by the State of California Controller's Office (SCO). Table 4 shows SGR funds awarded to Beaumont Transit. Beaumont has been allocated an additional \$59,290 in SGR funds since the City Council action last April.

To accept the additional allocation, and to include it with Capital Project 21-02 Fleet Maintenance and Operations Facility, RCTC requires that City Council approve a revised Table 4. Attachment B shows the amount of \$59,290 added to Table 4 and will be part of the funding for Capital Project 21-02.

Fiscal Impact:

If approved, this item will have a positive impact on the funding available for capital project 21-02, the construction of the fleet maintenance and operations facility.

Recommended Action:

Approve a revision to the Short-Range Transit Plan Fiscal Year 2021 – Table 4 and accept the allocation of \$59,290.

Attachments:

- A. Table 4 – Adopted
- B. Table 4 – Proposed

City of Beaumont
 FY 2020/2021
 Summary of Funds Requested
 Short Range Transit Plan

Table 4 - Summary of Funds Requested for FY-2020/2021

Project Description		Total Amount of Funds	LTF	STA		Measure A	LCTOP	SGR	Fare Box	Interest
Operations with LCTOP 19/20 Free Fare Project		\$ 1,756,361	\$ 1,559,415				\$ 63,346		\$ 133,600	
Commuter 120		\$ 708,845	\$ 640,503				\$ 20,000		\$ 48,342	
Commuter 125		\$ 284,455	\$ 272,455				\$ 10,000		\$ 12,000	
Dial A Ride		\$ 323,723	\$ 303,723						\$ 20,000	
Interest & Other Income		\$ 1,000								\$ 1,000
Subtotal: Operating		\$ 3,084,384	\$ 2,776,096	\$ -		\$ -	\$ 93,346	\$ -	\$ 213,942	\$ 1,000
Project Description	Capital Project Number (1)	Total Amount of Funds	LTF	STA	STA-OB (Obligated Balance)	Measure A	LCTOP	SGR	Fare Box	Interest
CNG Station	21-01	\$ 500,000		\$ 500,000						
Fleet Maintenance & Operations Facility (SGR 18/19 & 20/21)	21-02	\$ 617,709		\$ 446,463	\$ 121,360.83			\$ 49,885		
Bus Stop Signage and Amenities (SGR 19/20)	21-03	\$ 51,999						\$ 51,999		
2- Electric Shuttle EV Star	21-04	\$ 220,000		\$ 220,000						
New Vehicle Communications Installation	21-05	\$ 57,498			\$ 57,497.74					
GPS System on Buses	12-01	\$ (4,118)			\$ (4,117.75)					
Building Improvements	13-01	\$ (10,087)			\$ (10,086.83)					
Building D Improvement	14-03	\$ (11,274)			\$ (11,274.00)					
2 Type 7 Buses for Replacement/Expansion	15-01	\$ (29,726)			\$ (29,725.82)					
2 Security Cameras for the Above Project	15-02	\$ (5,237)			\$ (5,236.67)					
Bus Yard Parking Lot with Security Gates	17-01	\$ (100,000)			\$ (100,000.00)					
Type H EZ Rider II Vehicle	19-02	\$ (18,418)			\$ (18,417.50)					
Subtotal: Capital		\$ 1,268,347	\$ -	\$ 1,166,463	\$ -		\$ -	\$ 101,884	\$ -	\$ -
Total: Operating & Capital		\$ 4,352,731	\$ 2,776,096	\$ 1,166,463	\$ -		\$ 93,346	\$ 101,884	\$ 213,942	\$ 1,000

Adopted April, 21, 2020

City of Beaumont
 FY 2020/2021
 Summary of Funds Requested
 Short Range Transit Plan

Attachment B- Proposed Table 4

Table 4 - Summary of Funds Requested for FY-2020/2021

Project Description		Total Amount of Funds	LTF	STA		Measure A	LCTOP	SGR	Fare Box	Interest
Operations with LCTOP 19/20 Free Fare Project		\$ 1,756,361	\$ 1,559,415				\$ 63,346		\$ 133,600	
Commuter 120		\$ 708,845	\$ 640,503				\$ 20,000		\$ 48,342	
Commuter 125		\$ 284,455	\$ 272,455				\$ 10,000		\$ 12,000	
Dial A Ride		\$ 323,723	\$ 303,723						\$ 20,000	
Interest & Other Income		\$ 1,000								\$ 1,000
Subtotal: Operating		\$ 3,084,384	\$ 2,776,096	\$ -		\$ -	\$ 93,346	\$ -	\$ 213,942	\$ 1,000
Project Description	Capital Project Number (1)	Total Amount of Funds	LTF	STA	STA-OB (Obligated Balance)	Measure A	LCTOP	SGR	Fare Box	Interest
CNG Station	21-01	\$ 500,000		\$ 500,000						
Fleet Maintenance & Operations Facility (SGR 18/19)	21-02	\$ 617,709		\$ 446,463	\$ 121,360.83			\$ 49,885		
Fleet Maintenance & Operations Facility (SGR 20/21)	21-02	\$ 59,290						\$ 59,290		
Bus Stop Signage and Amenities (SGR 19/20)	21-03	\$ 51,999						\$ 51,999		
2- Electric Shuttle EV Star	21-04	\$ 220,000		\$ 220,000						
New Vehicle Communications Installation	21-05	\$ 57,498			\$ 57,497.74					
GPS System on Buses	12-01	\$ (4,118)			\$ (4,117.75)					
Building Improvements	13-01	\$ (10,087)			\$ (10,086.83)					
Building D Improvement	14-03	\$ (11,274)			\$ (11,274.00)					
2 Type 7 Buses for Replacement/Expansion	15-01	\$ (29,726)			\$ (29,725.82)					
2 Security Cameras for the Above Project	15-02	\$ (5,237)			\$ (5,236.67)					
Bus Yard Parking Lot with Security Gates	17-01	\$ (100,000)			\$ (100,000.00)					
Type H EZ Rider II Vehicle	19-02	\$ (18,418)			\$ (18,417.50)					
Subtotal: Capital		\$ 1,327,637	\$ -	\$ 1,166,463	\$ -		\$ -	\$ 101,884	\$ -	\$ -
Total: Operating & Capital		\$ 4,412,021	\$ 2,776,096	\$ 1,166,463	\$ -		\$ 93,346	\$ 101,884	\$ 213,942	\$ 1,000

Proposed 11.3.20



Staff Report

TO: City Council

FROM: Christina Taylor, Community Development Director

DATE: November 3, 2020

SUBJECT: **Hold a Public Hearing and Take Testimony on the City of Beaumont General Plan Update, Draft Environmental Impact Report, Finding of Facts and Statement of Overriding Considerations and Zoning Code Amendments**

Background and Analysis:

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
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

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. City staff will be prepared to discuss these recommendations which are outlined in Attachment E.

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 as Attachment F.

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 provided as Attachment F.

Fiscal Impact:

The General Plan Update is Capital Improvement Project 2016-004 in the amount of \$840,129.

Recommended Action:

Hold a Public Hearing, take testimony and continue the public hearing to the November 17, 2020, Council Meeting.

Attachments:

- A. General Plan Update Presentation
- B. General Plan Update
- C. General Plan Update Errata
- D. Zoning Code Amendments
- E. Findings of Fact and Statement of Overriding Considerations
- F. Final Program Environmental Impact Report



GENERAL PLAN UPDATE

City Council
November 3, 2020

CONSULTANT TEAM

- Raimi + Associates
 - *Simran Malhotra, Principal*
 - *Monica Guerra, Senior Planner*
- Fehr & Peers
 - *Jason Pack, Principal*
- Lisa Wise Consultants
 - *Jennifer Murillo, Senior Associate*
- WEBB Consultants
 - *Stephanie Standerfer, Vice President*
 - *Cheryl DeGano, Principal Environmental Analyst*
- Rincon Consultants

TODAY'S PRESENTATION

- Project Overview
- Summary of Engagement
- Review of Draft General Plan
- Zoning Ordinance + Map
- Environmental Impact Report
- Questions?

PROJECT OVERVIEW

The General Plan sets a road map for the future of Beaumont. It is a policy document and forms the foundation for all city ordinances and guidelines.

WHAT IS A GENERAL PLAN

Item 8.

A General Plan is like a road map for the future of Beaumont.



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



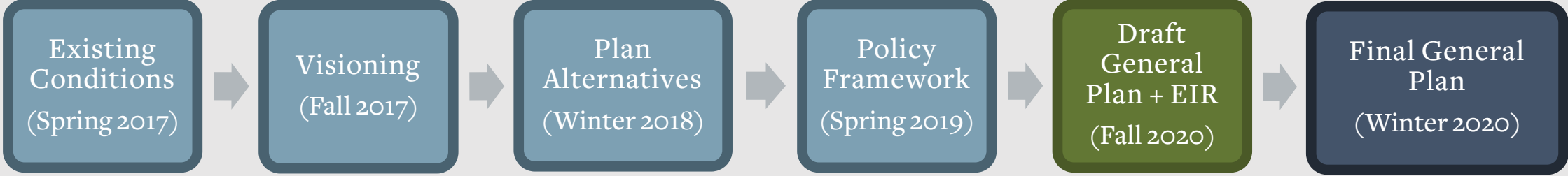
4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



GENERAL PLAN PROCESS



★
WE ARE HERE!



- Stakeholder Interviews

- Cherry Festival
- Community Workshop
- Community Survey
- Visual Preference Survey
- Task Force

- Community Character Survey
- Youth Group
- Task Force
- Alternatives Survey
- Economic Development Commission

- City Council presentation
- Planning Commission

- Public Comment (via mail or email)

ENGAGEMENT

COMMUNITY SURVEYS

- Community Survey Issues + Opportunities): 564 Responses
- Visual Preference Survey: 854 Responses
- Community Character Survey: 678 Responses
- Preferred Alternative: 733 Responses

Downtown Streetscape
Calles del Centro

Option/Opción 1
Entrance to Downtown/
Entrada al Centro
(e.g., gateway signage)

Option/Opción 2
Wide Sidewalks/
Aceras Anchas
(e.g., walkable and accessible sidewalks)

Option/Opción 3
Street Furniture/
Mobiliario Urbano
(e.g., benches, bike racks, etc.)

Option/Opción 4
Public Art/
Arte Público
(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)

Preferred Alternative Survey options (September 2017).

OTHER OUTREACH

- Stakeholder Interviews (12)
- Community Workshop (1)
- Newsletters (3)
- Taskforce Meetings (3)
- Focus Groups (2)
 - Youth
 - Economic Development Commission
- Mailing list (~280 subscribers)
- Website
- Updates to Planning Commission + City Council

A quarterly newsletter providing information regarding the City of Beaumont's

GENERAL PLAN UPDATE

Item 8.

2017

we are listening!

Over the last few months, you've been telling us about your City and about your vision for Beaumont's future. To date, we've had:

- 2 Advisory Group Meetings
- 2 Online Community Surveys
- 1 Cherry festival booth
- 1 Public Workshop
- Ongoing Focus Group Meetings
- 1 Planning Commission Meeting



thank you!

join us!

We want to keep hearing from you. Whether you are a resident, business owner, or employee in the City, your input is important to us. 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!

a guide for our future

Thank you for all your input! Based on your ideas and feedback, we developed a draft of the vision, values, and priorities for the General Plan update. These were presented on July 11, 2017 to the Beaumont Planning Commission.

vision

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 our city apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.

our values

- Transparent, honest government
- Responsible, measured growth
- Living within our financial and resource means
- Close ties with our neighbors
- Our small-town atmosphere
- The quality of life provided by efficient infrastructure
- Health and safety
- The beautiful environment of the Pass Area

priorities

- Expand and enhance employment opportunities
- Improve fiscal performance of City
- Improve infrastructure and keep pace with development
- Expand entertainment, shopping, and recreational opportunities
- Create a diverse and extensive open space network
- Ensure a high level of public safety
- Enhance opportunities for tourism
- Protect the City's historic areas
- Create a vibrant downtown

what's next?

Based on what we heard from you, we are preparing land use and transportation maps to reflect the types of priorities you identified for Beaumont's future. Stay tuned for our next community survey and future opportunities to participate. You can also always find the most updated information on the website.



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

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.*”

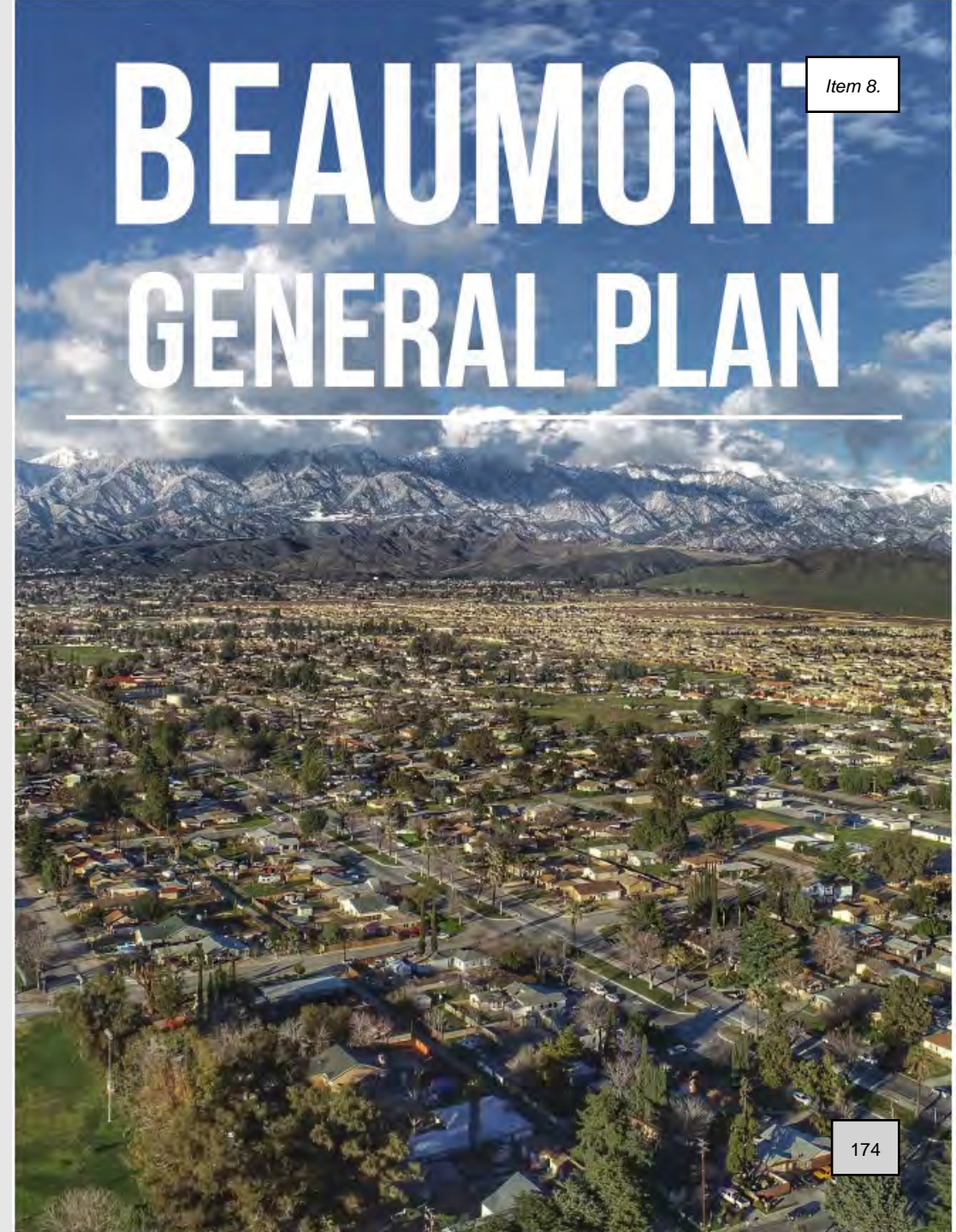
GUIDING PRINCIPLES

- Transparent, honest government
- Responsible, measured growth
- Living within our financial + resource means
- Close ties with our neighbors
- Small-town atmosphere
- Quality of life provided by efficient infrastructure and multi-modal transportation
- Health + safety
- The beautiful environment of the pass area



CHAPTERS

- Land Use + Community Design
- Mobility
- Economic Development + Fiscal
- Health + Environmental
- Community Facilities + Infrastructure
- Conservation + Open Space
- Safety
- Noise
- Downtown Area Plan
- Implementation



BEAUMONT GENERAL PLAN

LAND USE

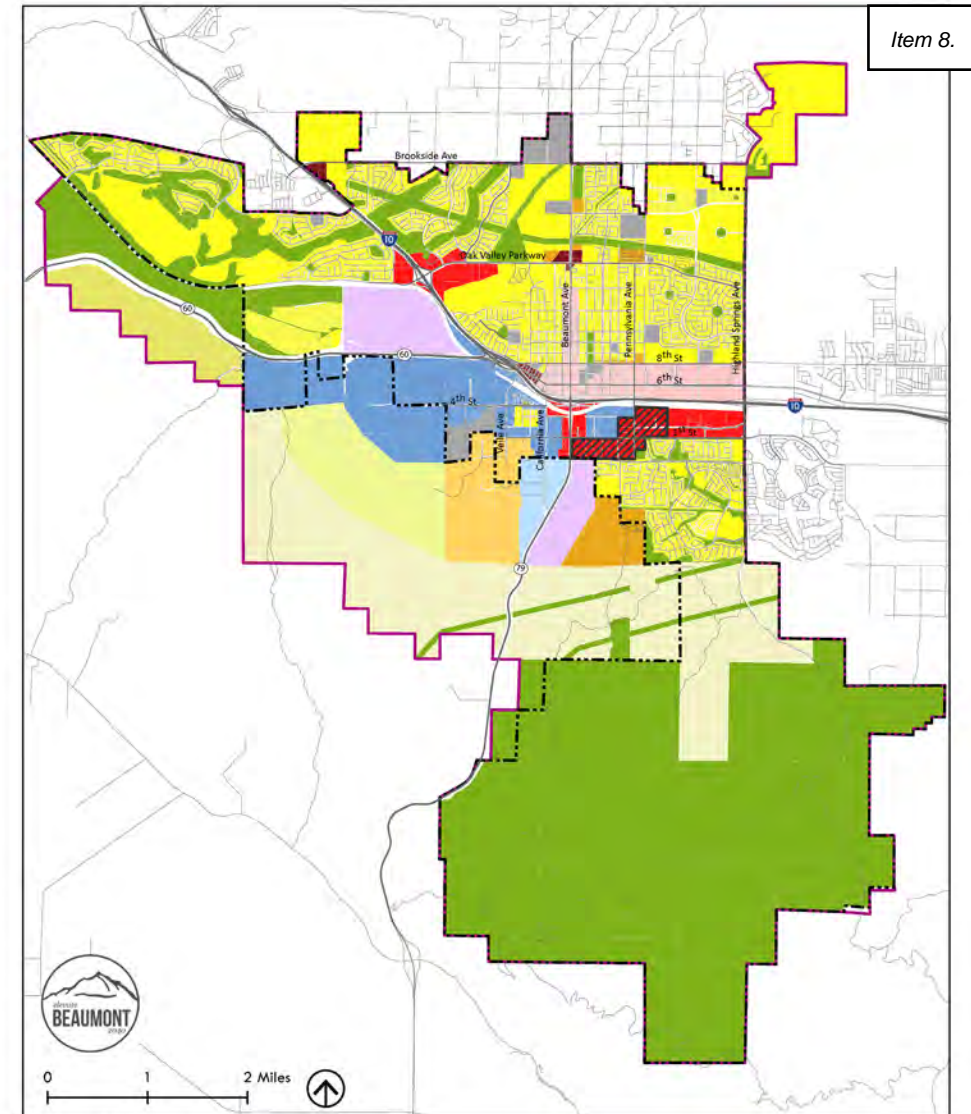
PLAN PRIORITIES

- Create a vibrant downtown
- Pursue an infill strategy
- Improve retail corridors
- Expand housing choices
- Protect the city's historic resources
- Expand and enhance employment opportunities
- Improve fiscal performance of the City
- Improve infrastructure and keep pace with development
- Improve health outcomes
- Create a diverse and extensive open space network
- Enhance opportunities for tourism
- Ensure high level of public safety



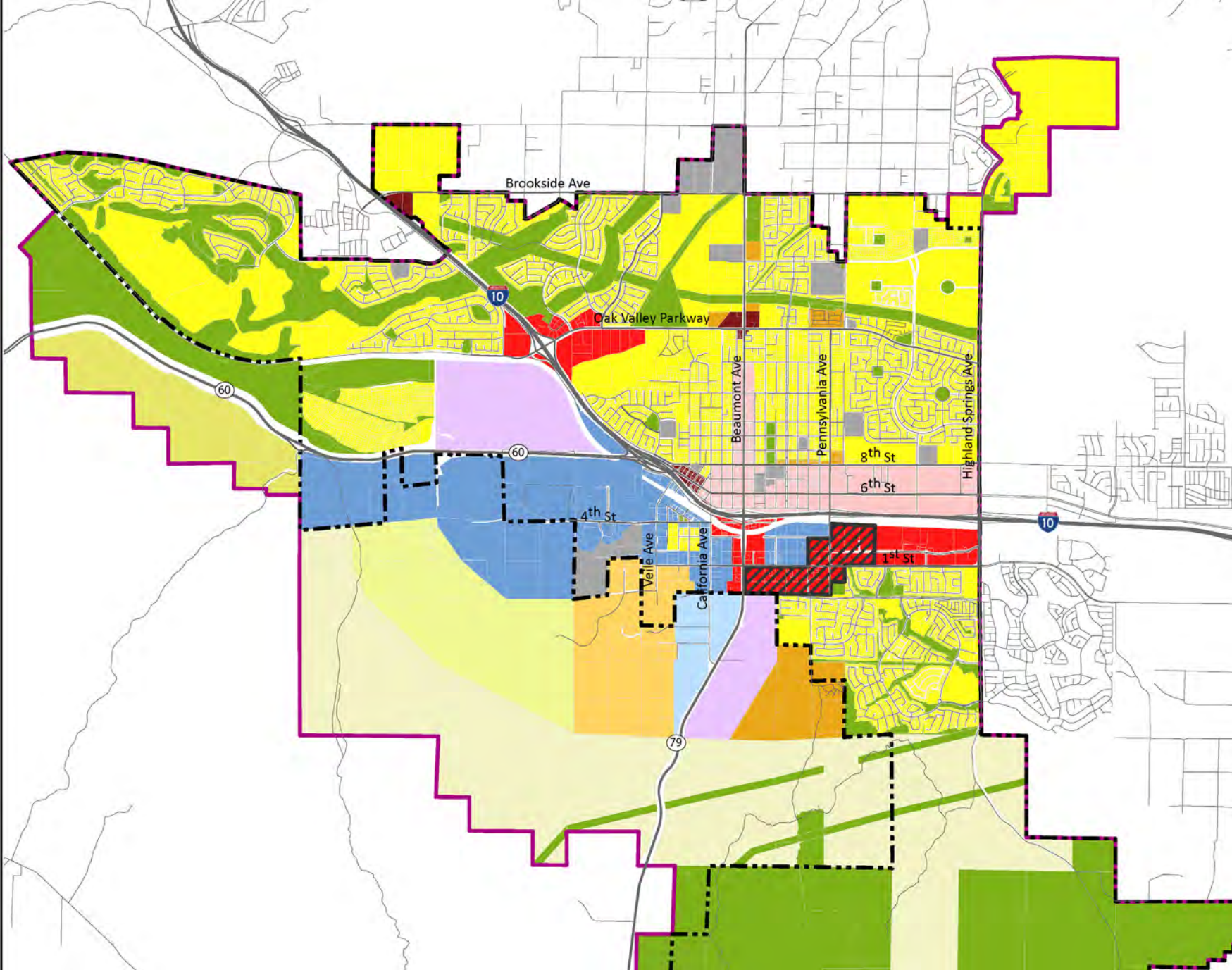
LAND USE CHANGE

- Most undeveloped land within the City limits is already entitled for development
- Areas in downtown will experience the most change
- Strategic focus:
 - *Preserving existing neighborhoods*
 - *Creating additional jobs*
 - *Expanding housing choices*
- Preparing for potential development in sphere of influence (south of City limits)



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 DU per acre)	Neighborhood Commercial
Employment District	Rural Residential (1 DU per 10 acres)	Public Facilities
Industrial	Rural Residential (1 DU per 40 acres)	



LAND USE DESIGNATIONS

Land Use Designation	Description	Density/ Intensity Range
RESIDENTIAL DESIGNATIONS		
Rural Residential (RR40)	Single family detached homes on 40 acre lots in a rural mountaineous setting	40 acre lots
Rural Residential (RR10)	Single family detached homes on 10 acre lots in a rural setting	10 acre lots
Rural Residential (RR1)	Single family detached homes on 1 acre lots in a hillside setting	1 acre lots
Single Family Residential (SFR)	Single-family residential (attached or detached).	0-4 du/acre
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)	4-6 du/acre
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses	12-30 du/acre
NON-RESIDENTIAL DESIGNATIONS		
Neighborhood Commercial (NC)	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)	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.	FAR 0.5 to 1.0
Industrial (I)	Range of industrial uses, including "stand-alone" industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
MIXED USE DESIGNATIONS		
Downtown Mixed Use (DMX)	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.	0-22 du/acre; FAR up to 0.5
Urban Village (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)	Residential and supportive employment and commercial uses near the future Metrolink transit station.	18-30 du/acre; FAR up to 1.0
OTHER/PUBLIC DESIGNATIONS		
Public Facilities (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)	Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.	n/a

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RURAL RESIDENTIAL

Rural Residential 40 (RR40): Single family detached homes on 40 acre lots in a rural mountainous setting



Rural Residential 10 (RR10): Single family detached homes on 10 acre lots in a rural setting



Rural Residential 1 (RR1): Single family detached homes on 1 acre lots in a hillside setting



RESIDENTIAL

Single Family Residential (SFR): Single-family residential (attached or detached).



High Density Residential (HDR): Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses

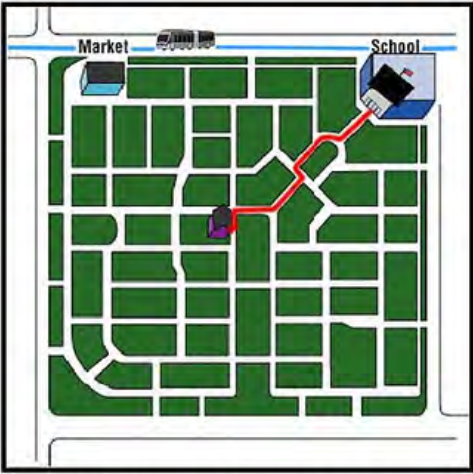


TRADITIONAL NEIGHBORHOOD (TN)

Traditional Neighborhood (TN)*: Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)



Driving-only transportation pattern



Walkable connected transportation network



**New Designation*

COMMERCIAL

Neighborhood Commercial (NC): Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.



General Commercial (GC): Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.



EMPLOYMENT + INDUSTRIAL

Employment District* (ED): Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.



Industrial (I): Range of industrial uses, including “stand-alone” industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.



**New Designation*

MIXED USE

Downtown Mixed Use (DMX)*: Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.



Urban Village (UV)*: Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.



**New Designation*

TRANSIT ORIENTED DISTRICT OVERLAY

Transit Oriented District Overlay* (TOD Overlay): Residential and supportive employment and commercial uses near the future Metrolink transit station.



**New Designation*

PUBLIC FACILITIES + OPEN SPACE

Public Facilities (PF): Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.



Open Space (OS): Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.



MOBILITY

STATE REGULATIONS

AB 1558 Complete Streets

Requires cities to plan for all modes of transportation where appropriate, including walking, biking, car travel, and transit. In addition, the act requires circulation elements to consider the multiple users of the transportation system, including children, adults, seniors, and the disabled



SB 743 General CEQA Reform, VMT

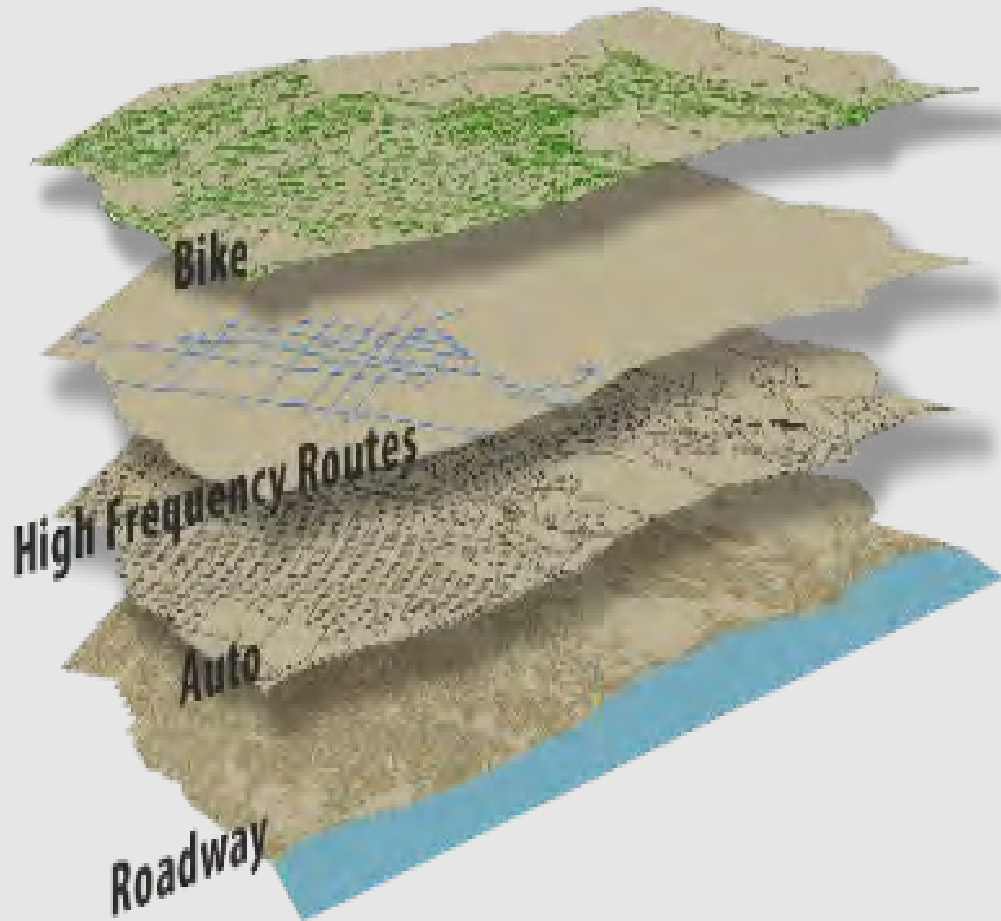
Shift from measuring auto delay (Level-of-Service) to vehicle miles traveled (VMT)

Aims to balance the needs of congestion management, infill development, public health, and greenhouse gas reductions



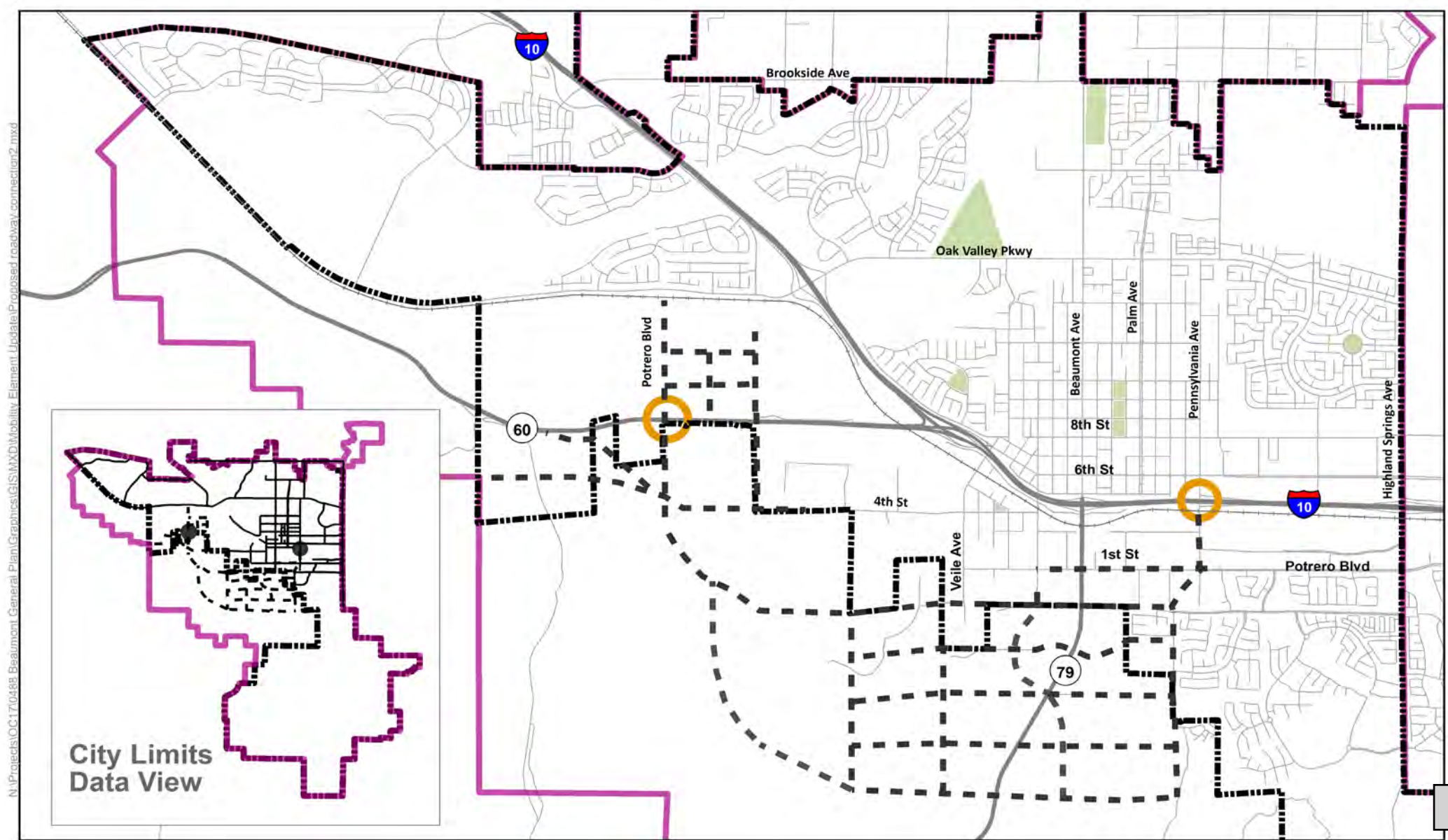
COMPLETE STREETS – LAYERED NETWORK

Item 8.



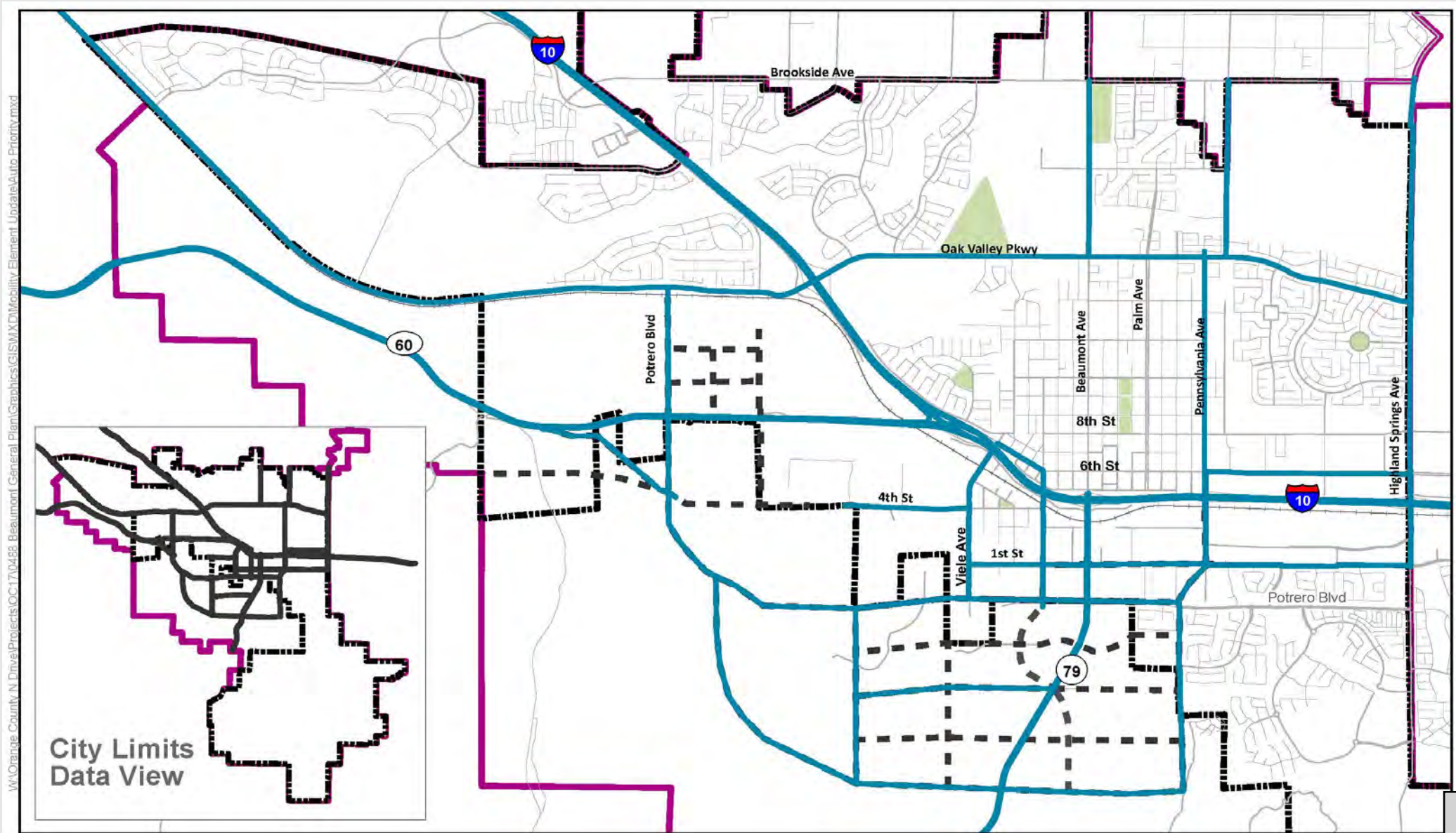
- Mobility Element utilizes a layered networks approach to provide a balanced mobility system
- Complete Streets are designed to enable safe access for users of all ages and all modes of transportation
- Travel modes were prioritized along certain streets based on:
 - *Surrounding land use*
 - *Roadway classification*
 - *Street typology*

INCREASE CONNECTIVITY

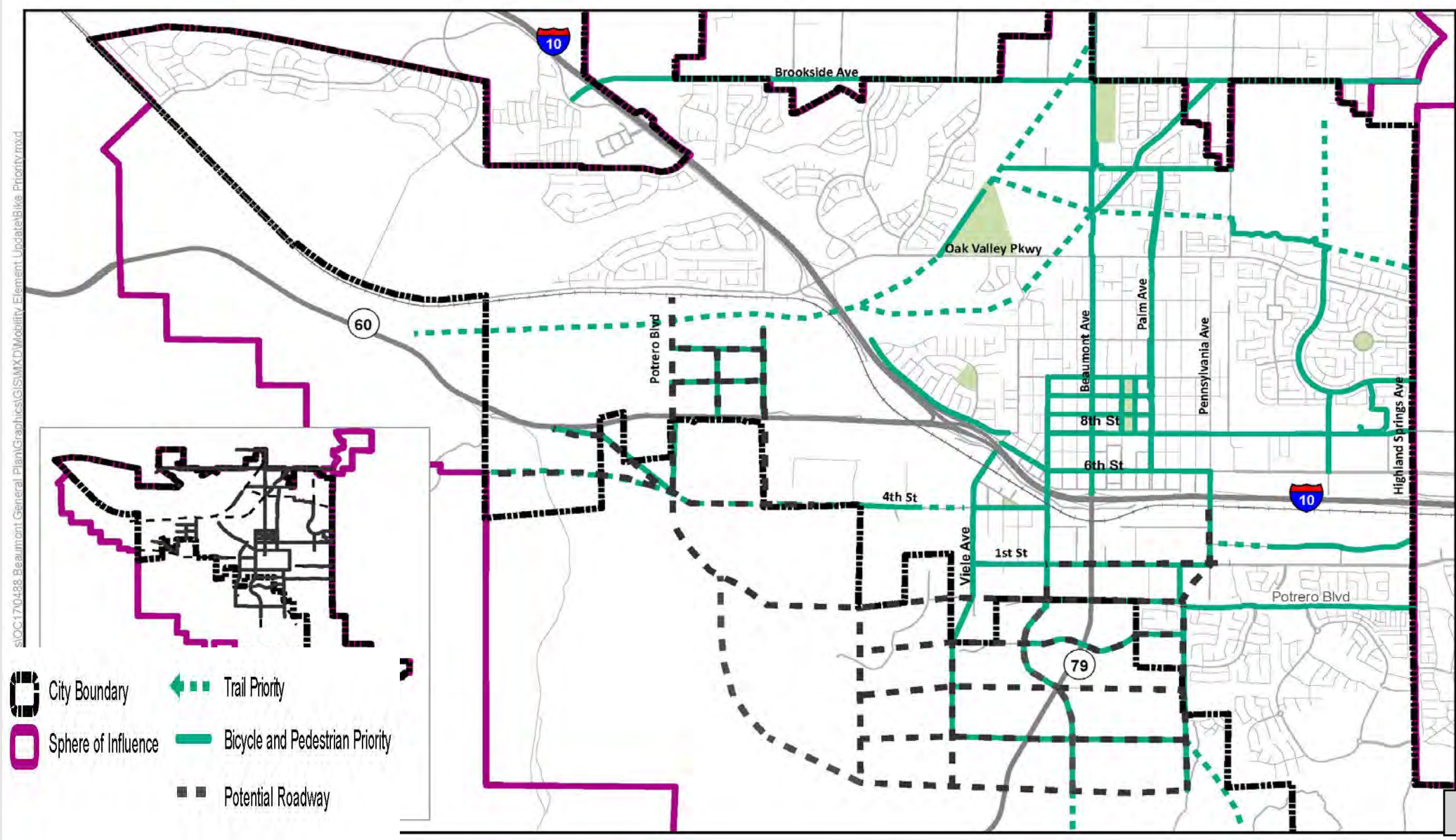


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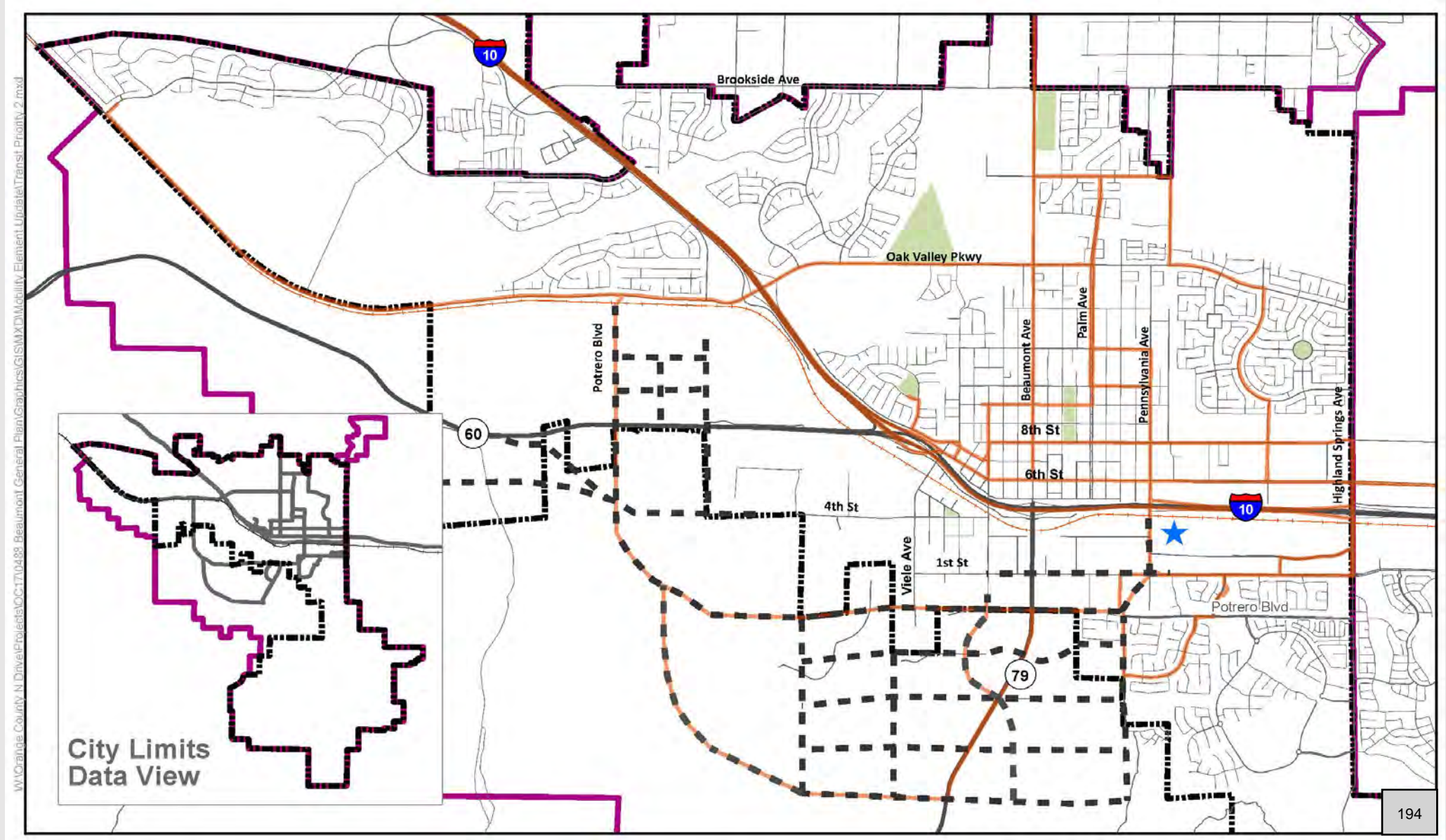
AUTO-PRIORITY STREETS



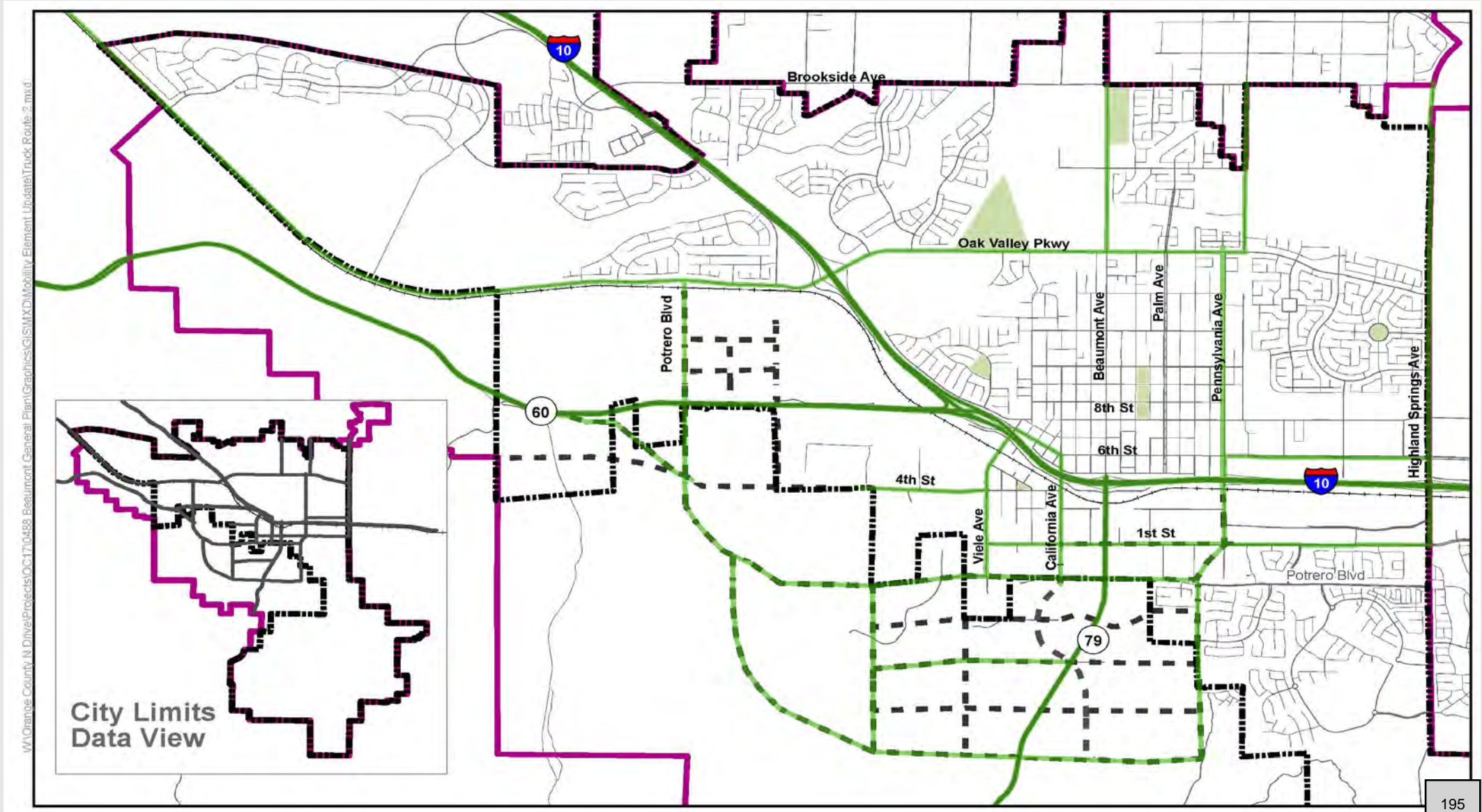
BIKE/PED PRIORITY



TRANSIT PRIORITY

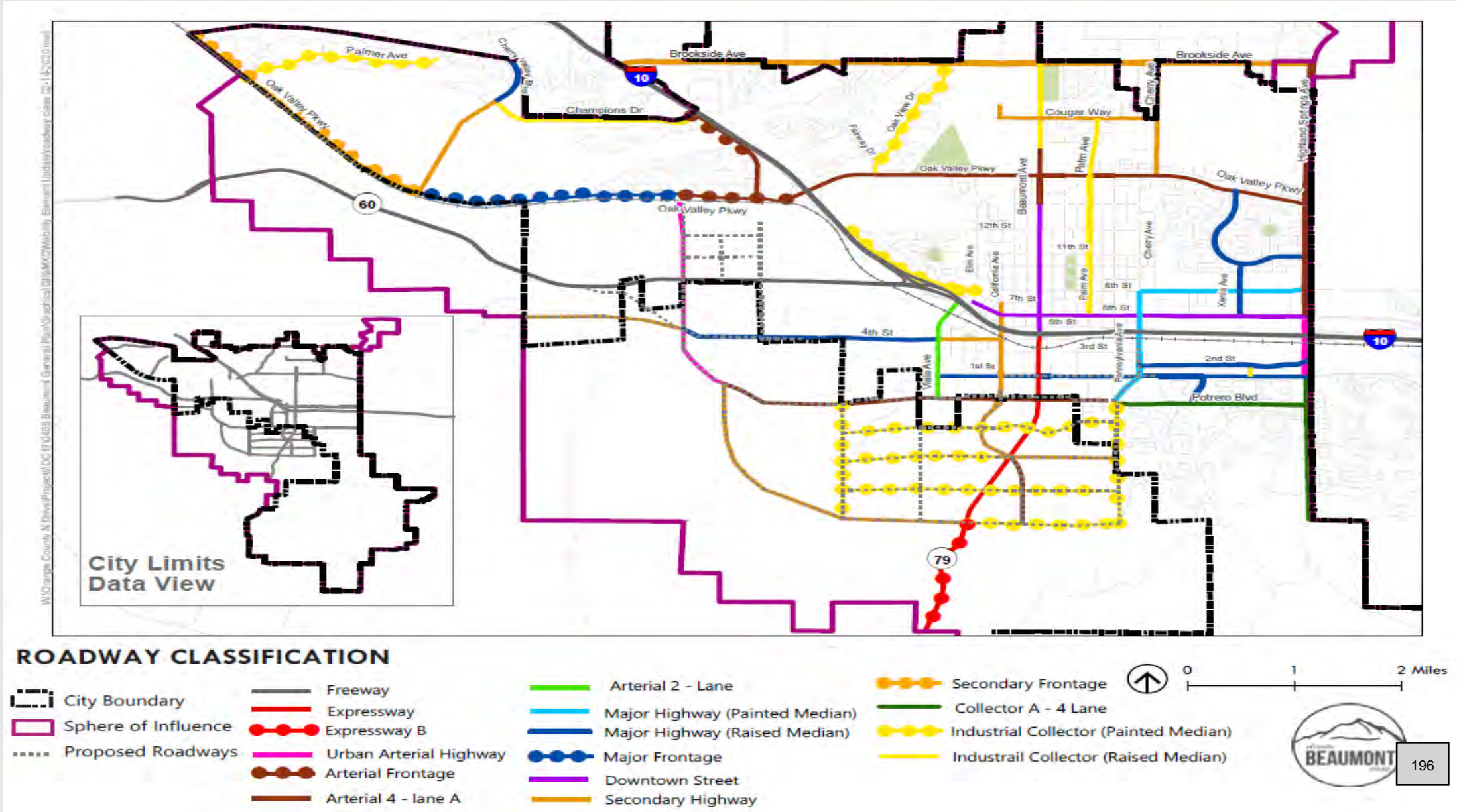


GOODS MOVEMENT – TRUCK PRIORITY

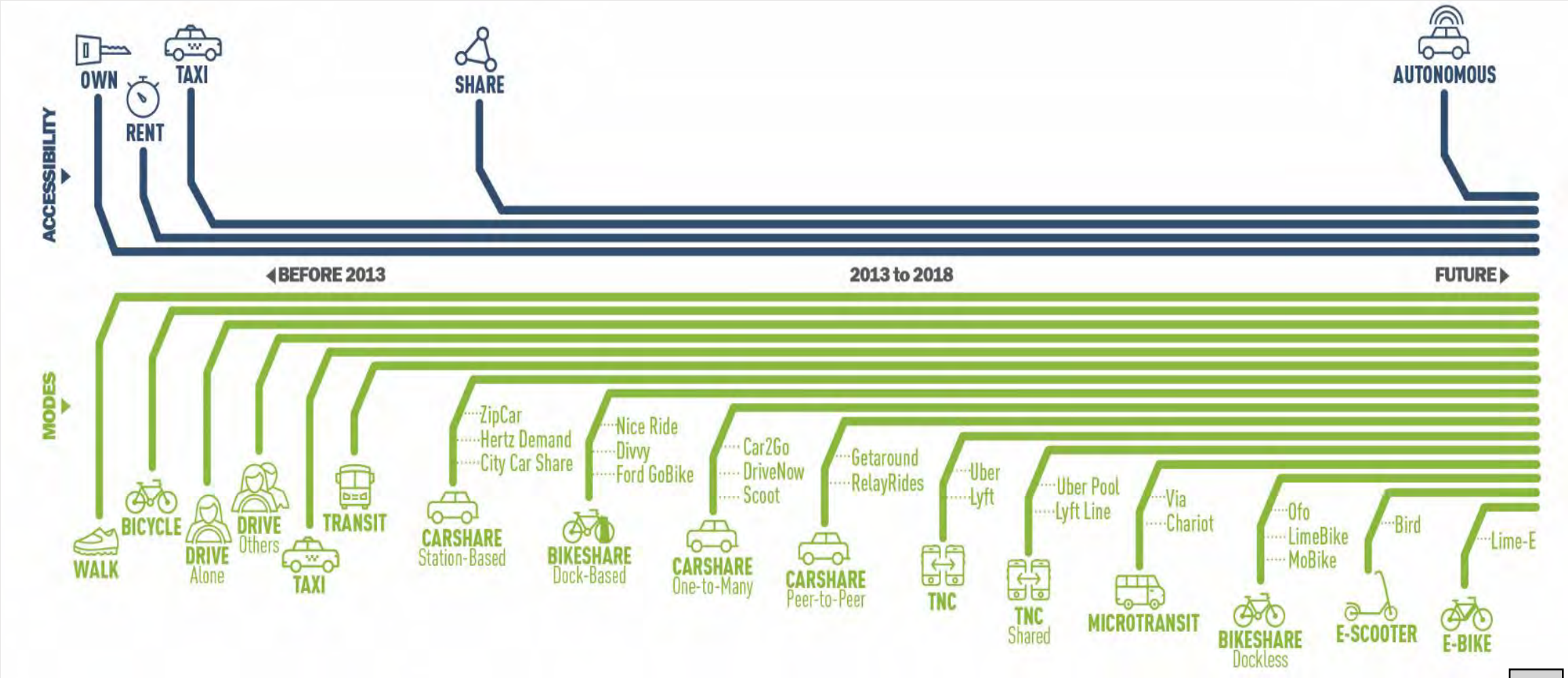


CONSOLIDATED CLASSIFICATIONS MAP

Item 8.



VEHICLE ACCESSIBILITY & TRAVEL MODELS





DOWNTOWN AREA PLAN

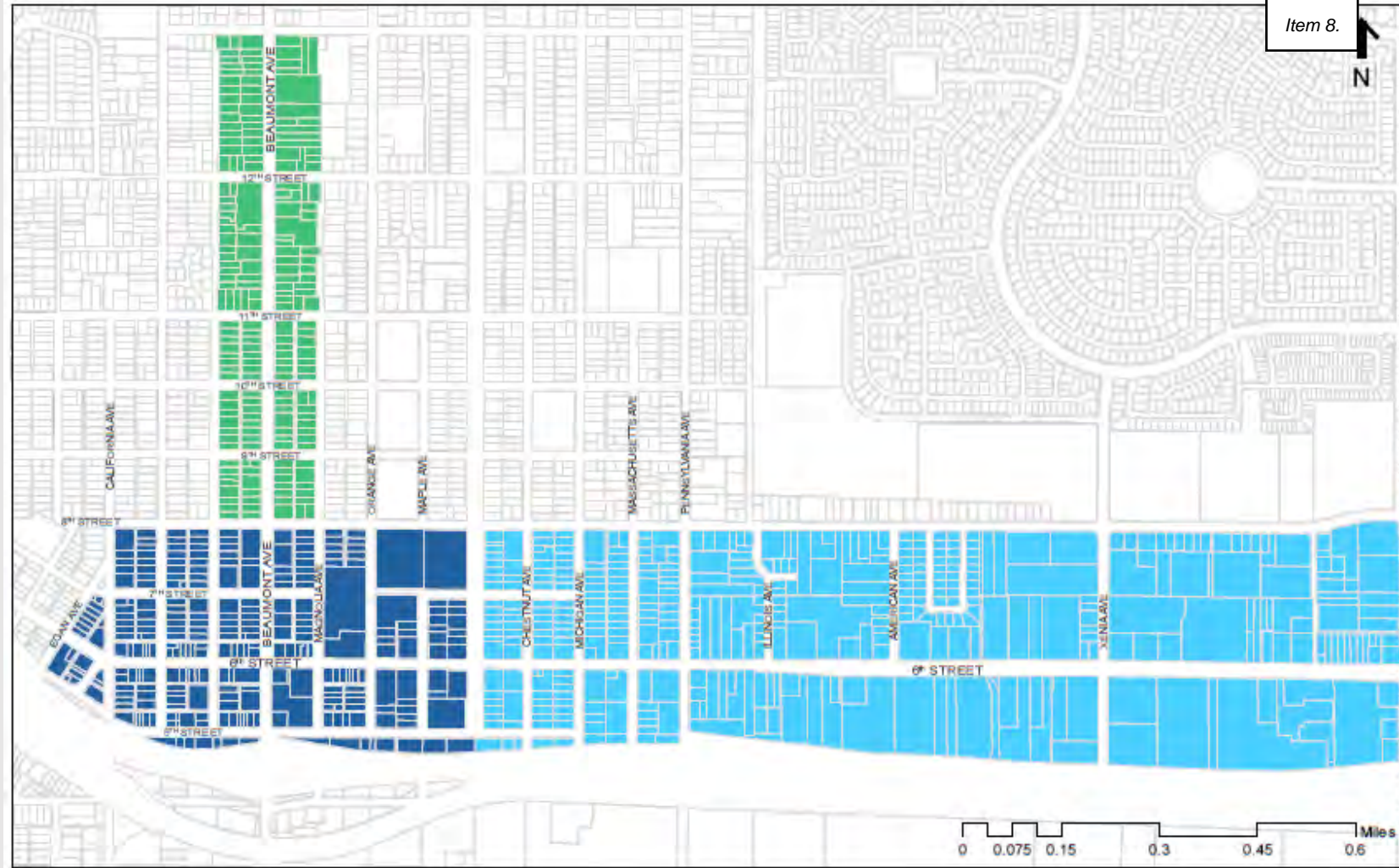
DOWNTOWN VISION

- Focused interventions in area along Sixth Street and Beaumont Avenue
- Defining the City’s center:
 - *Civic anchor*
 - *Walkable, active, and pedestrian-oriented*
 - *Retail and entertainment*
 - *Mixed residential uses*





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.



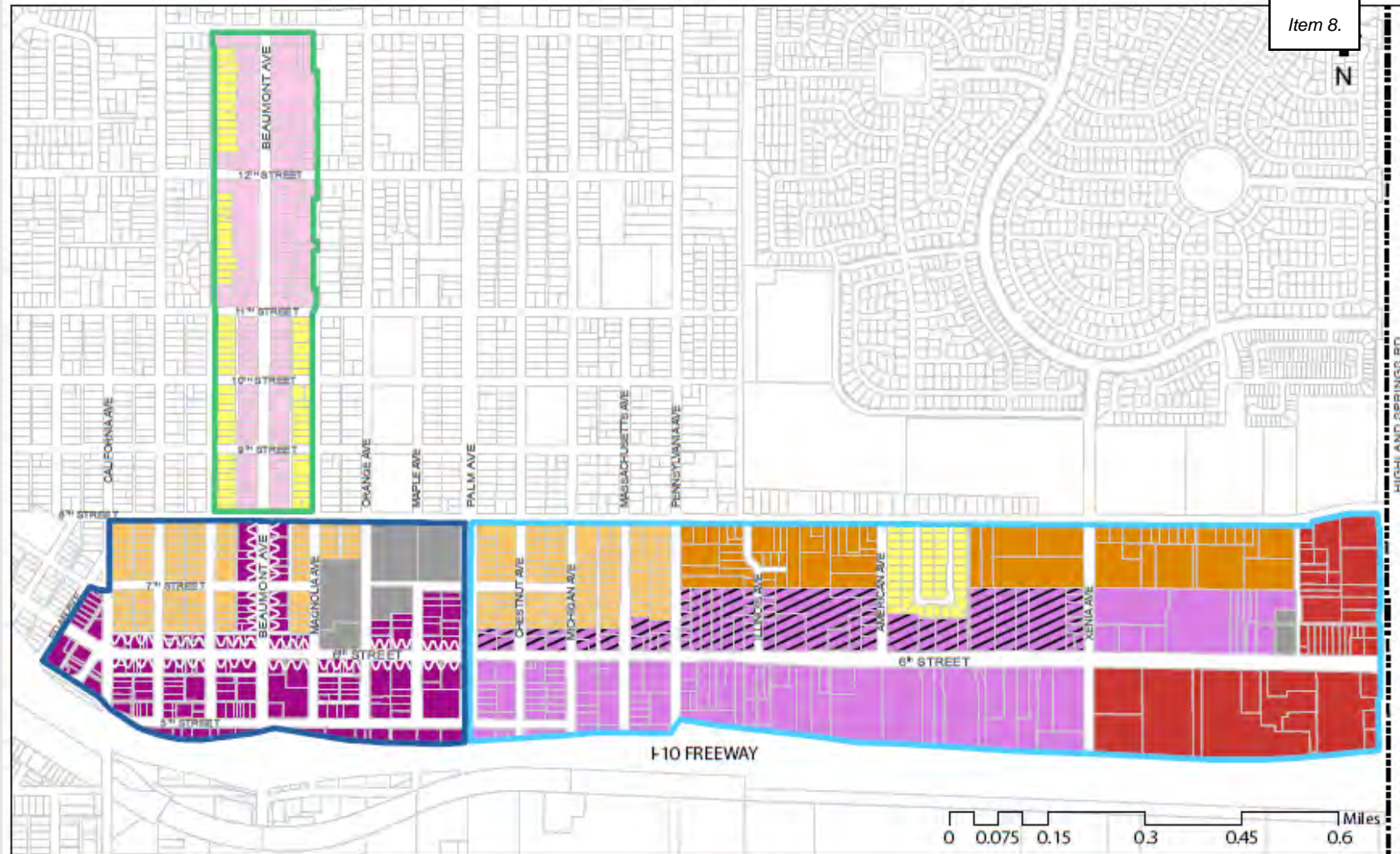
DOWNTOWN AREA PLAN



Downtown Core District

-  City Boundary
-  Beaumont Avenue District
-  Downtown District
-  Extended Sixth Street District

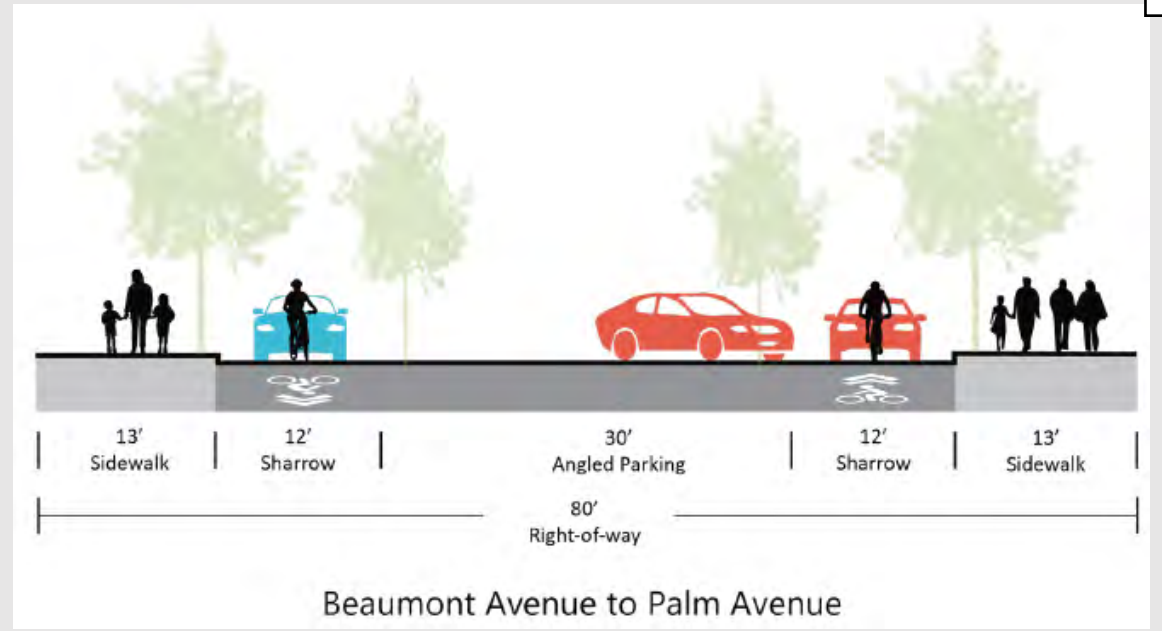
DOWNTOWN DISTRICTS



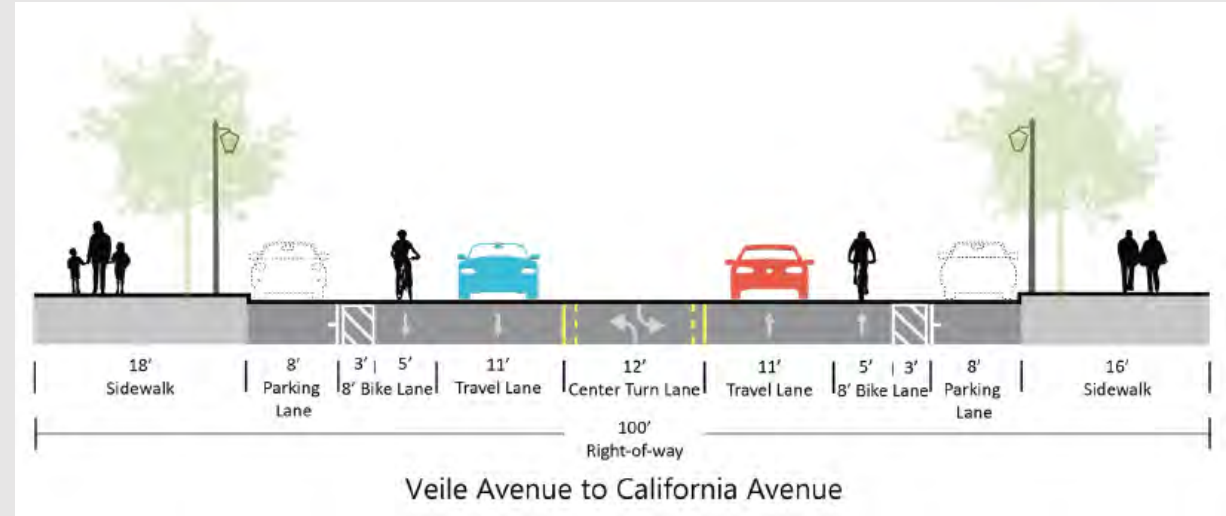
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-  City Boundary
-  Beaumont Avenue District
-  Downtown District
-  Extended Sixth Street District
-  Downtown Residential Single Family
-  Downtown Mixed Residential
-  Downtown Residential Multifamily
-  Downtown Mixed Use
-  Beaumont Mixed Use
-  Sixth Street Mixed Use
-  Sixth Street Mixed Use - Residential
-  Local Commercial
-  Public Facilities
-  Active Ground Uses Required

SIXTH STREET



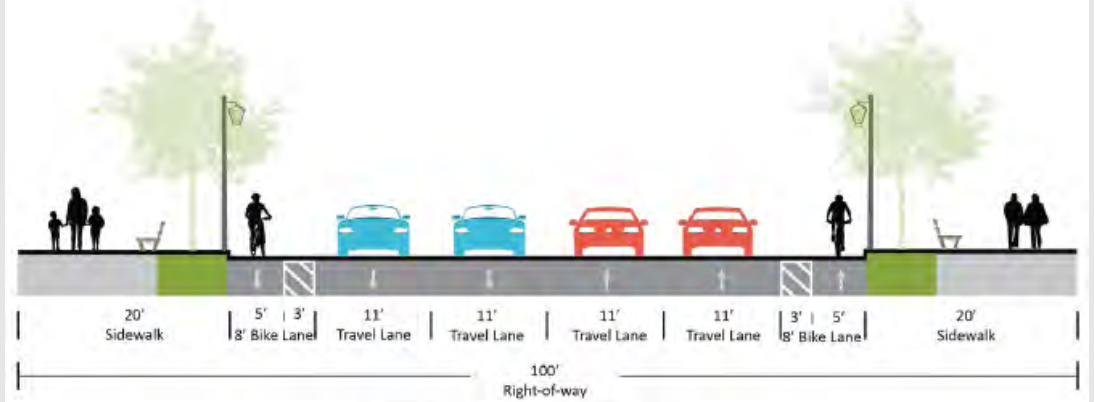
SIXTH STREET



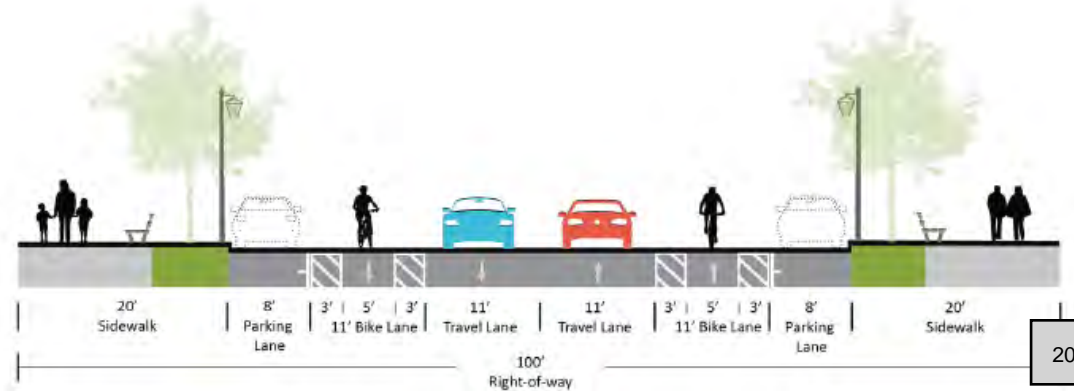
BEAUMONT AVENUE



Fifth Street to Sixth Street



Sixth Street to Eighth Street



Eighth Street to Twelfth Street

Item 8.



HEALTH + ENVIRONMENTAL JUSTICE



HIGH PRIORITY ACTIONS

- Health Resources Inventory. Develop an inventory of health resources in the City in cooperation with the RUHS-PH.
- 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 hour
- Vision Zero Policies. Adopt and implement a Vision Zero program that reduces vehicle related fatalities to zero.





COMMUNITY FACILITIES + INFRASTRUCTURE



HIGH PRIORITY ACTIONS

- Zoning and Implementation Ordinances. Update zoning and building codes to enable innovative sustainability measures such as:
 - *Greywater capture and reuse systems*
 - *Wind generation on residential and commercial buildings*
 - *Electric vehicle infrastructure requirements*
 - *Green building performance standards*

- 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.

- 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.



CONSERVATION + OPEN SPACE

HIGH PRIORITY ACTIONS

- Green Building Design. Update the Municipal Code to identify and prioritize green building design features that mitigate the impacts of climate change.
- Climate Adaptation Plan. Develop a Climate Adaptation Plan to identify the City’s most significant potential climate change risks. Include a vulnerability assessment, adaptation strategy, and plan maintenance.
- 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).



SAFETY

HIGH PRIORITY ACTIONS

- Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.
- Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.
- 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.
- California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.



NOISE

HIGH PRIORITY ACTIONS

- 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.
- 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.
- 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.





ECONOMIC DEVELOPMENT + FISCAL



HIGH PRIORITY ACTIONS

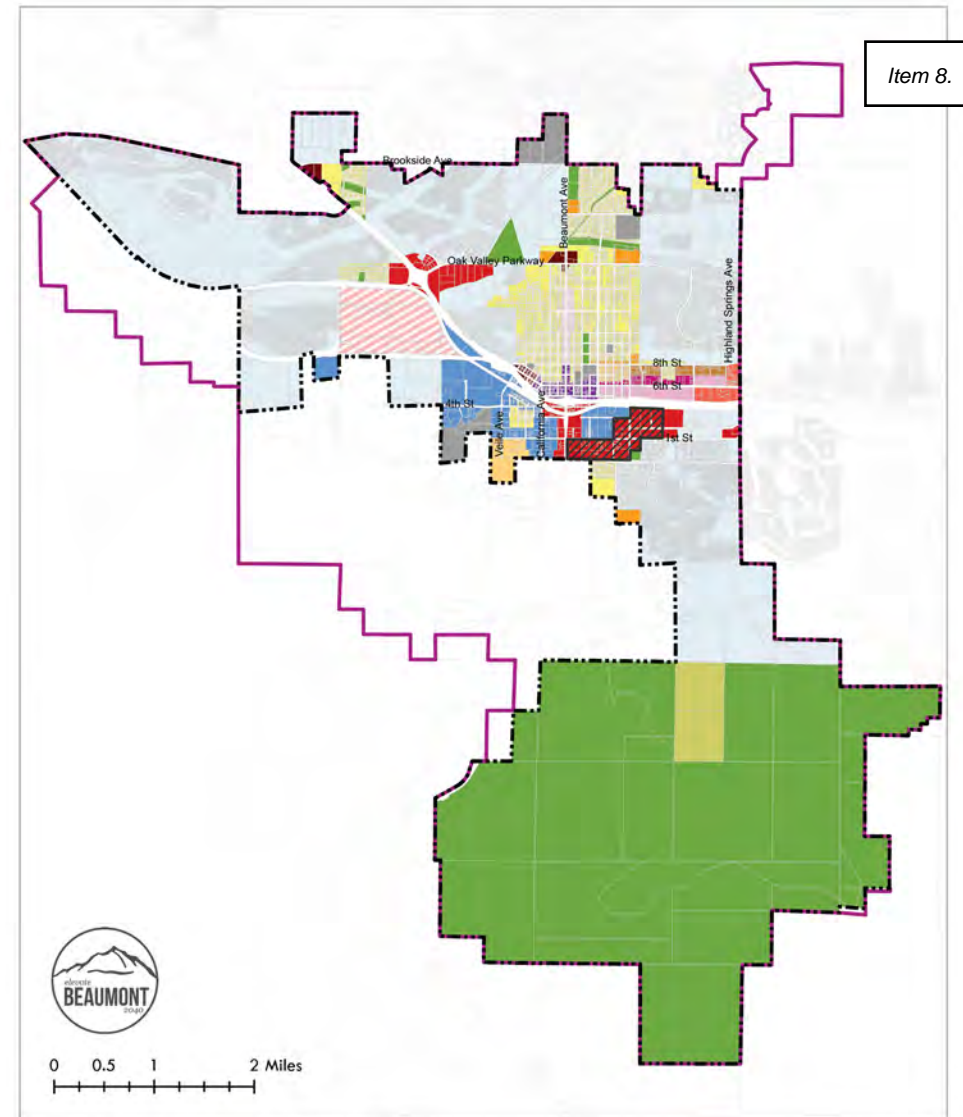


- Streamline Permit Review. Create a “One Stop Permitting” process to streamline the permit review process that facilitates business attraction, retention, and expansion of projects.
- Online Site Inventory. Create and maintain an online inventory of shovel-ready sites and provide individualized site selection assistance to expanding and new businesses.
- 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.

ZONING ORDINANCE + MAP

ZONING ORDINANCE

- Zoning Ordinance: establishes zoning districts that govern the use of land, indicates standards for structures and improvements that are permitted, and establishes procedures for the granting of permits and entitlements.
- Zoning Map: shows boundaries of the zoning districts applicable to specific properties within the City.



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CITY OF BEAUMONT ZONING

9/1/20

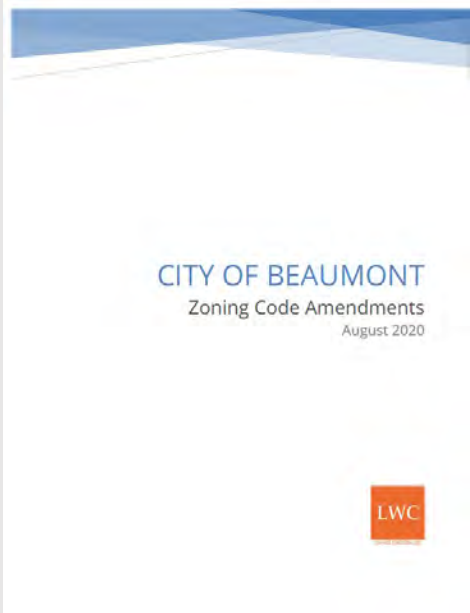
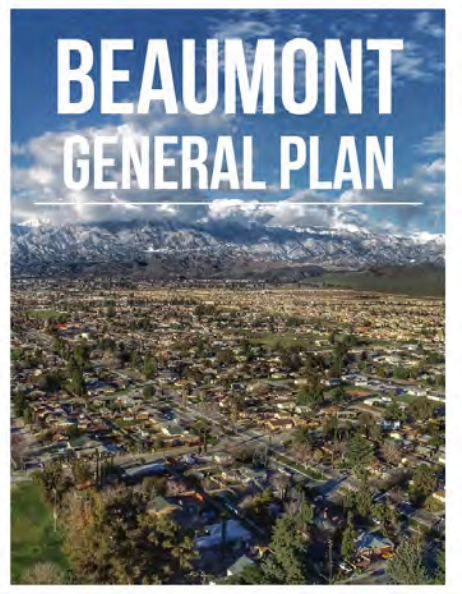
City Boundary	Rural Residential	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Single Family Residential	Sixth Street Mixed Use	Neighborhood Commercial
TOD Overlay	Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation
Specific Plan Area	Multi-Family Residential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

KEY CHANGES

- State law requires consistency between zoning map and zoning code. Zoning language and maps were changed to ensure:
 - *Better integration of land use and transportation infrastructure*
 - *Walkable, multi-modal streets*
 - *Establishment of retail, business and employment centers*
 - *Neighborhood commercial uses*
 - *Discourage incompatible land uses (e.g., sensitive land uses near air pollution sources)*
 - *Preservation of open spaces, greenbelts, and habitat*

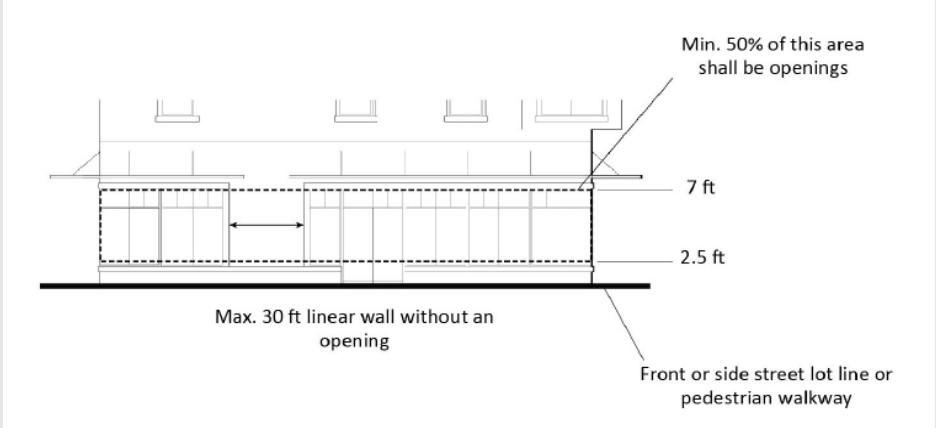
ZONING CODE AMENDMENTS

- While the General Plan sets the community’s long-term vision, the Zoning Code dictates how land can be used to achieve that vision
- Focused Zoning Code amendments are proposed to implement the updated General Plan’s policies and programs
- No change to overall Zoning Code organization or structure



ZONING CODE AMENDMENTS - ZONES

- Standards and allowed uses updated to reflect those in General Plan (e.g., lot size, density, FAR, lot coverage, height, etc.)
- Standards for pedestrian connectivity; building placement, modulation, and transparency; and others added to appropriate zones



Modifications to Existing Zones

Item 8.

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

ZONING CODE AMENDMENTS - PROCEDURES

- Certificates of Appropriateness to address historic resource protection
- Temporary uses addressed through administrative site plan review
- Minor modification of standards expanded (i.e., solar energy systems, parking, and open space requirement)

PUBLIC COMMENTS

PUBLIC COMMENTS

- Emphasize the role technology will play in shaping the landscape for future development initiatives. Essential elements include Connectivity, Wi-Fi hotspots, relay towers, etc.
- Protect the 9,000 plus acre Potrero Unit of the San Jacinto Wildlife Area in the General Plan
- Concern about adding development in the areas along Hwy 79 in the SOI will cause additional traffic problems.
- Good to have a plan for Downtown
- Concern about new warehouses and new housing in the city impacting its ‘small town character’

NOTIFICATIONS

- 1,032 letters sent
 - ~20 written comments received
 - 50+ phone calls received
- Key Themes
 - Most queries about how the change would affect their property
 - Several requests for zone changes



September 21, 2020

Property Owner

RE: Proposed Change of Zone for your property in the City of Beaumont

To whom it may concern:

Your property is within the Beaumont Avenue Overlay which is being updated as part of the citywide General Plan Update. This update includes a proposal to change the zoning of your property for consistency with the new General Plan. This is a public process and we would like to hear your feedback about this change.

If a zone change is adopted, legally established uses, like a home or business, can continue. A zone change does not require you to change how you use your property, but it may affect how you can develop your property in the future.

Proposed Change

Current zoning: Commercial General (CG)

Proposed zoning: Local Commercial (LC)

A summary of the current zoning can be found on the City's website at:

https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT17ZOC17.03ZOMAZODI_17.03.120PEUSBAZODI.

A summary of the proposed zoning can be found on the City's website at:

<https://www.beaumontca.gov/121/General-Plan>

If you have any questions or would like more information, please contact the City of Beaumont Planning Department at 951.769.8518 or via email at ctaylor@beaumontca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Taylor".

Christina Taylor

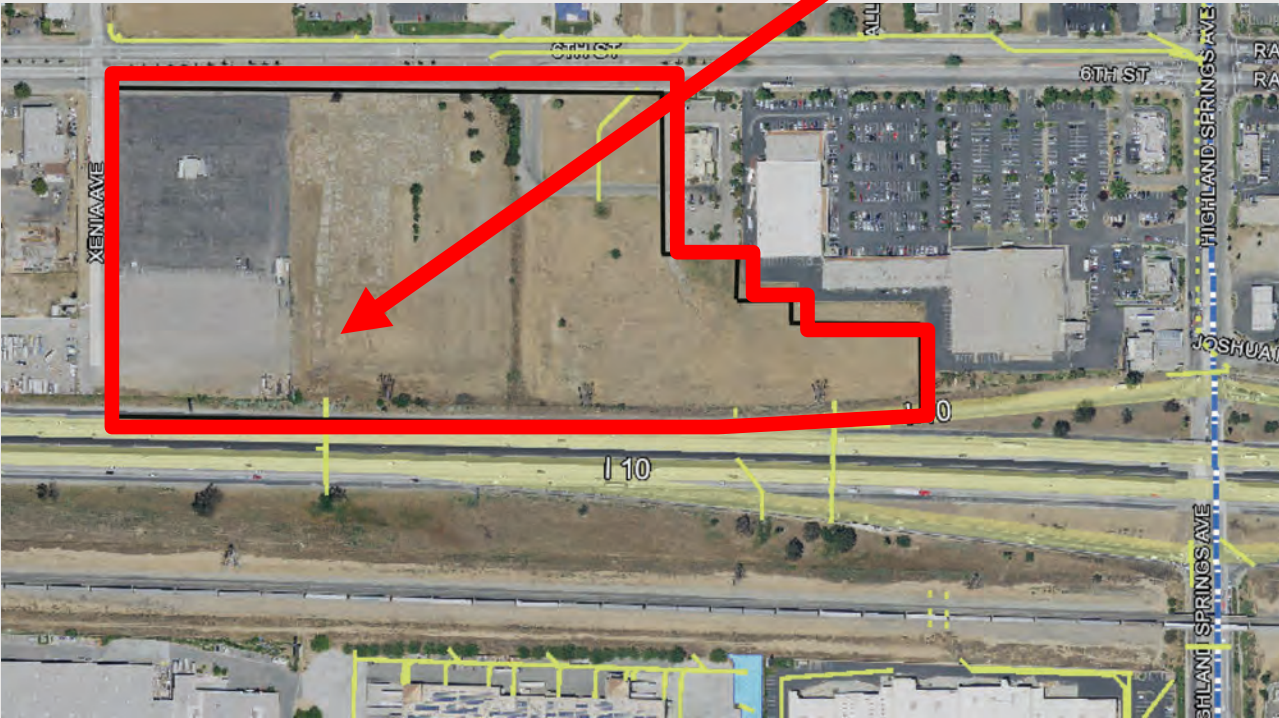
Community Development Director

ZONING CHANGE REQUESTS

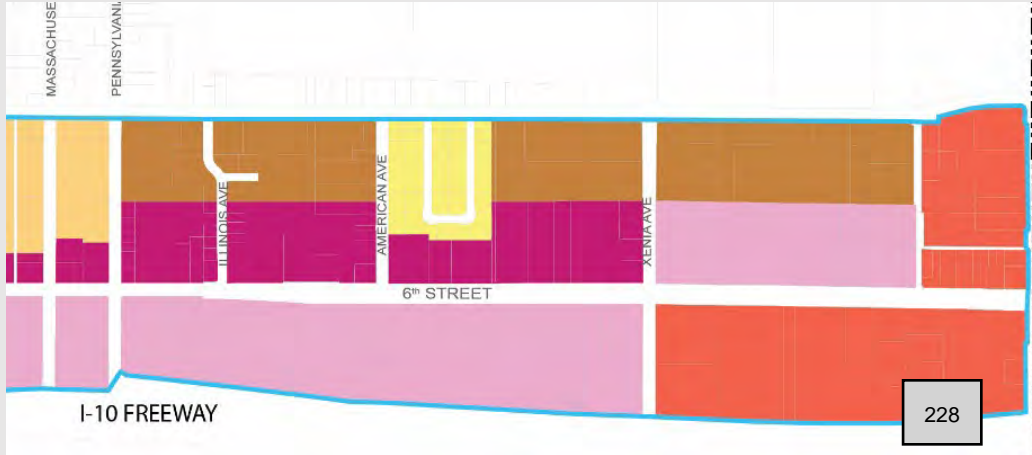
APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
418-051-009	RMF	DMU	Retain RMF, as SFR will be non-conforming	NO. The proposed zoning is DMU, allows multifamily, no change
419-180-002-9 419-180-003-0 419-180-023-8 419-180-024-9 419-180-027-2		Local Commercial	Change to SSMU to allow for more flexibility and be consistent with zoning across the street	YES. Staff recommends making the change
418-093-009 to 418-093-013		DMU	Clarify non-conforming provisions for changing driveway configurations	YES. Staff recommends making the clarification

ZONING CHANGE REQUESTS

EXISTING ZONING – CG
PROPOSED ZONING - LC



OWNER REQUEST	STAFF RECOMMENDATION
Change to SSMU to allow for more flexibility and be consistent with zoning across the street	YES. Staff recommends making the change to the zoning and GP maps



ZONING CHANGE REQUESTS



OWNER REQUEST	STAFF RECOMMENDATION
Clarify non-conforming provisions for changing driveway configurations	YES. Staff recommends making the clarification

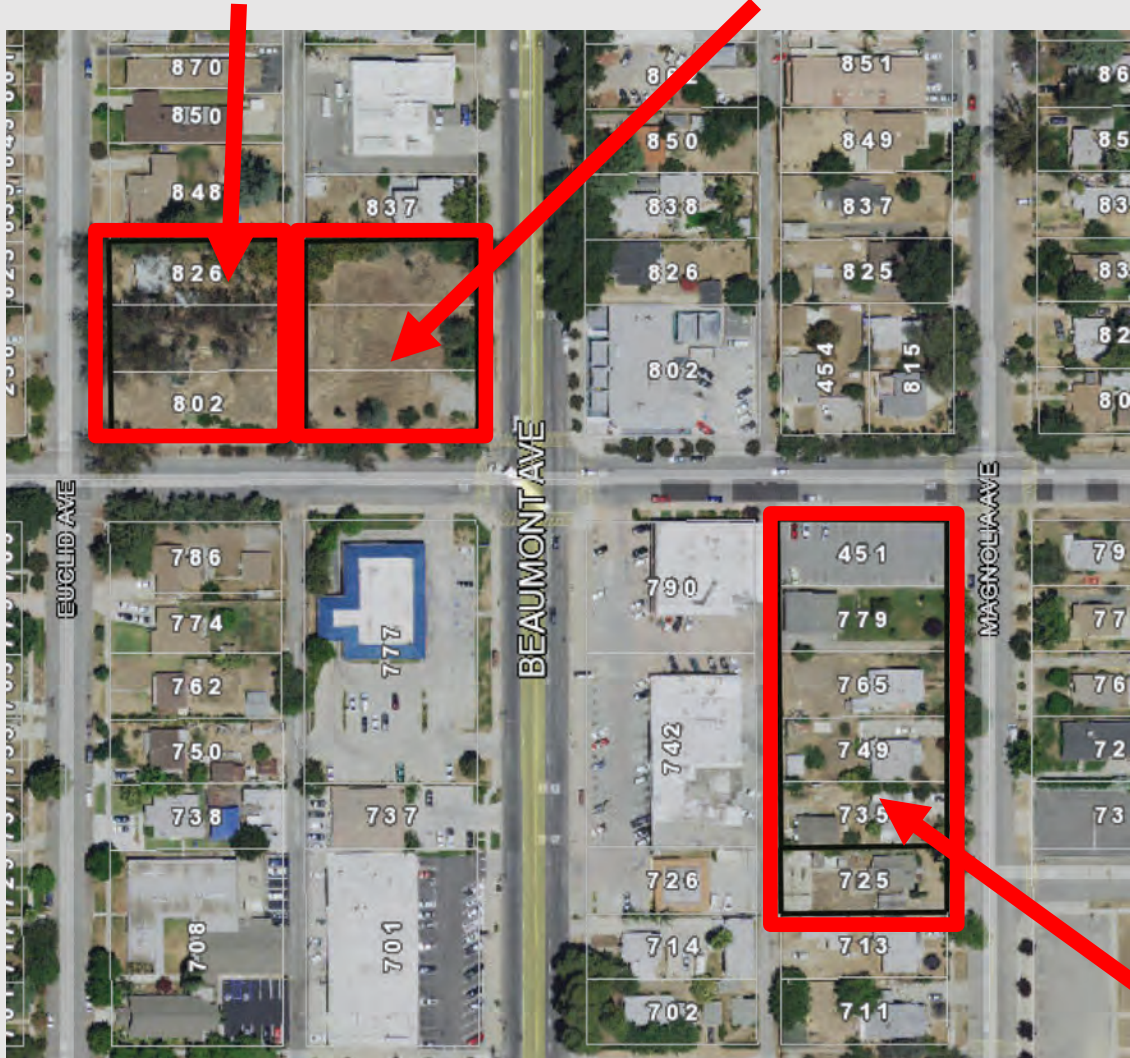
ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
415-333-007 to 415-333-009 415-333-010 to 415-333-012 418-072-013 418-072-008 to 415-072-012	BAO	BMU/RSF	Retain BAO	NO. BAO is eliminated, these properties are residential and should remain as such to be consistent with surrounding uses along Magnolia and Euclid Avenues

ZONING CHANGE REQUESTS

EXISTING ZONING – BAO
PROPOSED ZONING - RSF

EXISTING ZONING – BAO
PROPOSED ZONING - BMU



OWNER REQUEST	STAFF RECOMMENDATION
Retain BAO	<p>NO. BAO is eliminated. Properties along Beaumont Avenue allow a mix of uses.</p> <p>The properties fronting Euclid and Magnolia Avenues are residential and should remain as such to be consistent with surrounding uses along these streets</p>

EXISTING ZONING – BAO
PROPOSED ZONING - RSF

ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
414-120-006	CG w/ UVO	UV	Allow RV storage	NO. Staff recommends UV zone
418-091-017	Commercial Manufacturing (CM)	DMU	Wants to retain CM zoning	NO. Staff recommends DMU since CM is being eliminated & most properties in that area are not conducive to commercial or manufacturing uses without lot consolidations

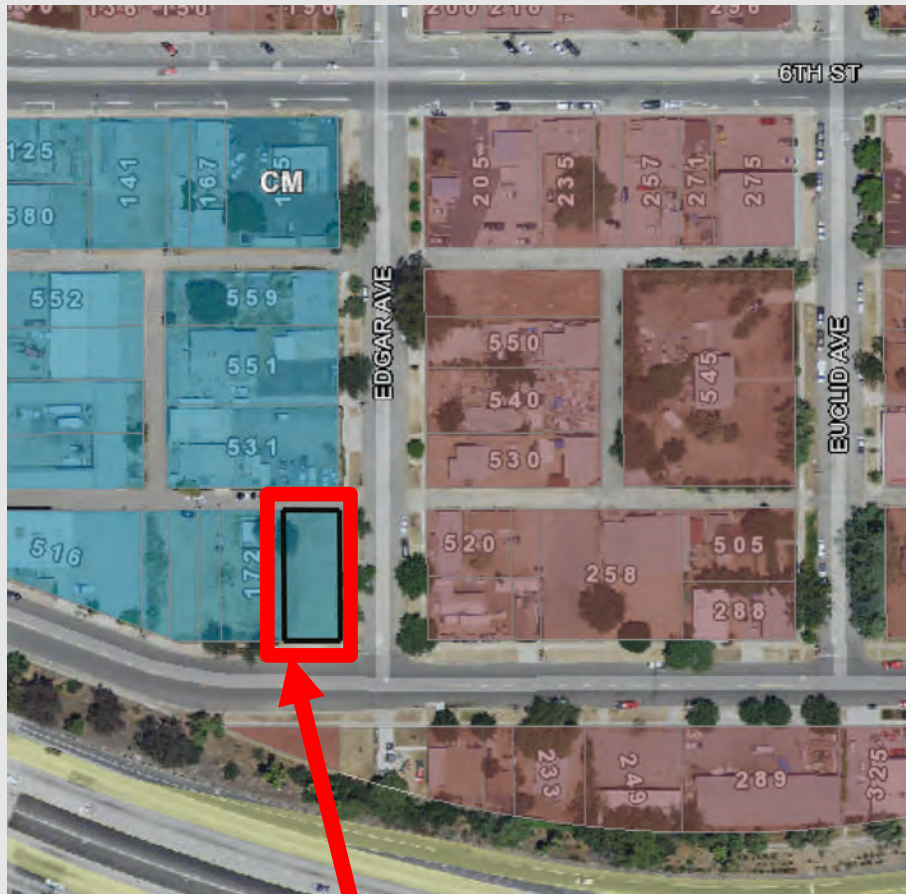
ZONING CHANGE REQUESTS



EXISTING ZONING – CG with UVO
PROPOSED ZONING - UV

OWNER REQUEST	STAFF RECOMMENDATION
Allow RV dealership/repair	NO. Staff recommends UV zone

ZONING CHANGE REQUESTS



EXISTING ZONING – CM
PROPOSED ZONING - DMU

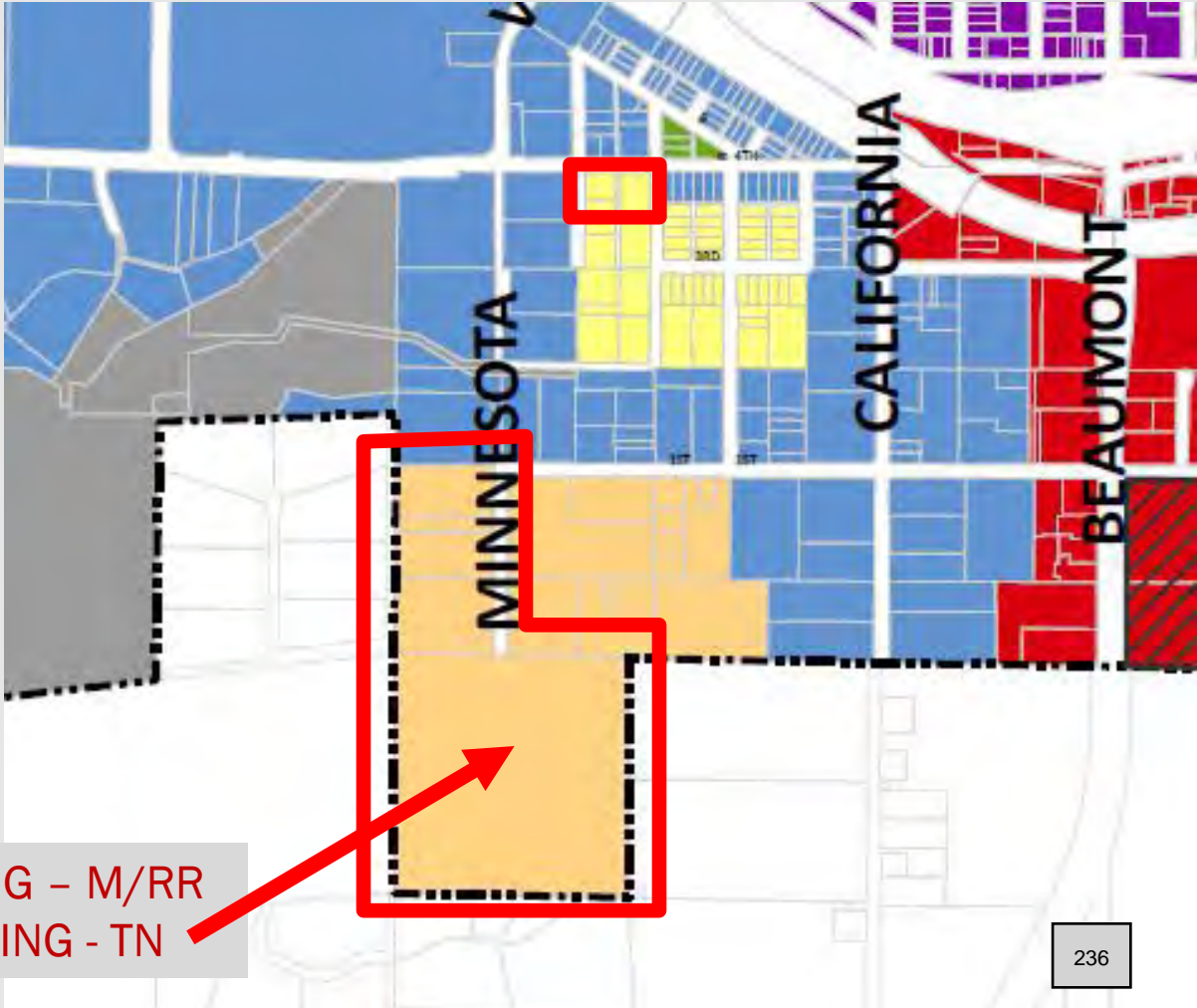
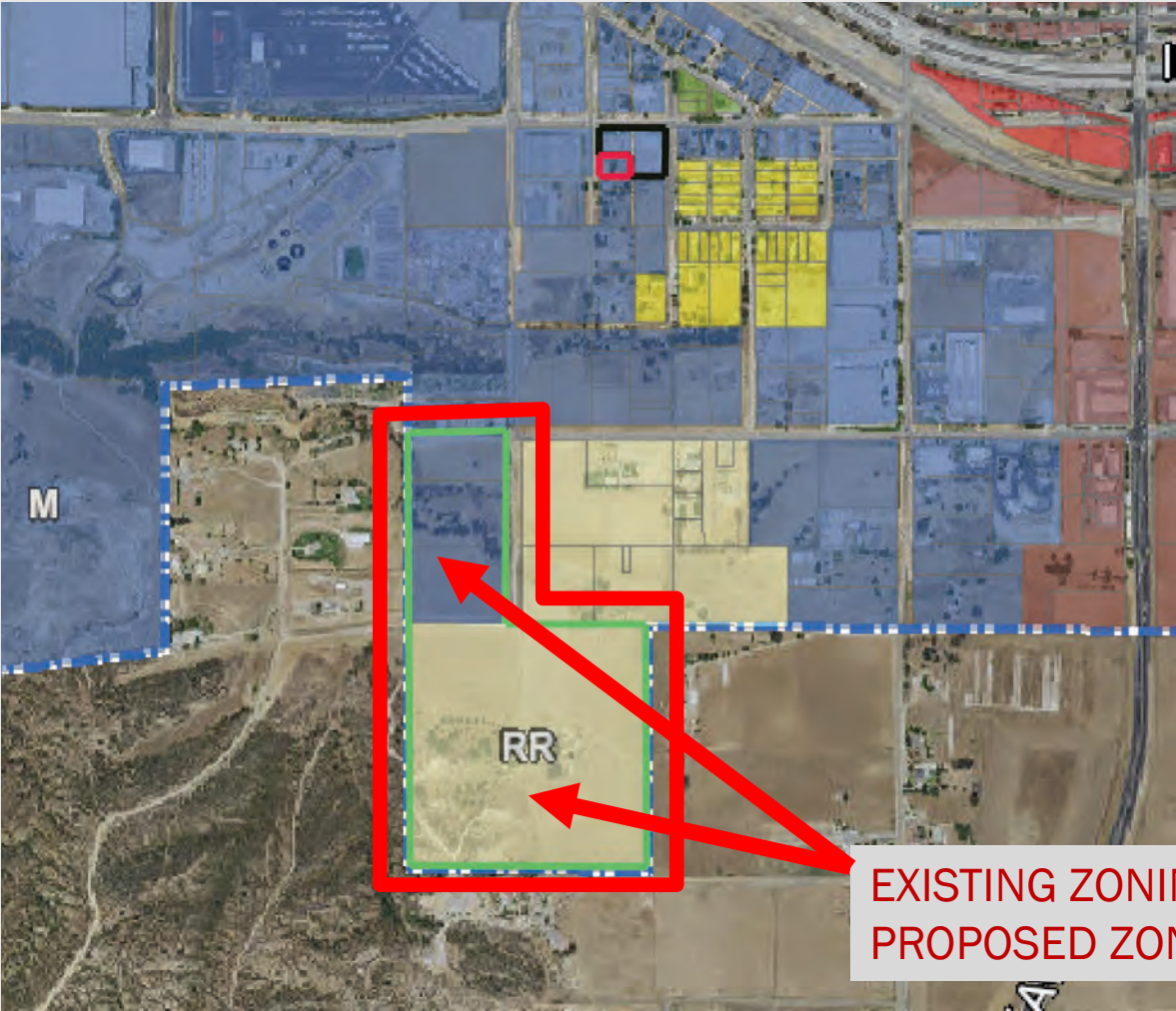
OWNER REQUEST	STAFF RECOMMENDATION
Wants to retain CM zoning	NO. Staff recommends DMU since CM is being eliminated & most properties in that area are not conducive to commercial or manufacturing uses without lot consolidations

ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
417-110-007 417-110-013	Industrial (M) Rural Residential (RR)	TN	Retain Industrial (M) zone & Manufacturing GP designation; Change designation for south parcel to Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
417-170-006 to 417-170-008 417-190-005 424-080-007	Industrial (M)	RSF	Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
	Industrial (M)	RSF	Wants to retain M zoning	YES. Would be compatible with surrounding and avoid creating non-conforming uses

CURRENT ZONING

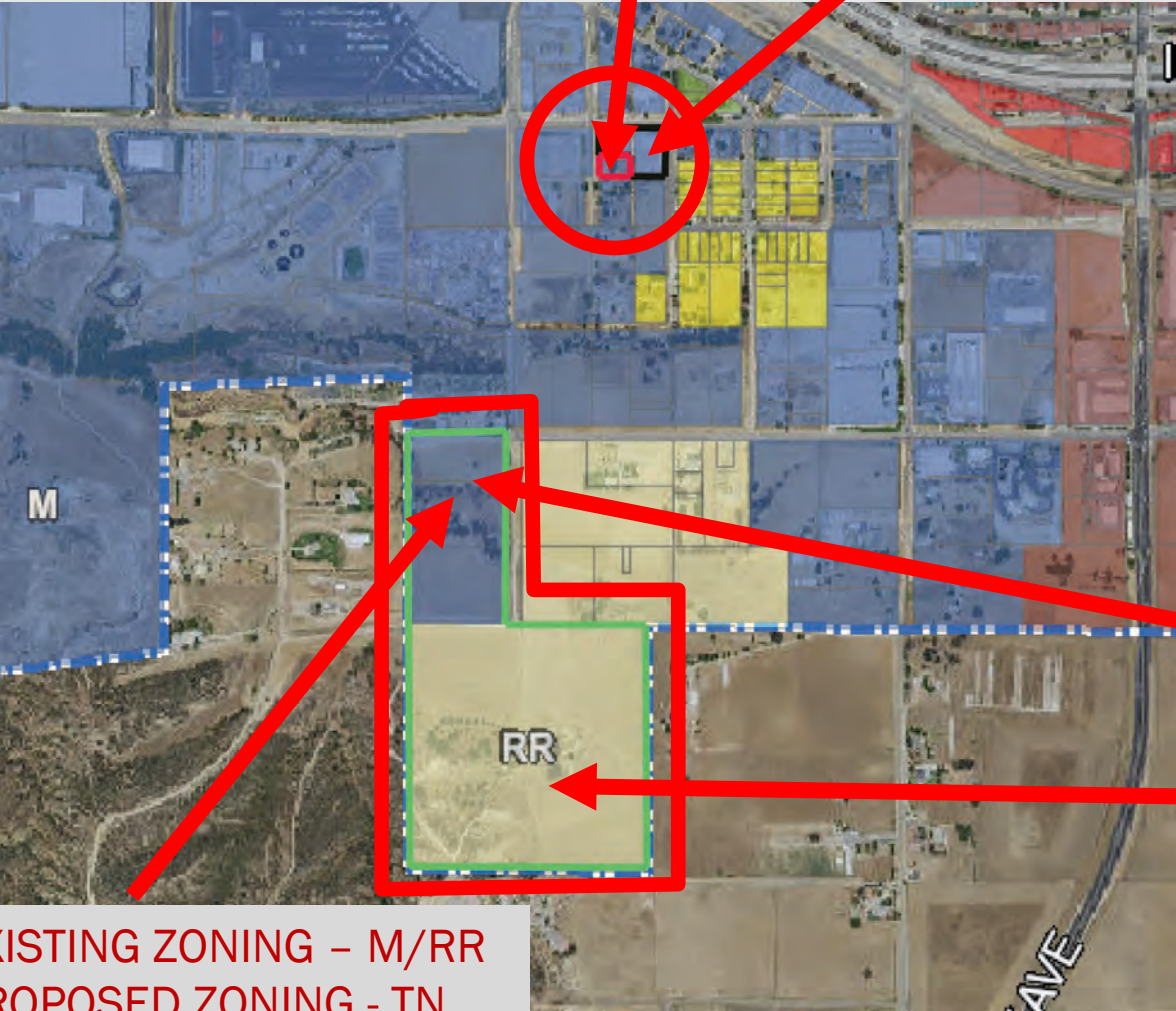
PROPOSED ZONING



EXISTING ZONING - M/RR
PROPOSED ZONING - TN

ZONING CHANGE REQUESTS

EXISTING ZONING - M
PROPOSED ZONING - RSF

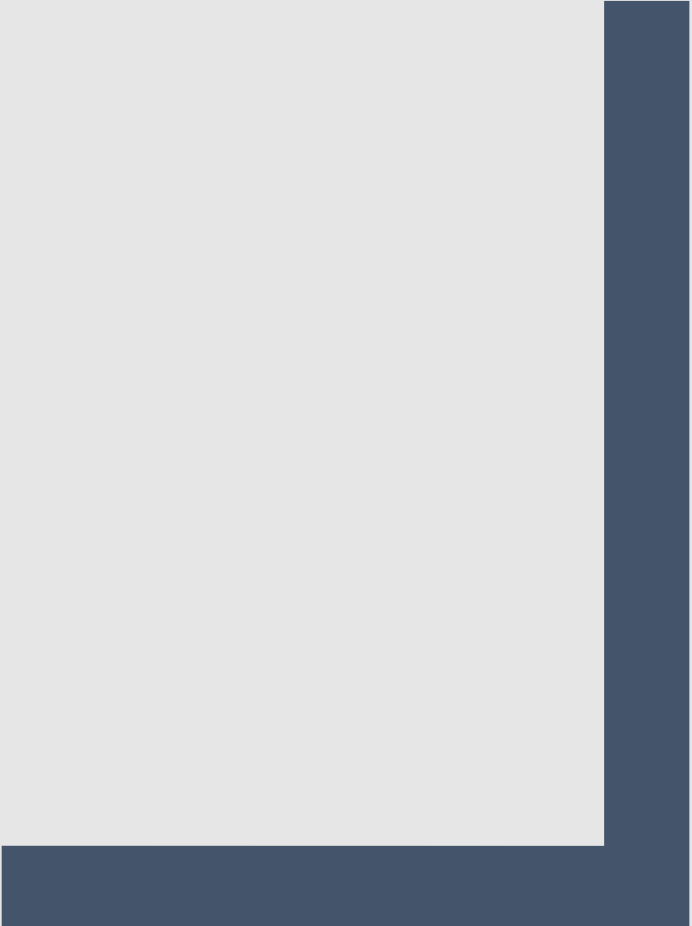


EXISTING ZONING - M/RR
PROPOSED ZONING - TN

OWNER REQUEST	STAFF RECOMMENDATION
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Change RR to M designation	

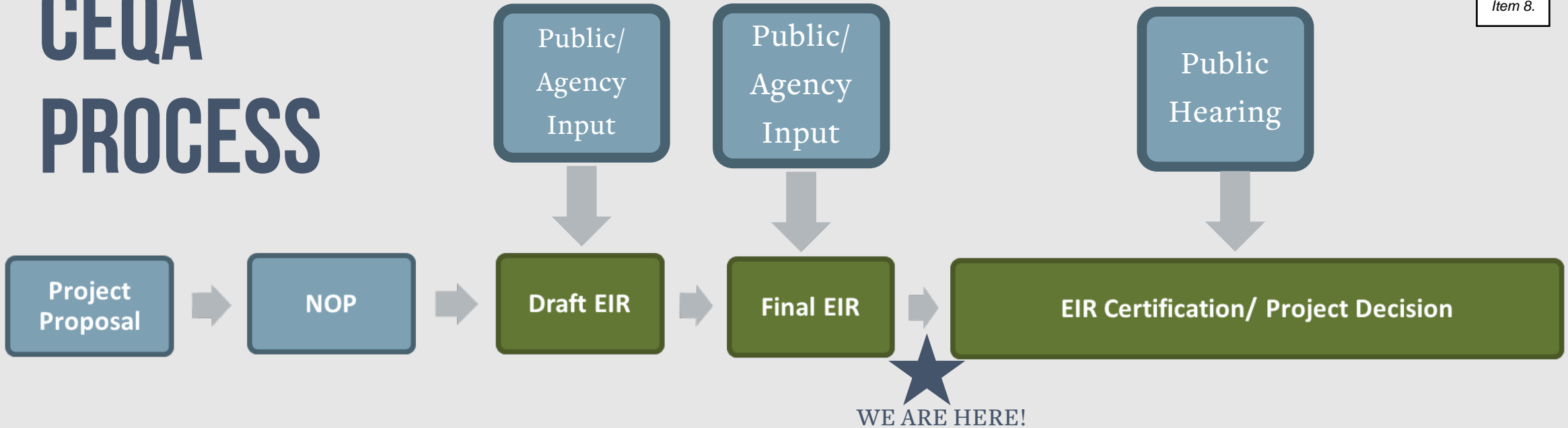


EIR



CEQA PROCESS

Item 8.



- Publish Notice of Preparation of Draft Program Environmental Impact Report (PEIR)
 - *30-day public review period: March 9 – April 9, 2018*
 - *Scoping Meeting: March 13, 2018 (Public Input)*
- Prepare and Publish PEIR
 - *45-day public review period: Sep 8 – Oct 22, 2020*
- Prepare and Publish Final PEIR with Responses to Comments
- Present the Final PEIR to the City Council for Certification

DRAFT PEIR RESULTS

Significance Determination	Environmental Issue
Less than Significant	Aesthetics, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Services Systems, Wildfire
Less than Significant with Mitigation	Agriculture and Forestry Resources, Biological Resources
Significant and Unavoidable	Air Quality, Greenhouse Gas Emissions, Noise, Traffic

- A Statement of Overriding Considerations has been prepared for the significant and unavoidable impacts

DRAFT PEIR PUBLIC REVIEW

- The Draft PEIR comment period closed on October 22, 2020
 - *By close of public review, the City received comments from two public agencies:*
 - Riverside County Flood Control and Water Conservation District
 - California Department of Fish and Wildlife
 - *To date, the City also received 24 comment letters from individuals, organizations, and tribes*
 - Nearly all these comments were requesting information or clarification regarding the General Plan or Zoning Map

FINAL PEIR

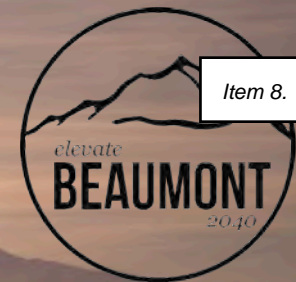
- Contents:
 - *Written comments received and responses*
 - *Errata to the Draft PEIR*
 - *Mitigation Monitoring and Reporting Program (MMRP)*
- Certification of the Final PEIR
 - *The Final PEIR is under consideration for certification by the City Council*

STAFF RECOMMENDATION

STAFF RECOMMENDATION

Hold a Public Hearing, and take the following actions:

- 1) Adopt the General Plan Update (Beaumont 2040 Plan) and adopt the revised Zoning Ordinance and Zoning Map;
- 2) Certify Final PEIR in compliance with CEQA and certify that:
 - a. The Project PEIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. There are no environmentally superior alternatives to the Project that will avoid or substantially lessen the significant environmental effects as identified in the Draft PEIR; and
 - c. Concur with the findings and mitigation measures contained in the PEIR; and
 - d. Adopt a Statement of Overriding Considerations (SOC) prior to certification of the PEIR



GENERAL PLAN UPDATE

City Council
November 3, 2020

BEAUMONT GENERAL PLAN



CLICK LINK BELOW

<https://www.beaumontca.gov/DocumentCenter/View/36620/Beaumont-GPU-Public-Draft>

CITY OF BEAUMONT

GENERAL PLAN AND ZONING CODE + MAP UPDATE

ERRATA

OCTOBER 29, 2020

GENERAL PLAN		
PAGE NUMBER	REFERENCE	CHANGE
Page 45	Table 3-2	RR1 - Correct # from 438 to 383
		Total - Correct # from 40,904 to 40,849
Page 215		Add new policy 8.10.5: <i>City shall 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 to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed.</i>
Page 215		Re-number 8.10.5 to 8.10.6
Page 244	Policy 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. Add: <i>Fuel modification areas shall be located within the project site and shall be clearly delineated on grading plans.</i>
TITLE 17 ZONING CODE		
Page 265	Table 17.19-1	Correct table column header from RMF to DMF
Page 53	Table 17.03-3	Allow produce stands in M zone
<i>Note: Please note that additional minor typographic corrections and edits will also be addressed in final documents</i>		

CITY OF BEAUMONT

Zoning Code Amendments

August 2020



CLICK LINK BELOW

<https://www.beaumontca.gov/DocumentCenter/View/36622/Beaumont-Title17-ZCAmendments-Public-Review-Draft-090320-Clean>

Facts, Findings and Statement of Overriding
Considerations Regarding the Environmental Effects
from the Environmental Impact Report for the
Beaumont General Plan 2040
State Clearinghouse No. 2018031022

Facts, Findings and Statement of Overriding Considerations
Regarding the Environmental Effects from the Approval of the Beaumont
General Plan 2040
State Clearinghouse No. 2018031022

1.0 STATEMENT OF FACTS AND FINDINGS

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a Lead Agency issue two sets of findings prior to approving a project that will generate a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant environmental impacts as identified in the Environmental Impact Report (EIR); presents facts supporting the conclusions reached in the analysis; makes one or more of three findings for each impact; and explains the reasoning behind the agency's findings. The EIR was prepared by the City acting as Lead Agency pursuant to CEQA. Hereafter, the Notice of Preparation, Notice of Availability, Draft EIR, Technical Studies, Final EIR containing Responses to Comments and textual revisions to the Draft EIR, and the Mitigation Monitoring and Report Program will be referred to collectively herein as the "EIR". The following Statement of Facts and Findings has been prepared in accordance with the State CEQA Guidelines (14 California Code of Regulations, Section 15091), and *California Public Resources Code*, Section 21081 (collectively, CEQA). Section 15091 of the State CEQA Guidelines provides that:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

Section 15093 of the State CEQA Guidelines further provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- (b) Where the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. This statement of overriding considerations shall be supported by substantial evidence in the record.

- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The Statement of Overriding Considerations is the second set of findings. Where a project will cause unavoidable significant environmental impacts, the Lead Agency may still approve a project where its benefits outweigh the adverse impacts. Further, as provided in the Statement of Overriding Considerations, the Lead Agency sets forth specific reasoning by which benefits are balanced against effects, and approves the project.

The City of Beaumont (City), serving as the CEQA Lead Agency, finds and declares that the proposed Beaumont General Plan 2040 EIR (State Clearinghouse No. 2018031022) has been completed in compliance with CEQA and the State CEQA Guidelines. The City finds and certifies that the EIR was reviewed and that information contained in the EIR was considered prior to approving the proposed Beaumont General Plan 2040, herein referred to as the “Project”.

Having received, reviewed and considered the EIR for the Project, as well as all other information in the record of proceedings on this matter and the Facts, Findings and Statement of Overriding Considerations included in this document are hereby adopted by the City in its capacity as the CEQA Lead Agency.

Based upon its review of the EIR, the City finds that the EIR is an adequate assessment of the potentially significant environmental impacts of the proposed Project; represents the independent judgment of the City; and sets forth an adequate range of alternatives to this Project.

As further described in the Final EIR document, the Final EIR is composed of the following elements:

- Beaumont General Plan 2040 Draft EIR;
- Comment Letters Received and Responses to Comments;
- Corrections and Changes (Errata) from the Draft EIR to the Final EIR; and
- Mitigation Monitoring and Reporting Program.

1.2 CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City’s approval of the EIR and actions related to the Project are located at the City of Beaumont, Planning Department, 550 E. 6th Street, Beaumont, CA 92223. The City of Beaumont is the custodian of the Project’s Administrative Record. Copies of the documents and other materials that constitute

the record of proceedings are, at all relevant times have been, and will be available upon request directed to the City’s Planning Department.

2.0 PROJECT SUMMARY

2.1 INTRODUCTION

The City of Beaumont’s (City’s) General Plan (proposed Project or Beaumont 2040 Plan) is intended to be a blueprint for the City’s future. The Beaumont 2040 Plan has been prepared in accordance with State planning law, as provided in California Government Code Section 65300. The Beaumont 2040 Plan is meant to be a framework for guiding planning and development in the City and City’s Sphere of Influence (SOI) for the next approximately 20 years and can be thought of as the blueprint for the City’s growth and development. The Beaumont 2040 Plan is comprehensive both in its geography and subject matter. It addresses the entire territory within the City’s incorporated boundaries, SOI, and a broad spectrum of issues associated with the future buildout of the City.

According to California Government Code Section 65302, General Plans are required to cover the following elements or topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that is relevant to planning its future. The City has an adopted Housing Element (2013-2021) that is not a part of this General Plan Update process. The Beaumont 2040 Plan will include the rest of the required topics plus economic development, community/urban design, infrastructure and community facilities, resource management, sustainability, and governance.

No Initial Study was prepared for the Project as the City determined that a comprehensive EIR is clearly required for the Project (permissible under State *CEQA Guidelines* Section 15063[a]), and that the Project has the potential to result in significant environmental effects.

2.2 PROJECT DESCRIPTION

The City and City’s SOI (collectively referred to as the “Planning Area”) is located in the northwestern portion of Riverside County (County), and is bounded by the City of Calimesa to the northwest, unincorporated areas of the County to the west, unincorporated County areas (e.g., Cherry Valley) to the north, unincorporated County areas and the City of San Jacinto to the south, and by the City of Beaumont to the east. The Planning Area encompasses approximately 41.51 square miles (26,566 acres). Major transportation routes through the Planning Area include Interstate 10 (I-10), State Route 60 (SR-60), and State Route 79 (SR-79) (see Figure 3-1 – Regional Map).

The Planning Area includes land within the existing City limits (approximately 19,381 acres) and within the City’s SOI which includes unincorporated areas outside the current City limits

(approximately 7,185 acres) (see Figure 3-2 – Project Vicinity). In preparing the Beaumont 2040 Plan and planning for the future of the City, it will be important to closely coordinate with neighboring jurisdictions and regional agencies in order to plan for sustainable community growth. Land uses within the City’s Planning Area may include a combination of undeveloped, developing, and developed properties. At this time, the City is not seeking annexation of land within the SOI into its current jurisdiction. However, new development within the SOI is being contemplated as a part of the Beaumont 2040 Plan as the SOI represents the City’s ultimate future boundary and service area.

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement General Plans. The General Plan is a comprehensive and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that in the city’s or county’s judgement, bears relation to its planning. The General Plan is required to address the following mandatory elements: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that is relevant to planning its future. As previously noted, the City has an adopted Housing Element (2013-2021) that is not a part of this General Plan Update (Beaumont 2040 Plan) process. The Beaumont 2040 Plan will include the rest of the required topics plus economic development, community/urban design, infrastructure and community facilities, resource management, sustainability, and governance.

The Beaumont 2040 Plan functions as a guide to the type of community that Beaumont citizens desire, and provides the means by which that desired future can be achieved. The Beaumont 2040 Plan addresses a range of immediate, mid-, and long-term issues with which the community is concerned. The Beaumont 2040 Plan is intended to allow land use and policy determinations to be made within a comprehensive framework that incorporates public health, safety, and "quality of life" considerations in a manner that recognizes resource limitations and the fragility of the community's natural environment. Under State law, the General Plan must serve as the foundation upon which all land use decisions are to be based, and must also be comprehensive, internally consistent, and have a long-term perspective. State law further mandates that the Beaumont 2040 Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area (i.e., the City’s sphere of influence) as they relate to future growth and development;
- Provide a basis for local government decision-making, including decisions on development approvals and exactions;
- Provide citizens the opportunity to participate in the planning and decision-making process of their communities; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

Beaumont is a community that values its small-town feel, community heritage, and natural setting. The City is committed to encouraging economically sustainable, balanced growth that respects its long history, while meeting infrastructure needs and protecting the environment. Beaumont's community pride and rural mountain setting sets the City apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation. Beaumont 2040 Plan's vision for the future focuses on the following guiding values and priorities:

- **Transparent, honest government:** The citizens of Beaumont desire and value a customer-oriented government that adapts to digital technology, improves effectiveness, embraces innovation, and encourages everyone to participate in City government. Local leaders and public employees are accountable to the citizens.
- **Responsible, measured growth:** Beaumont values a good balance of homes, jobs, and retail with access to local urban amenities. Beaumont promotes expanded and enhanced opportunities for employment in the City, while ensuring that population growth does not outpace existing infrastructure capacity.
- **Fiscal responsibility:** Beaumont encourages fiscal transparency, responsible growth and effective management of fiscal revenues. Beaumont promotes policies that create a strong environment for job creation, build a strong tax base, and improve the fiscal performance of the City.
- **Small-town atmosphere:** Beaumont values its small-town atmosphere with distinct neighborhoods, historic downtown and connection to the natural environment. Beaumont is an inviting place to live and visit, and a desirable place for families. The citizens have a sense of pride and belonging in their City and close ties with their neighbors. Downtown Beaumont is a vibrant, diverse, active and walkable place in the heart of the City with civic, commercial, entertainment and residential opportunities for all residents in with high-quality streetscape design, community gathering spaces, and buildings that support pedestrian comfort and safety.
- **Quality of life provided by efficient infrastructure:** Beaumont has vibrant neighborhoods that provide retail, entertainment and recreational opportunities within close proximity. Beaumont encourages policies that create a multi-modal transportation network that enhances neighborhood connectivity and provides opportunities for active transportation and complete streets. New pedestrian and bicycle connections and programs will make it easier, more comfortable, and safer for residents, workers, and visitors to meet their daily needs and access regional destinations, and adjacent communities. Beaumont supports the improvement of infrastructure systems that keep pace with development.
- **Health and safety:** Beaumont endorses access to a healthy lifestyle for people of all ages by developing a complete city with a wide range of open space and recreation opportunities and walkable environments that are clean, safe, and kid friendly. Beaumont fosters safe neighborhoods through good community and environmental design policies that promote a mix of uses and active streets.

- **Beautiful environment of the Pass Area:**¹ The citizens of Beaumont value the natural environment of the City and its surroundings. Beaumont promotes policies that encourage access to these resources for all citizens, enhances opportunities for tourism, and stewards these natural resources and habitat areas. A diverse and extensive open space network with parks and trails within the City and to the surrounding Pass Area enhances access for residents and visitors alike.

The Beaumont 2040 Plan identifies major strategies and physical improvements for the City over the next approximately 20 years. These strategies include revitalizing Sixth Street into a “downtown” for the City, transforming Beaumont Avenue and Sixth Street into mixed use corridors, diversifying housing choices in the City with new affordable and market-rate single family homes and multi-family housing, expanding the jobs base, including development of an employment district and mixed uses along SR-79 in the southern portion of the City. Strategies will also support neighborhood enhancement, connectivity, and sustainable development practices on lands located immediately to the southwest of the City. Transit-oriented development is also contemplated in the area around the potential location of a Metrolink transit station at Pennsylvania Avenue and First Street. To achieve this direction, the City will also need to ensure balanced growth and preservation of the community’s history and identity, open space, and development of a multimodal transportation system.

2.3 PROJECT GOALS AND OBJECTIVES

Per Section 15124 (b) of the CEQA Guidelines, an EIR needs to include a statement of the objectives of a project which help the City develop a reasonable range of alternatives. The objectives need to outline the general purpose of the Project. The City’s objectives for each of the Project’s major components are described below:

Beaumont 2040 Plan

- Create a vibrant downtown to reduce vacancies and promote mix of active uses and a variety of retail and housing. Develop downtown with human scale design that supports and improves the pedestrian experience, including multi-modal streets.
- Pursue an infill strategy to foster compact development patterns, create walkable communities and preserve the natural environment and critical environmental areas. Within the SOI, limit future development to areas immediately adjacent to existing development and along current and new transportation corridors.

¹ The Pass Area refers to the area bounded by the San Jacinto Mountains to the south and the San Bernardino Mountains to the north. The unincorporated communities of Beaumont Bench (north of the City of Beaumont), Cherry Valley (north of the City’s SOI), Cabazon, east of the City of Beaumont), the Morongo Indian Reservation, and the incorporated cities of Beaumont, Beaumont, and Calimesa are located within the Pass Area.)

- Improve retail corridors, to enhance development and redevelopment in the City’s retail corridors, diversify housing types, encourage mixed-use centers, and foster opportunities for economic growth.
- Expand housing choices to provide a diverse housing inventory to meet the changing needs of the Planning Area, which includes more affordable housing options.
- Protect the City’s historic resources. to preserve and enhance the City’s rich cultural and historic assets.
- Expand and enhance employment opportunities to diversify the City’s job base, promote future growth and economic development in the SOI, and achieve a better balance between jobs and households in the Planning Area.
- Improve fiscal performance of the City to stabilize the City’s fiscal health.
- Improve infrastructure and keep pace with development, to enhance the quality of life for the City’s residents and the City’s fiscal health by linking land use, transportation, and infrastructure development.
- Improve health outcomes, to improve the health of the community by supporting active transportation, access to healthy food, park, healthcare (including mental healthcare), preventative care and fitness, and economic opportunities.
- Create a diverse and extensive open space network to maintain the views of the mountains and provide connectivity between residential neighborhoods and open space resources that provide opportunities for active and passive recreation.
- Enhance opportunities for tourism to create a unique identity for tourism to transform Beaumont into a regional destination.
- Ensure high level of public safety to protect the personal safety and welfare of people who live, work, and visit Beaumont from crime, pollution, disasters, and other threats and emergencies.

Revised Zoning Ordinance and Zoning Map

- Update Zoning Ordinance text and Zoning map to reflect new land use policies contained in the Beaumont 2040 Plan

2.4 REQUIRED DISCRETIONARY ACTIONS AND PERMITS

The EIR serves as an informational document for use by public agencies, the general public, and decision makers. The EIR discusses the impacts of development pursuant to the proposed Project and related components and analyzes Project alternatives. The EIR will be used by the City of Beaumont and responsible agencies in assessing impacts of the proposed Project.

The following list specifies non-exhaustively and non-exclusively the approvals necessary for the proposed Project. The City Planning Commission and City Council (the City Council is the final

approving authority) will review the Beaumont 2040 Plan and its PEIR and supporting documents to consider whether or not to take the following actions:

- Certification of a PEIR.
- Approval of the EIR Findings,
- Adoption of a Mitigation, Monitoring, and Reporting Program in conjunction with the PEIR,
- Adoption of the General Plan Update (Beaumont 2040 Plan), and
- Adoption of the revised Zoning Ordinance and Zoning Map.

Additionally, subsequent development projects may also require review and approval by various departments or agencies outside of the City, including but not limited to those listed below. It should be noted that the following actions are associated with the future development of the City as it builds out pursuant to the Beaumont 2040 Plan. That is, actions of the types listed here would occur whether or not the proposed Project was approved. And, as such, these actions are listed as general items and are not directly associated with the Beaumont 2040 Plan.

- Future development affecting Waters of the U.S. or adjacent wetlands would need to fill out a permit from the U.S. Army Corps of Engineers issued pursuant to Section 404 of the Federal Clean Water Act (CWA).
- Prior to obtaining a CWA Section 404 permit, a future development may also need to obtain a water quality certification or waiver from the Regional Water Quality Control Board pursuant to Section 401 of the Federal CWA.
- Future development affecting native habitat within a streambed may need a Streambed/Bank Alteration Agreement issued by the California Department of Fish and Wildlife pursuant to Section 1600 et seq. of the California Fish and Game Code.
- Future development, as such industrial uses for example, may need air quality operating permits for boilers or other large combustion-based equipment from the Southern California Air Quality Management District (SCAQMD).
- Future development will be required to submit a fugitive dust control plan to the SCAQMD for approval prior to issuance of grading permits (SCAQMD Rule 403).
- Future development within or altering a 100-year floodplain or other FEMA-mapped flood hazard area would need to obtain a Letter of Map Revision (LOMR), Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision Based on Fill (CLOMR-F) that describes the effect that the proposed project or fill would have on the National Flood Insurance Program map.
- Future development, such as industrial or medical, for example may need hazardous material handling, use, storage, and/or disposal permit(s) from the appropriate local, regional, state, or federal agency.

- National Pollutant Discharge Elimination System (NPDES) Construction General Permits will be required for grading activities of 1 acre or larger. The developer must file a Notice of Intent with the Regional Water Quality Control Board (RWQCB) and obtain a General Construction Activity Stormwater Permit pursuant to the NPDES regulations established under the CWA. This permit requires preparation and implementation of a Stormwater Pullulation Prevention Plan, which is intended to prevent degradation of surface and groundwaters during the grading and construction process.

3.0 INDEPENDENT JUDGMENT AND FINDING

Albert A. Webb Associates was retained by the City to prepare the EIR. Albert A. Webb Associates prepared the EIR under the supervision, direction and review of the City planning staff.

Finding: The EIR for the Project reflects the City’s independent judgment. The City has exercised independent judgment in accordance with Public Resources Code Section 21082.1(c)(3) in directing the consultant in the preparation of the EIR, as well as reviewing, analyzing and revising material prepared by the consultant.

3.1 GENERAL FINDING ON MITIGATION MEASURES

In preparing the Approvals for this Project as defined in this document in Section 2.4 – Required Discretionary Actions and Permits, City staff incorporated the mitigation measures recommended in the EIR as applicable to the Project. In the event that the Approvals do not use the exact wording of the mitigation measures recommended in the EIR, in each such instance, the adopted Approvals are intended to be identical or substantially similar to the recommended mitigation measure. Any minor revisions were made for the purpose of improving clarity or to better define the intended purpose.

Finding: Unless specifically stated to the contrary in these findings, it is this City Council’s intent to adopt all mitigation measures recommended by the EIR which are applicable to the Project. If a measure has, through error, been omitted from the Approvals or from these Findings, and that measure is not specifically reflected in these Findings, that measure shall be deemed to be adopted pursuant to this paragraph. In addition, unless specifically stated to the contrary in these Findings, all Approvals repeating or rewording mitigation measures recommended in the EIR are intended to be substantially similar to the mitigation measures recommended in the EIR and are found to be equally effective in avoiding or lessening the identified environmental impact. In each instance, the Approvals contain the final wording for the mitigation measures.

4.0 ENVIRONMENTAL IMPACTS AND FINDINGS

As discussed in more detail below, these Facts, Findings and Statement of Overriding Considerations are intended to meet the requirements of CEQA Guidelines Sections 15091 and 15093. City staff reports, the EIR, written and oral testimony at public meetings or hearings, these Facts, Findings and Statement of Overriding Considerations, and other information in the administrative record, serve as the basis for the City's environmental determination.

Detailed analysis of potentially significant environmental impacts and proposed mitigation measures for the Project is presented in Section 5.0 of the Draft EIR.

The EIR evaluated the following 20 major environmental categories for potential impacts:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Energy
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Both Project-specific and cumulative impacts were evaluated. After considering the 20 major environmental categories, this City Council concurs with the conclusions in the EIR that the issues and sub issues discussed below can be mitigated below a level of significance. For the remaining potential environmental impacts that cannot feasibly be mitigated below a level of significance discussed in Section 5.0, overriding considerations exist which make these potential impacts acceptable to this City Council.

4.1 POTENTIALLY SIGNIFICANT IMPACTS WHICH CAN BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE WITH MITIGATION MEASURES

The EIR identifies the significant impacts associated with the Project that can be reduced to a less-than-significant level by mitigation measures identified in the EIR. The City's findings with

respect to each of the Project's significant impacts and mitigation measures are set forth in the attached Exhibit 1² which is attached to these findings and is incorporated herein by this reference.

Public Resources Code Section 21081 and CEQA Guidelines Section 15091(a)(1) states that no public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant effects unless the public agency makes the following finding:

This City Council hereby finds pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091(a)(1) that all potentially significant impacts listed in Exhibit 1 can and will be mitigated to below a level of significance by imposition of the mitigation measures in the EIR; and that these mitigation measures are included as Conditions of Approval and set forth in the Mitigation Monitoring and Reporting Program adopted by this City Council.

The City hereby adopts and/or readopts these mitigation measures, for the reasons set forth in these findings, in the Draft EIR with respect to the particular impact in question, and summarized in the attached Exhibit 1, and incorporates them into the Project. To the extent that these mitigation measures will not mitigate or avoid all significant effects on the environment, however, it is hereby determined that any remaining significant and unavoidable adverse impacts are acceptable for the reasons specified in Section 5.2, below.

5.2 ENVIRONMENTAL IMPACTS WHICH REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION AND FINDINGS

In accordance with CEQA Guidelines Section 15092(b)(2), this City Council cannot approve the Project unless it first finds (1) the Project as approved will not have a significant effect on the environment, *or* (2) the significant effects on the environment have been eliminated or substantially lessened where feasible and any remaining significant effects on the environment found to be unavoidable are acceptable due to overriding concerns described in Section 15903.

This City Council finds that the following environmental impacts identified in the EIR remain significant even after all feasible mitigation measures: Air Quality – Sensitive Receptor Exposure,

² The attached Exhibit 1 provides a summary description of each significant impact of the Project, all of which are evaluated in full in the EIR; describes the applicable mitigation measures identified in the EIR and adopted or readopted by the City; and states the City's findings on the significance of each impact after adoption and incorporation into the Project of these mitigation measures. Full explanations of these environmental findings and conclusions can be found in the EIR. These findings hereby incorporate by reference the discussion and analysis in those documents supporting the EIR's determinations regarding mitigation measures and the Project's impacts and mitigation measures designed to address those impacts, including but not limited to the EIR in its entirety. In making these findings, the City Council ratifies, adopts, and incorporates into these findings the analysis and explanation in the EIR and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

Cumulative Impacts; Greenhouse Gas – GHG Impacts; Noise – Permanent Increase in Ambient Noise Levels; and Transportation – Conflict with CEQA Guidelines section 15064.3, subdivision (b). A statement of overriding considerations is included herein.

5.2.1 Air Quality

Significant Unavoidable Impact (Threshold B): The EIR concluded that the Project could result in significant air quality impacts from long-term operations both from the project and cumulatively. This Threshold was used to analyze if the Project’s actions would violate air quality standards for long term operational impacts. The analysis included running CalEEMod to predict the emissions from the Project’s long term operations, and then comparing these results to the acceptable regional (RST) and local (LST) air quality standards. These air quality standards include significance thresholds for emissions including: VOC (regional only), NO_x, CO, SO₂ (regional only), PM-10 and PM-2.5. The analysis concluded that adoption and implementation of the Beaumont 2040 Plan would generate air contaminant emissions from long-term operation of planned land uses. These emissions may result in adverse impacts to local air quality, and potential impacts to sensitive receptors. Even with implementation of one Mitigation Measure, MM AQ 1, the impacts related to long-term operations under Threshold B are significant and unavoidable.

Finding: The Project will result in significant impacts due to Toxic Air Contaminants (TACs). Project Mitigation Measure MM AQ 1 is incorporated into the Mitigation Monitoring and Reporting Program for the Project, and will be implemented as specified therein, thereby reducing the significant impacts, but not below a level of less than significant. Mitigation measure MM AQ 1 would contribute to reduced criteria air pollutant emissions and TACs associated with buildout of the Beaumont 2040 Plan. However, implementation of the Beaumont 2040 Plan at buildout would generate long-term emissions that exceed the daily SCAQMD thresholds for all criteria pollutants, except SO₂. Therefore, the Project would contribute to the cumulative contribution of criteria pollutants for which the Basin is in nonattainment, and no further mitigation measures are available that would reduce impacts to below applicable SCAQMD significance thresholds. Therefore, air quality impacts remain significant and unavoidable and would therefore be cumulatively considerable.

Accordingly, air quality impacts from long term operations will remain significant and unavoidable. The following Mitigation Measure will mitigate impacts to air quality emissions to the extent feasible, but the impacts will remain significant and unavoidable:

MM AQ 1 *In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC’s where*

appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current SCAQMD methodology for assessing air quality impacts and TACs. Feasible mitigation measures for each future project shall be incorporated, if applicable.

Facts in Support of the Finding: The EIR recommends Mitigation Measure MM AQ 1 be implemented to reduce criteria air pollutant emissions and TACs associated with buildout of the Beaumont 2040 Plan. However, the air quality impacts from operations (Project and Cumulative) will be significant and unavoidable.

Significant Unavoidable Impact (Threshold C): The EIR concluded that localized criteria pollutant and TAC impacts associated with implementation of the Beaumont 2040 Plan are significant and unavoidable. The primary source of TACs within the City of Beaumont is diesel-fueled trucks and other vehicles traveling the freeways and major roadways. The EIR determined that it can be assumed that various sizes and types of projects will be developed and, because of the increased density seen for the land uses and desired proximity of residential land uses to both transit and commercial centers, it can be assumed that both construction and operation of commercial and potentially industrial sources would be developed relatively close to sensitive receptors such as residences or schools. The issuance of SCAQMD air quality permits and compliance with all SCAQMD, state, and federal regulations regarding stationary TACs reduce potential stationary sources of TAC emissions such that sensitive receptors would not be exposed to substantial air pollutant concentrations. The SCAQMD limits public exposure to TACs through a number of programs. The SCAQMD reviews the potential for TAC emissions from new and modified stationary sources through the SCAQMD permitting process for stationary sources. Adoption and implementation of the Beaumont 2040 Plan and enforcement of SCAQMD Rules and Regulations would minimize exposure of sensitive receptors to substantial criteria pollutant and TAC emissions. However, localized criteria pollutant and TAC impacts associated with implementation of the Beaumont 2040 Plan are considered significant and unavoidable.

Finding: The Project could result in significant impacts due to localized criteria pollutant and TAC impacts. Project Mitigation Measure MM AQ 1 is incorporated into the Mitigation Monitoring and Reporting Program for the Project, and will be implemented as specified therein, thereby reducing the significant impacts, but not below a level of less than significant. Mitigation measure MM AQ 1 would contribute to reduced criteria air pollutant emissions and TACs associated with buildout of the Beaumont 2040 Plan. However, implementation of the Beaumont 2040 Plan at buildout could expose sensitive receptors to criteria pollutants and TACs. Therefore, air quality impacts remain significant and unavoidable.

Accordingly, air quality impacts will remain significant and unavoidable. The following Mitigation Measure will mitigate impacts to air quality emissions to the extent feasible, but the impacts will remain significant and unavoidable:

MM AQ 1 *In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC's where appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current SCAQMD methodology for assessing air quality impacts and TACs. Feasible mitigation measures for each future project shall be incorporated, if applicable.*

Facts in Support of the Finding: The EIR recommends Mitigation Measure MM AQ 1 be implemented to reduce criteria air pollutant emissions and TACs associated with buildout of the Beaumont 2040 Plan. However, the air quality impacts from operations will be significant and unavoidable.

5.2.1 Greenhouse Gases

Significant Unavoidable Impact (Threshold A): The EIR concluded that the Project could result in significant greenhouse gas emissions impacts from the Project. This Threshold was used to analyze if the Project's actions would violate greenhouse gas standards in the Subregional Climate Action Plan (CAP) for long term operational impacts. The analysis included running CalEEMod to predict the emissions from the Project's long term and cumulative operations, and then comparing these results to the goals of the CAP, which specifically includes a reduction of GHG emissions of 15 percent by the year 2020. This analysis concluded that long term and cumulative operations did violate the CAP standards; with implementation of Mitigation Measure GHG 1 to reduce GHG emissions from Project operations, the impacts under Threshold A for long-term operations are significant and unavoidable.

Finding: This Threshold was used to analyze GHG reduction levels for long term and cumulative operations. This impact to GHG emissions reduction levels is potentially significant and Mitigation Measure MM GHG 1 is incorporated into the Mitigation Monitoring and Reporting Program for the Project, and will be implemented as specified therein, thereby reducing the potentially significant impacts related to emissions, but not below a level of less than significant. Compliance with Project-specific design considerations not included in the emissions estimates, specifically those aimed at reducing mobile source emissions, would aide in the reduction of GHG emissions beyond what is presented in this analysis. Although implementation of Mitigation Measure MM GHG 1 would reduce Project-related long-term GHG emissions, greenhouse gas emissions impacts will remain significant and unavoidable.

*MM GHG 1: In order to address effects of GHG emissions from future development, the City of Beaumont shall evaluate the feasibility of the potential GHG reduction strategies in **Table 5.7-F** and update the Sustainable Beaumont Plan or similar document every five years to ensure the City is monitoring the plan's progress toward achieving the City's greenhouse gas (GHG) reduction targets and to require amendment if the plan is not achieving the specified level. The updates shall identify targets for years 2030, 2040, and 2050 and subsequent applicable statewide legislative targets that may be in effect at the time of the update.*

Facts in Support of the Finding: Using all the emissions quantified above, the total GHG emissions generated from the Project is approximately 709,218 MTCO₂e which translates to 4.3 MTCO₂e per service population, including the sphere of Influence (SOI). Although implementation of Mitigation Measure MM GHG 1 would reduce Project-related long-term GHG emissions impact will be significant and unavoidable.

5.2.2 Noise

Significant Unavoidable Impact (Threshold A): The EIR concluded that the Project could result in a permanent increase in ambient noise levels. Because implementation of the Beaumont 2040 Plan could result in new vehicular traffic which could exceed the Federal Highway Administration (FHWA) thresholds, proposed Project noise impacts could exceed applicable standards and could substantially increase the ambient noise levels in the Planning Area. Although Beaumont 2040 Plan policies and implementation actions contained in the Noise Element would reduce these impacts to the furthest extent feasible, impacts, at a program level remain significant and unavoidable.

Finding: The Project will result in significant impacts due to ambient noise increase, largely as a result of vehicular traffic. Because implementation of the Beaumont 2040 Plan could result in new vehicular traffic which could exceed the Federal Highway Administration (FHWA) thresholds, proposed Project noise impacts could exceed applicable standards and could substantially increase the ambient noise levels in the Planning Area. Although Beaumont 2040 Plan policies and implementation actions contained in the Noise Element would reduce these impacts to the furthest extent feasible, impacts, at a program level remain significant and unavoidable. At a program level, there are no feasible mitigation measures that have not been incorporated as policies or implementation actions in the Beaumont 2040 Plan. Therefore, noise impacts remain significant and unavoidable.

Facts in Support of the Finding: At a program level, there are no feasible mitigation measures that have not been incorporated as policies or implementation actions in the Beaumont 2040 Plan. Thus, the noise impacts associated with the Project will be significant and unavoidable.

5.2.3 Transportation

Significant Unavoidable Impact (Threshold B): The EIR concluded that impacts related to inconsistency with CEQA Guidelines section 15064.3 are significant and unavoidable. The California Air Pollution Control Officers Association (CAPCOA) documentation identifies the maximum achievable Vehicle Miles Travelled (VMT) reduction with Transportation Demand Management (TDM) measures to be 10 percent in a suburban setting. Given that the Beaumont 2040 Plan is estimated to generate VMT per service population that is approximately 25 percent higher than the threshold of significance, TDM measures (and the Beaumont 2040 Plan policies) would likely not reduce VMT per service population to a level below the City’s threshold of significance. Additionally, besides the policies and TDM measures there are no other features or mitigation measures that could be implemented on a General Plan level to reduce VMT to less than significant levels. Future projects consistent with the General Plan would be required to implement the policies identified above, and those would be the means to reduce impacts from their projects.

Finding: The Project will result in significant impacts due to its potential to cause an increase in VMT. Given that the Beaumont 2040 Plan is estimated to generate VMT per service population that is approximately 25 percent higher than the threshold of significance, TDM measures (and the Beaumont 2040 Plan policies) would likely not reduce VMT per service population to a level below the City’s threshold of significance. Additionally, besides the policies and TDM measures there are no other features or mitigation measures that could be implemented on a General Plan level to reduce VMT to less than significant levels. Therefore, transportation impacts related to VMT remain significant and unavoidable. The significance of transportation impacts from specific future development and public improvement projects will be evaluated on a project-by-project basis and Beaumont 2040 Plan policies as well as City standards and practices will be applied, individually or jointly, as necessary and appropriate. If project-level impacts are identified at that time, specific mitigation measures may be required by CEQA.

Facts in Support of the Finding: At a program level, there are no feasible mitigation measures that have not been incorporated as policies or implementation actions in the Beaumont 2040 Plan. Thus, transportation impacts related to VMT will be significant and unavoidable.

5.3 ALTERNATIVES TO THE PROPOSED PROJECT

CEQA requires projects to evaluate a reasonable range of alternatives to a project which will limit or reduce the significant impacts of a project. Specifically, Section 15126.6 (a) says that “a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives”. Thus,

in order to develop a range of reasonable alternatives, the Project objectives must be considered when this City Council is evaluating the alternatives.

5.3.1 Alternative Location

The CEQA Guidelines Section 15126.6(f)(2) requires that an alternate location to the project that will lessen or avoid significant impacts of a project. Since the project is the consideration of a General Plan, which is not inherently linked to a specific project location, and rather constitutes a policy document laying out land use implications within the project, an alternative location to the Project was considered but rejected for infeasibility.

5.3.2 Alternative 1: No Project/ No Build Alternative

CEQA mandates that an EIR analyses the No Project Alternative. Specifically, Section 15126.6(e)(3)(A) says, “when the project is a revision of an existing land use or regulatory plan, policy or ongoing operation, the “no project” alternative will be the continuation of the existing plan, policy or operation into the future.” Therefore, for this analysis, the No Project Alternative will be the continued land uses and implementation of the City of Beaumont’s March 2007 General Plan.

Under Alternative 1 the existing 2007 General Plan guides the future development of the City. The land uses in the 2007 General Plan are not much different than is being proposed by the Project, but there would be less industrial land uses and less higher density residential units under the existing 2007 General Plan compared to the proposed Project.

Table 1 – Comparison of Alternative 1 to Proposed Project Land Uses

2007 General Plan Land Use Designation	Alternative 1 -No Project/Existing 2007 General Plan ¹ (acres)	Proposed General Plan Land Use Designation ²	Proposed Project ³ (acres)
		Rural Residential (1 DU per acre)	547
		Rural Residential (1 DU per 10 acres)	850
		Rural Residential (1 DU per 40 acres)	3,420
Rural Residential	10,946	Total Rural Residential	4,817
Single Family Residential	6,765	Single Family Residential	5,076
Multi-Family Residential	142	Traditional Neighborhood	574
		High Density Residential	323
Mixed Use	240	Downtown Mixed Use	386

2007 General Plan Land Use Designation	Alternative 1 -No Project/Existing 2007 General Plan ¹ (acres)	Proposed General Plan Land Use Designation ²	Proposed Project ³ (acres)
6 th Street Overlay	211	TOD Overlay	173
Community Commercial	471	Neighborhood Commercial	46
General Commercial	84	General Commercial	321
Industrial	1,254	Industrial	1,336
Public Facilities	234	Public Facilities	350
Recreation/Conservation	9,849	Open Space	10,253
Beaumont Avenue Overlay	80		
Urban Village Overlay	684	Urban Village	408
		Urban Village South	237
		Employment District	179

1 = Table 2-1, Distribution of Land Uses within the Beaumont Planning Area (2007 General Plan)
 2= Table 3-2 Potential Development in the City and its Sphere of Influence (2020 Public Draft General Plan)
 3 = does not include 2,088 acres of streets
 DU – dwelling unit

Finding: Alternative 1, the Existing 2007 General Plan/No Project Alternative would have the same and somewhat more impacts because it does not include the density concentrations near commercial/office land uses, nor the alternative transportation method policies that the Project has. Under the Existing 2007 General Plan, VMT and the associated air quality and GHG emissions would be higher. Additionally, as shown below in Table 2, none of the Project Objectives are met by Alternative 1. Accordingly, this City Council finds the No Project Alternative less desirable than the Project and rejects this Alternative 1.

5.3.3 Alternative 2: Increased Recreation

Under this Alternative, there would be a new Land Use Designation for “Recreation” which would include: “Low-impact development, including camping and ATV uses. Caretaker residential units. Residential uses that meet the Rural Residential 40 designation are permitted”. The area where this Recreational land use designation would occur is in the very western edge of the Planning Area and south of SR 60. Under Alternative 2, there would be approximately 547 acres of a Recreation designation, which would replace approximately 547 acres of Rural Residential as proposed by the Project. The area affected by this Land Use designation change is within the County of Riverside and located within the City’s Sphere of Influence. The underlying County of Riverside Land Use Designation is Rural Residential. Under this Alternative, the County Land Use Designation would be inconsistent with the City’s proposed Project Land Use Designation of Recreation.

Alternative 2 has one main distinct difference from the proposed Project; it keeps approximately 547 acres at the western edge of the Planning Area that is within the County of Riverside jurisdiction and in the City’s Sphere of Influence, and makes it Recreation. This use would allow for the construction/operation of recreational focused land uses such as an off-road vehicle park, campsites and other active recreational uses. Under this Alternative, there would be a reduction in the amount of Rural Residential land uses from what is in the proposed Project.

Finding: Although Alternative 2 would meet almost all of the Project Objectives, the land use change of making approximately 550 acres Recreation instead of Rural Residential, would decrease the daily trips in this traffic analysis zone; however, there would be still be trips generated for recreational purposes. The alternative would also increase active recreation uses such as off-road vehicles that could also create air quality emissions that would be worse than regular passenger cars. Accordingly, this City Council finds the Increased Recreation Alternative less desirable than the Project and rejects this Alternative 2.

Table 2 – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
Air Quality – Significant and Unavoidable	The Project would violate air quality standards or contribute substantially to an existing or projected air quality violation; would result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); and potentially expose sensitive receptors to substantial pollutant concentrations;	Greater – Although potentially less development than the Project, under the Existing General Plan, there would still be land use to generate air quality impacts related to increased traffic and the potential for TACs to be generated from non-residential projects in proximity to residential projects. Additionally, vehicle miles traveled (VMT) per service population from the 2007 General Plan would increase by 22.4 miles (see Table 5.16-B) compared to the Project which increases air emissions. Therefore, impacts would be greater than the Project.	Slightly Greater – Air quality impacts would be slightly less than that of the proposed Project due to the change in land use and associated reductions in daily vehicle trips from Rural Residential to Recreation. However, the Recreational uses under this Alternative would also create vehicle trips that would generate air quality emissions from people traveling to use the area and from the off road vehicles that would be using the site. The off road vehicles that could use the Recreational areas could potentially have worse air quality impacts than regular vehicles associated with a residential land use because they typically have less air quality emission prevention technologies and pollute more emissions than regular cars. Under this Alternative, the impacts associated from future uses and TAC exposure would most likely be the same as those encountered by the Project. Under this

Table 2 – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
			Alternative, impacts are significant and unavoidable.
Greenhouse Gas (GHG) Emissions- Significant and Unavoidable	The Project would generate GHG emissions, either directly or indirectly, that significant impact on the environment; because GHG standards will be exceeded by future growth.	Greater –GHG emissions would increase but under the 2007 General Plan there would be less intensity and units than proposed by the Project, thereby resulting in less GHG emissions from new residential and nonresidential uses. However, VMT per service population from the 2007 General Plan would increase by 22.4 miles (see Table 5.16-B) compared to the Project, which would result in increased GHG emissions in comparison to the Project. Therefore, impacts would be greater than the Project.	Same – This Alternative would result in about the same GHG emissions since it would eliminate about 550 acres of Rural residential land uses, however, with this area being designated for Recreation, it would generate trips from both inside the City and from other communities. Therefore, the overall GHG emissions most likely would not be much different from the proposed Project. Under this Alternative, impacts remain significant and unavoidable.
Noise – Significant and Unavoidable	The Project would contribute to permanent increased noise levels from roadways due to increased traffic and exceed threshold for noise levels resulting in significant and unavoidable impacts after mitigation.	Same – Most area roadways are already exceeding noise standards in close proximity to the roadway. Under the current 2007 General Plan, these noise levels would be expected to result in the same conditions. Impacts would remain significant and unavoidable.	Same – Most area roadways are already exceeding noise standards in close proximity to the roadway. Even with changing the approximately 550 acres from Rural Residential to Recreation under this Alternative, these noise levels would be expected to result in the same conditions as the Project and would remain significant and unavoidable.
Transportation – Significant and Unavoidable	The Project would generate 29.7 VMT per service population in the Planning Area. There are no feasible mitigations available to mitigate impacts to less than significant levels. Therefore Project-related Impacts would be significant and unavoidable.	Greater – The TIA prepared for the PEIR included a VMT per service population calculation for the 2007 General Plan (see Table 5.16-B) and determined that the 2007 General Plan would generate 52.1 VMT per service population in the Planning Area. This is more than the Beaumont 2040 Plan, which would generate 29.7 VMT per service population in the Planning Area. Impacts would be greater and significant and unavoidable.	Same – This Alternative would reduce residential units in the Planning Area, hence reducing service population. The recreational uses proposed under this alternative would decrease the daily trips in this traffic analysis zone; however, because there are a number of off-road vehicle (ORV) parks that operate within unincorporated Riverside County, it is assumed that this Alternative would not substantially change VMT within the WRCOG area (see Table 5.16-D). Therefore, the VMT impacts would be expected

Table 2 – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
			to result in similar conditions as the Project and remain significant and unavoidable.
Environmentally Superior to Proposed Project?	<i>Not applicable</i>	No –Alternative 1 would have the same impacts as the Project related to noise. It would create more VMT and the resulting increases in air quality and GHG impacts than the proposed Project because the current 2007 General Plan does not include policies related to non-vehicular transportation priorities and has less dense land uses in the areas near commercial and office land uses. For this reason, the increase in VMT, this Alternative would not be environmentally superior to the Project.	No – Alternative 2 would not be considered Environmentally Superior to the Project because it will result in the same GHG, noise and transportation impacts as the Project. The reason why it is not environmentally superior is that it does slightly increase air quality impacts from the Project because it would introduce active recreational activities such as off-road vehicles which typically have less air quality emission prevention technologies and pollute more emissions than regular cars. .
Meets Project Objectives?	Yes	No – This Alternative would not meet the project objectives as it is an outdated vision for the City on the types of development patterns and goals for the future planning.	Yes – Changing the approximately 500-acre area from Rural Residential still result in most of the objectives for the rest of the General Plan to be met. This Alternative would solidly meet the Objective of providing a diverse network of open space.

5.0 CERTIFICATION OF FINAL EIR

The City Council declares that no new significant information as defined by the CEQA Guidelines, Section 15088.5 has been received by the City Council after circulation of the EIR that would require recirculation. The City Council certifies the EIR based on the findings and conclusions discussed below.

5.1 FINDINGS

As required by CEQA Statutes, Section 21081 (a)(3) and (b), and CEQA Guidelines Section 15903, the City of Beaumont City Council makes the following findings:

- 1) The City of Beaumont City Council has considered the impacts of the proposed Beaumont General Plan 2040 as identified and analyzed in the Final EIR. Although there are mitigation measures, Conditions of Approval, and Project Design Features that assist in mitigation of the significant unavoidable adverse impacts, as discussed in the Findings, certain impacts cannot be avoided or reduced to below a level of significance. The City Council finds that all feasible changes and alterations, in the form of mitigation measures, Conditions of Approval and Project Design Features, have been incorporated into, or imposed upon, the proposed Beaumont General Plan 2040.
- 2) The City of Beaumont City Council has considered the two (2) Project alternatives to the proposed Beaumont General Plan 2040, and the additional one (1) Alternative Location which was rejected from further consideration, as described and analyzed in the Final EIR. Per the criteria under State CEQA Guidelines Section 15126.6, which provides specific guidance with regard to the discussion of alternatives in an EIR, the City Council considers this a reasonable range of alternatives to the Project. Based upon this examination, the City of Beaumont City Council finds that while the alternatives have the potential to avoid some of the environmental impacts caused by the Project, none of the alternatives would achieve the City's goals and objectives to the same extent as the proposed Project; and
- 3) Based upon the foregoing, the City of Beaumont City Council finds that the thirteen (13) areas of Public Benefit related to the proposed Beaumont Distribution Center Project outweigh the four (4) areas of significant unavoidable adverse impacts. Therefore, the City of Beaumont City Council finds the significant unavoidable adverse impacts acceptable.

5.2 CONCLUSIONS

1. Except as to those impacts stated above relating to air quality, greenhouse gas emissions, noise, and transportation, all other significant environmental impacts from the implementation of the proposed Project have been identified in the EIR and, with implementation of the mitigation measures identified, where necessary, are considered less than significant.
2. Alternatives to the proposed Project, including an Alternative Location, No Project and Increased Recreation, have been considered and rejected in favor of the proposed Project.
3. Environmental, economic, social, and other considerations and benefits derived from the development of the proposed Project override and make infeasible any alternatives to the proposed Project or further mitigation measures beyond those incorporated into the proposed Project.

6.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The following Statement of Overriding Considerations is made in connection with the proposed approval of the Beaumont General Plan 2040 (the “Project”).

CEQA requires the decision-making agency to balance the economic, legal, social, and technological or other benefits of a project against its unavoidable environmental risks when determining whether to approve a project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered acceptable. CEQA requires the agency to provide written findings supporting the specific reasons for considering a project acceptable when significant impacts are unavoidable. Such reasons must be based on substantial evidence in the EIR or elsewhere in the administrative record. The reasons for proceeding with this Project despite the adverse environmental impacts that may result are provided in this Statement of Overriding Considerations.

The City Council finds that the economic, social and other benefits of the Project outweigh the significant and unavoidable air quality, greenhouse gas emissions, noise, and transportation and traffic related effects identified in the EIR and the record of proceedings. In making this finding, pursuant to Public Resources Code section 21081(b) and Guidelines section 15093, the City Council has balanced the benefits of the Project against its unavoidable impacts and has indicated its willingness to accept those adverse impacts. The City Council finds that each one of the following benefits of the Project, taken singly or in conjunction with the benefits as a whole, would warrant approval of the Project notwithstanding the unavoidable environmental impacts of the Project as identified in the EIR. The City Council finds and declares that it has adopted all feasible

mitigation measures to reduce impacts involving air quality, cultural resources, greenhouse gas emissions, and transportation and traffic as much as possible.

The City Council has also examined alternatives to the proposed Project, none of which both meet the project objectives and is environmentally preferable to the proposed Project. The City Council finds that these alternatives are infeasible because although some alternatives have similar or less environmental impacts, they do not provide the benefits of the project, or are otherwise socially or economically infeasible when compared to the Project, as described in the Statement of Facts and Findings and supported by the DEIR, FEIR and the remainder of the Record of Proceedings. The City Council, after balancing the specific economic, legal, social, technological, and other benefits of the proposed project, has determined that the unavoidable adverse environmental impacts identified above may be considered “acceptable” due to the following specific considerations, which outweigh the unavoidable, adverse environmental impacts of the proposed Project. Each of the separate benefits of the proposed Project, as stated herein, is determined to be, unto it and independent of the other Project benefits or in conjunction with the benefits as a whole, a basis for overriding all unavoidable adverse environmental impacts identified in these Findings. The City has independently verified the existence of all facts stated below to justify the Statement of Overriding Considerations. These benefits include:

- Creating a vibrant downtown to reduce vacancies and promote mix of active uses and a variety of retail and housing. Developing downtown with human scale design that supports and improves the pedestrian experience, including multi-modal streets.
- Pursuing an infill strategy to foster compact development patterns, create walkable communities and preserve the natural environment and critical environmental areas. Within the SOI, limiting future development to areas immediately adjacent to existing development and along current and new transportation corridors.
- Improving retail corridors, to enhance development and redevelopment in the City’s retail corridors, diversify housing types, encourage mixed-use centers, and foster opportunities for economic growth.
- Expanding housing choices to provide a diverse housing inventory to meet the changing needs of the Planning Area, which includes more affordable housing options.
- Protecting the City’s historic resources. to preserve and enhance the City’s rich cultural and historic assets.
- Expanding and enhance employment opportunities to diversify the City’s job base, promote future growth and economic development in the SOI, and achieve a better balance between jobs and households in the Planning Area.
- Improving fiscal performance of the City to stabilize the City’s fiscal health.
- Improving infrastructure and keep pace with development, to enhance the quality of life for the City’s residents and the City’s fiscal health by linking land use, transportation, and infrastructure development.

- Improving health outcomes, to improve the health of the community by supporting active transportation, access to healthy food, park, healthcare (including mental healthcare), preventative care and fitness, and economic opportunities.
- Creating a diverse and extensive open space network to maintain the views of the mountains and provide connectivity between residential neighborhoods and open space resources that provide opportunities for active and passive recreation.
- Enhancing opportunities for tourism to create a unique identity for tourism to transform Beaumont into a regional destination.
- Ensuring high level of public safety to protect the personal safety and welfare of people who live, work, and visit Beaumont from crime, pollution, disasters, and other threats and emergencies.

The City Council finds that the foregoing benefits outweigh the identified significant adverse environmental impacts. The City Council further finds that each of the individual Project benefits discussed above outweighs the unavoidable adverse environmental effects identified in the Final EIR and therefore finds those impacts to be acceptable. The City Council further finds that each of the benefits listed above, standing alone, is sufficient justification for the City Council to override these unavoidable environmental impacts.

EXHIBIT 1

TABLE OF IMPACTS, MITIGATION MEASURES AND CEQA FINDINGS OF FACT

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
5.1 Aesthetics			
Have a substantial adverse effect on a scenic vista?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.2 Agriculture and Forestry Resources			
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	MM AG-1: Because the State reevaluates and changes Farmland designations approximately every two years, to determine the specific impacts to designated Farmland sites shown on Figure 5.2-1 – Designated Farmland as having Prime Farmland or Unique Farmland, as part of any entitlement process for any future development proposal, the project applicant shall use the most current FMMP data available to determine the	Less Than Significant Impact	Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures. The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	<p>number of acres of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance that would be permanently converted to a non-agricultural use by the proposed future development. This number shall be referred to as the “Acres of Converted Farmland.”</p> <p>If the Acres of Converted Farmland for any future development project is greater than zero, the City shall require the project proponent to provide mitigation in the amount equivalent to the Acres of Converted Farmland. This mitigation may be provided by one or more of the following methods: (i) placement of an agricultural easement on property containing soils that meet the physical and chemical criteria for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, (ii) cancellation of a Notice of Non-renewal or an agreement not to file a Notice of Non-renewal for Williamson Act contracts on property (or properties), (iii) placement of a new Williamson Act contract on property or properties, or (iv) any combination of (i), (ii), or (iii). Other feasible measures to protect the soils and lands designated by the State FMMP program not listed here can be implemented as determined by the City. This mitigation shall be made a condition of project approval and evidence of mitigation shall be provided to the Beaumont Planning Department prior to the issuance of a grading permit.</p>		
<p>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p>MM AG-2: In order to allow the operation of produce stands in the Industrial Zoning District as part of the revisions to the Beaumont Zoning Ordinance, Section 17.03.100 and Table 17.03-3 shall be revised to include Produce Stands as a</p>	<p>Less Than Significant Impact</p>	<p>Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures.</p> <p>The City of Beaumont, therefore, finds that changes or alterations have been</p>

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	permitted use in the Manufacturing (M) Zone.		required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))
Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No mitigation required	No Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in the loss of forest land or conversion of forest land to non-forest use?	No mitigation required	No Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.3 Air Quality			
Conflict with or obstruct implementation of the applicable air quality plan?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	MM AQ 1: In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC's where appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current South Coast Air Quality Management District (SCAQMD)	Significant and Unavoidable Impacts	Implementation of the identified mitigation measures will reduce this impact, but not to a less than significant level. While the City of Beaumont hereby adopts these mitigation measures, impacts will remain significant and unavoidable. The City of Beaumont hereby concludes that the impact is acceptable in light of the Project's benefits as set forth in the Statement of Overriding Considerations. (CEQA Guidelines §15091(a)(3)).

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	methodology for assessing air quality impacts and TACs. Feasible mitigation measures for each future project shall be incorporated, if applicable.		
Expose sensitive receptors to substantial pollutant concentrations?	MM AQ-1 <i>See Above</i>	Significant and Unavoidable Impacts	Implementation of the identified mitigation measures will reduce this impact, but not to a less than significant level. While the City of Beaumont hereby adopts these mitigation measures, impacts will remain significant and unavoidable. The City of Beaumont hereby concludes that the impact is acceptable in light of the Project's benefits as set forth in the Statement of Overriding Considerations. (CEQA Guidelines §15091(a)(3)).
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.4 Biological Resources			
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MM BIO-1: For impacts identified to Species Not Covered by the MSHCP, potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory will require habitat assessments prepared by a qualified biologist for future implementing projects. The habitat assessment report identifying potential impacts to the Not Covered MSHCP species shall be provided in a report and submitted to the City Planning Department prior to issuance of grading permits. The following determinations shall be made by the City based on the habitat assessment: <ul style="list-style-type: none">If the findings of the habitat assessment show no suitable habitat or sensitive species Not Covered by	Less Than Significant Impact	Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures. The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	<p>the MSHCP occur on site, then no additional surveys or mitigation measures are required.</p> <ul style="list-style-type: none"> • If the potential for sensitive species exist or suitable habitat exists on site, focused surveys shall be completed within one year of the submittal to the City for review. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status. • If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required. • If sensitive species Not Covered by the MSHCP are found on site and are not avoided by project design, coordination with the appropriate regulatory agencies (i.e. USFWS and/or CDFW) would be required to obtain necessary take permits and implement project-specific mitigation prior to any ground disturbing activities. <p>MM BIO-2: To ensure compliance with Fish and Game Code sections 3503, 3503.5, and 3513 no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests. If future implementing project activities are planned during the bird nesting season, nesting bird survey(s) consisting of up to three (3) site visits within 3 days prior to ground disturbance, clearing and/or demolition activities shall be conducted to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by</p>		

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	<p>on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required.</p> <p>If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.</p>		
<p>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<p>MM BIO-3: The City shall require the following for all future implementing projects in order to mitigate for impacts to riparian/riverine or sensitive habitats associated with waters of the US and State:</p> <ul style="list-style-type: none"> Preparation of a Jurisdictional Delineation of Waters of the U.S. and wetlands pursuant to the RCA as well as CWA and ACOE protocol where drainages are located on site. If avoidance of the drainages is infeasible, then applicants must obtain a CWA Section 404 permit from the ACOE prior to project grading. These permits must include measures or other equivalent requirements necessary to reduce impacts to riparian and wetlands 	<p>Less Than Significant Impact</p>	<p>Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures.</p> <p>The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))</p>

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
	<p>resources and ensure no net loss of wetlands.</p> <ul style="list-style-type: none"> • Preparation of a Jurisdictional Delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to CDFW and California Fish and Game Code Sect 1600 <i>et seq.</i> Where necessary, applicants are required to obtain a Section 1601 or 1603 permit and a Streambed Alteration Agreement from CDFW. These permits must include measures or other equivalent requirements that reduce impacts to riparian and wetlands resources ensure no net loss of wetlands. • Riparian/Riverine evaluation pursuant to Section 6.1.2 of the MSHCP. Applicants must avoid impacts to riparian areas to preserve the function and value of such habitats. Avoided areas shall be protected in perpetuity through a legal instrument such as a conservation easement or deed restriction. Where avoidance is infeasible, a DBESP will be required to be reviewed and approved by the RCA and/or US Fish and Wildlife Services and California Department of Fish and Game. 		
<p>Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>MM BIO-3 See Above</p>	<p>Less Than Significant Impact</p>	<p>Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures.</p> <p>The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the</p>

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
			Final EIR. (CEQA Guidelines §15091(a)(1))
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	MM BIO-2 <i>See Above</i>	Less Than Significant Impact	Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures. The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	MM BIO-3 <i>See Above</i> MM BIO-4: During the CEQA process, the City shall evaluate all proposed road projects within the MSHCP Criteria Area to ensure compliance with the MSHCP and the Implementing Agreement.	Less Than Significant Impact	Implementation of the identified mitigation measures will reduce this impact to a less than significant level. The City of Beaumont hereby adopts these mitigation measures. The City of Beaumont, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid the significant environmental effects identified in the Final EIR. (CEQA Guidelines §15091(a)(1))
5.5 Cultural Resources			
Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Disturb any human remains, including those interred outside of formal cemeteries?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.6 Geology and Soils			
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Strong seismic ground shaking?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Seismic-related ground failure, including liquefaction?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Landslides?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in substantial soil erosion or the loss of topsoil?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.7 Greenhouse Gas Emissions			
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	MM GHG 1: In order to address effects of GHG emissions from future development, the City of Beaumont shall evaluate the feasibility of the potential GHG reduction strategies in Table 5.7-F and update the Sustainable Beaumont Plan or similar document every five years to ensure the City is monitoring the plan's progress toward achieving the City's greenhouse gas (GHG) reduction targets and to require amendment if the plan is not achieving the specified level. The updates shall identify targets for years 2030, 2040, and 2050 and subsequent applicable statewide legislative targets that may be in effect at the time of the update.	Significant and Unavoidable Impacts	Implementation of the identified mitigation measures will reduce this impact, but not to a less than significant level. While the City of Beaumont hereby adopts these mitigation measures, impacts will remain significant and unavoidable. The City of Beaumont hereby concludes that the impact is acceptable in light of the Project's benefits as set forth in the Statement of Overriding Considerations. (CEQA Guidelines §15091(a)(3)).
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No mitigation required	No Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.8 Hazards and Hazardous Materials			
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
waste within one-quarter mile of an existing or proposed school?			
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.9 Hydrology and Water Quality			
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
Result in substantial erosion or siltation on- or off-site;	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Impede or redirect flood flows?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.10 Land Use and Planning			
Physically divide an established community?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.11 Mineral Resources			

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.12 Noise			
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No feasible mitigation at a programmatic level.	Significant and Unavoidable Impacts	For these impacts, there are no feasible mitigation measures. Thus, impacts will remain significant and unavoidable. The City of Beaumont hereby concludes that the impact is acceptable in light of the Project's benefits as set forth in the Statement of Overriding Considerations. (CEQA Guidelines §15091(a)(3)).
Generation of excessive groundborne vibration or groundborne noise levels?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.13 Population and Housing			
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.14 Public Services			
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:			
Fire protection	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Police protection	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Schools	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Parks	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Other Public Facilities	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.15 Recreation			
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
5.16 Transportation			
Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No feasible mitigation at a programmatic level.	Significant and Unavoidable Impacts	For these impacts, there are no feasible mitigation measures. Thus, impacts will remain significant and unavoidable. The City of Beaumont hereby concludes that the impact is acceptable in light of the Project's benefits as set forth in the Statement of Overriding Considerations. (CEQA Guidelines §15091(a)(3)).
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in inadequate emergency access?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.17 Tribal Cultural Resources			
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
resource to a California Native American tribe?			
5.18 Utilities and Service Systems			
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.19 Energy			
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)

Impact	Mitigation Measure	Level of Significant After Mitigation	Findings of Fact
resources, during project construction or operation?			
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation required	No Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
5.20 Wildfire			
Substantially impair an adopted emergency response plan or emergency evacuation plan?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No mitigation required	Less Than Significant Impact	Under CEQA, no mitigation is required for impacts that are less than significant (Public Resources Code §21002; CEQA Guidelines §§15126.4(a)(3), 15091)



Final Program Environmental Impact Report

Beaumont General Plan

SCH No. 2018031022



October 2020

Click Link Below

<https://www.beaumontca.gov/Admin/DocumentCenter/Document/View/36788/Attachment-F---link-to-Final-EIR>

MEMORANDUM

To: City of Beaumont
From: Townsend Public Affairs
Date: October 30, 2020
Subject: Monthly Report for the City of Beaumont

State Legislative Update

In October, Governor Newsom continued to hold regularly scheduled press briefings to update the public on COVID-19 and the wildfires. The Governor and Dr. Ghaly continued to provide updates for each county's tier status, as well as major actions taken by the Administration to continually combat the spread of the virus. The Governor also announced a COVID-19 Vaccine Scientific Working Group, a new health equity metric to be required of counties when moving between tiers, as well as new Homekey awards for local governments.

State lawmakers have been focused primarily on the upcoming General Election on November 3. Assemblymembers are elected to two-year terms while Senators are elected to four-year terms with 20 of the 40 Senate seats up for re-election this year. The remaining 20 Senate seats will be up for re-election during the 2022 midterm elections. In the Assembly, Democrats currently hold 61 seats compared with Republicans' 17 seats with one independent and one vacancy. In the Senate, Democrats hold 29 seats compared with Republicans' 11 seats. TPA will be providing a post-election summary of the General Election results and updates regarding the Legislature's make-up.

Below are the upcoming relevant dates for the Legislature:

November 3 – General Election

December 7 – Legislature officially sworn in for the 2021-2022 Regular Session

January 1 – Most statutes passed in 2020 take effect

January 4 – Legislature reconvenes to begin legislative business

Governor's COVID-19 Action Summary

Below is a summary of the major COVID-19 actions taken by the State Administration in September:

- **October 28 – Executive Order:** Governor Newsom signed an executive order that will allow the Department of Transportation to more easily issue temporary permits for

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Central California Office • 744 P Street • Suite 308 • Fresno, CA 93721 • (949) 399-9050 • Fax (949) 476-8215

Federal Office • 600 Pennsylvania SE • Suite 207 • Washington, DC 20003 • Phone (202) 546-8696 • Fax (202) 546-4555

Northern California Office • 300 Frank Ogawa Plaza • Suite 204 • Oakland, CA 94612 • Phone (510) 835-9050 • Fax (510) 835-9030

businesses along state highways to expand their outdoor dining options along sidewalks and parking areas, will allow seniors over the age of 70 to renew their drivers' licenses by mail, and extends the deadlines for real estate license application and renewal fees.

- **October 19 – Vaccine Workgroup:** Governor Newsom announced the formation of a scientific safety review workgroup to advise the State on forthcoming COVID-19 vaccines. The workgroup, which includes physicians, scientists, and immunization experts, will independently review the safety and efficacy of any vaccine that receives FDA approval for distribution. According to the Governor's office, the workgroup will aim to ensure that a COVID-19 vaccine meets the safety and distribution requirements and including community stakeholders in the group's recommendations.
- **October 16 – Homekey Awards:** Governor Newsom announced the fifth round of Homekey awards to local governments to help localities purchase and rehabilitate housing and convert them into long-term housing for those experiencing homelessness. The announcement includes a total of \$30 million with \$2.2 million for the Yurok Tribe, over \$15 million for the City of San Luis Obispo, and \$13.5 million for the City of Los Angeles.
- **October 9 – Homekey Awards:** Governor Newsom announced the fourth round of Homekey awards to local governments, totaling \$147 million to 12 cities and counties throughout the State. These funds will go towards 1,109 units across the State to help local governments provide long-term housing options for their respective homeless populations.

Assembly Wildfire Hearing

On October 20, the Assembly Budget Sub 3 Committee on Resources and Transportation held an informational hearing on wildfire mitigation. The hearing consisted of three panels of speakers:

- Historical and Current Funding Levels
 - Brian Brown, Principal Legislative Analyst, Legislative Analyst's Office
- Fire Mitigation Needs
 - Nick Jensen, Lead Conservation Scientist, Native Plant Society
 - Michael O'Connell, Executive Director, Irvine Ranch Conservancy
- CalFIRE Fire Prevention Funding
 - Thom Porter, Department of Forestry and Fire Protection

The hearing took place in response to the most devastating wildfire year the State has ever experienced with more than 4 million acres burned and over 30 individuals who lost their lives due to the fires. The committee identified three primary factors that have added to this year's fires: 1) climate change, 2) higher density housing in fire-prone areas, and 3) increasing fuel for fires to burn. The committee also found that 95 percent of fires are caused by some form of human activity such as vehicle sparks, lawn mowers, faulty electrical connections, and utility lines.

Members in attendance for the hearing included Assemblymembers Bloom (Chair), Friedman, Reyes, Ting, Mullin, Luz Rivas, and Garcia. Chair Bloom opened the hearing by noting that the State FY 2020-21 budget contained \$203.3 million for fire prevention and resource management and \$2.3 billion for suppression and response activities. Chair Bloom expressed the need for the State to increase spending on wildfire prevention and resource management without decreasing funding for suppression and response.

Notably, Assemblymember Mullin mentioned the attempts by the Legislature to pass a natural resource and climate bond on the 2020 ballot. Those efforts did not result in a passed bill, but the Assemblymember noted that there will be renewed efforts in 2021 to place a bond measure on the 2022 ballot. The Assemblymember expressed his support for including fire prevention and suppression as a key component of any such bond.

Federal Legislative Update

In October, the federal government focused entirely on four key issues: ongoing negotiations for a fourth coronavirus aid package, the confirmation process for Supreme Court Justice Amy Coney Barrett, President Trump's positive coronavirus diagnosis and subsequent hospitalization, and the impending presidential and congressional elections on November 3.

All four issues have massive implications for the Country, both in this moment and for years to come. As Election Day approaches, chaos is the new normal, as both parties are eager to prevent the other side from being able to claim a win in any scenario.

As we move into November, expect a total federal focus on the election until winners are decided, followed by two major focuses: any shuffling of positions or nominations resulting from a change in control of the Senate or the Presidency, and a full-court-press attempt by the power losing control to finalize any priorities during the lame duck session, or the time between the election and the end of the 116th Congress on January 3, 2021.

Coronavirus Aid Packages

In October, Speaker Nancy Pelosi and Treasury Secretary Steven Mnuchin have negotiated consistently but found themselves at a standstill over state and local funding and liability protections.

Early in the month, the House of Representatives reintroduced a new, smaller version of the HEROES Act with a price tag of \$2.2 trillion, which passed in the House with a vote of 225-188. This bill included \$436 billion for state and local governments, return to supplemented unemployment benefits, renewal of small business programs, and additional direct stimulus payments. The Senate did not take it up for a vote.

Later in the month, the Senate voted on a \$120 billion standalone bill to extend the Paycheck Protection Program, however Senate Democrats opposed the piecemeal approach, and it did not pass. The Senate also took another vote on a narrow \$500 billion aid bill similar to the one blocked by Senate Democrats in September, which also did not pass.

While negotiations between Speaker Pelosi and Secretary Mnuchin continue, both sides are far apart on several key issues. Our latest reports indicate that Secretary Mnuchin's offer includes \$1.8 trillion in total spending, \$300 billion in state and local funding, and a stimulus payment to replace the Earned Income Tax Credit.

Throughout the month, President Trump weighed in on the negotiation process, first pressing for a deal on another round of pandemic aid to jolt the U.S. economic recovery, and later indicating he did not support continuing negotiations.

Appropriations

After the stopgap funding bill Congress passed last month, Congress passed no additional legislation to fund the federal government through the end of Fiscal Year 2021 on September 30, 2021. The stopgap funding bill runs out on December 11, 2020, meaning that a lame-duck Congress will have to negotiate additional funding by that date to avoid a government shutdown.

As a reminder, the House has passed nearly all of their appropriations bills for FY2021, whereas the Senate has not yet drafted theirs. Generally speaking, the House and Senate will finalize funding levels for each line item located somewhere between their two proposals, so TPA continues to fight for the Senate and the House to propose as high of numbers as possible to increase the likelihood of funding increases.

Supreme Court

After the death of Supreme Court Justice Ruth Bader Ginsburg in September, the Senate spent a large portion of October on confirmation hearings and votes for President Trump's nominee, Judge Amy Coney Barrett. Judge Barrett received four confirmation hearings and was approved by the full Senate on October 23 in a largely party-line vote. Judge Barrett's nomination marks the third Supreme Court justice nominated by President Trump in his first term.

White House Outbreak

In October, a nomination event for now-Justice Amy Coney Barrett is suspected to have caused the coronavirus infection of a slew of elected officials and staff, including President Donald Trump, First Lady Melania Trump, and their son Barron Trump. The infection resulted in President Trump spending several days in Walter Reed Hospital receiving treatment. Other individuals who later tested positive after attending or being close to someone who attended include White House Press Secretary Kayleigh McEnany, Senator Ron Johnson (R-WI), Former New Jersey Governor Chris Christie, Trump Campaign Manager Bill Stepien, Trump Body Man Nick Luna, California pastor Greg Laurie, Coast Guard Admiral Charles Ray, Coast Guard aide Jayna McCarron, Deputy Press Secretary Jalen Drummond, Rep. Salud Carbajal (D-CA), Presidential Advisor Stephen Miller, Congressman Mike Bost (R-IL), and five members of the Vice President's office including his Chief of Staff.

School Testing

In October, the CDC published new guidance that provides a framework for schools to use when testing for COVID-19. The CDC currently recommends testing staff and students who are showing symptoms of COVID-19 or who have had close contact with confirmed or probable COVID-19 patients. Schools that are at a moderate-to-high level of risk of transmission of the disease may consider repeated or expanded testing. They also recommend prioritizing testing for communities with a disproportionate rise in cases, limited testing availability or with moderate-to-high proportions of racial groups that have been disproportionately impacted by the virus.

Census

In October, the Supreme Court approved the Trump Administration's plan to halt the census count while a lower court's order that it continue is under appeal. A lower court had ordered the government to continue with the count as originally planned through the end of October.

Despite previously requesting an extension to the Census, the Administration opted to end the count early to allow adequate time for apportioning congressional districts by the end of the calendar year. The Court did not offer a written rationale for its decision.

Small Business

This month, the Treasury Department and Small Business Administration (SBA) published new interim final rules that offered an easier path to loan forgiveness for Paycheck Protection Program (PPP) loan recipients.

Businesses will have fewer obstacles to clear to get virus relief loans of \$50,000 or less forgiven and will be exempted from reductions to their forgiveness amount due to decreases in full-time employees or in employee compensation. The government also released a simplified forgiveness form and accompanying instructions.

Even with the simpler application for forgiveness, businesses still have to provide documents to their lenders to verify their payroll and nonpayroll costs, including payment receipts, canceled checks, copies of invoices, quarterly tax filings, and bank account statements.

The U.S. Government Accountability Office's September report noted that SBA's standard loan forgiveness application has been reported to take some businesses up to 15 hours to complete, and can take lenders up to 75 hours to review a complex application and the supporting documentation report.

As a reminder, businesses have 10 months from the end of the time period covered by their loan to submit an application for forgiveness.



#ACITYELEVATED

CITY OF BEAUMONT
DEPARTMENT PROJECTS
SCHEDULE UPDATES

CITY CLERK



CITY CLERK'S OFFICE PROJECT SCHEDULE October 2020

- **2020 Municipal Election**
 - Nomination Period – COMPLETE
 - Public Examination Period of Campaign Docs – IN PROGRESS
- **Records Indexing**
 - Records inventory and clean up – IN PROGRESS
 - Laserfiche user-friendly clean up – IN PROGRESS
- **Public Records Requests for the Month of September**

Public Records Requests for the Month

Requestor	No. of Requests	Date Received	Response Date	Response Update	Status	Staff Time Allocated
K Skinner	1	Sept 4, 2020	Sept 4, 2020		Complete	.50 hrs
E. Quiza	1	Sept 8, 2020	Sept 8, 2020		Complete	.25 hrs
A. Asmarian	1	Sept 8, 2020	Sept 9, 2020		Complete	.25 hrs
F. Trinidad	1	Sept 8, 2020	Sept 22, 2020		Complete	1 hr
S. Silva	2	Sept 10, 2020	Sept 17, 2020		Complete	1.75 hrs
J. Weber	1	Sept 12, 2020	Sept 14, 2020		Complete	.50 hr
B. Rubio	1	Sept 16, 2020	Sept 22, 2020		Complete	1.50 hrs
M. Schidlovsky	1	Sept 16, 2020	Sept 22, 2020		Complete	.75 hrs
G. Runyan	2	Sept 23, 2020	Sept 25, 2020		Complete	1 hr
K. Rusch	9	Sept 15, 2020	Sept 25, 2020		Complete	1.5 hrs + legal
B. Leon	7	Sept 21, 2020	Sept 25, 2020		Complete	1.75 hrs
R. Saunders	1	Sept 28, 2020	Sept 29, 2020		Complete	.50 hrs

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 August

No. of Requests	No. of Completed Requests	Staff Time Allocated
28	28	11.25 hrs

COMMUNITY
DEVELOPMENT



COMMUNITY DEVELOPMENT UPDATE October 2020

- General Plan Update – Update to Beaumont’s General Plan, Downtown Specific Plan, Environmental Impact Report, and Zoning Map update.
 - Draft GPU, zoning consistency and Downtown Plan scheduled to begin public review process 8/18/20
 - Draft EIR review period began 09/08/20 – Closes 10/22/2020
 - Public hearings scheduled PC 10/27/2020, CC 11/3/2020 & 11/17/2020
- Housing Element Update – Contract award to City Council 10/20/20. Housing Element Update completion October 2021.
- Ordinance Updates
 - Accessory Dwelling Unit Ordinance Update to comply with State law – will be updated utilizing SB2 funding, possibly in conjunction with Housing Element Update
 - Other ordinances for discussion:
 - Containers, Food Trucks, Small Cell
- MSHCP – Western Riverside County Multiple Species Habitat Conservation Plan
 - Ongoing - Staff meets regularly with RCA, IERCD and USFWS to discuss mitigation in the Pass Area.
- Planning Commission
 - Special Planning Commission meeting scheduled October 27, 2020 for the General Plan Update.
 - Next regular meeting of the Planning Commission is November 10, 2020.
- SB2 - Grant application
 - GRANT AWARDED: LEAP Grant funding (round two of SB2 funding) in the amount of \$150,000. Staff is waiting for contract from State of CA HCD
 - 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 plan is developed and virtual outreach meeting scheduled for October 28, 2020. 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	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
PP2017-0017	06/15/2017	MCF Community Church	1406 E. 6 th Street	Church and multi-purpose building	Resubmittal received, DRC review complete - APPROVED	APPROVED 10/13/20	NA
CUP2109-0033&34 PP2019-0209	06/03/2019	Jaswindier 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	Staff review, CEQA review	Tentatively 11/10/20	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
CUP2020-0046 & 0047	04/01/2020	Evergren Dev Co	SWC 8th Street & Highland Springs	Gas Station, C-Market	Staff Review, Environmental document preparation - APPROVED	September 8, 2020	APPROVED 10/6/20

Item 10.



CUP2020-0048 & V2020-0079	05/12/2020	Sovereign Health	210 W. 6 th Street	Residential Care Drug Rehabilitation Facility (supportive housing)	Comments addressed - APPROVED	APPROVED 10/13/20	NA
CUP2020-0049 & PP2020-0280	05/12/2020	Ali 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
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	NA

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 PROJECT LIST October 2020

Parks and Recreation

- Senior meals handout (partnership with Family Services Assoc.)
 - Every Thursday at the Chatigny Center – 10:00am
 - Drive-thru (COVID precautions in place)
 - Volunteers needed
- Virtual programming for Seniors
 - Fit after 50 classes via Zoom - every Monday and Wednesday
- Recreation programs
 - Miles with Mila Virtual Fun Run – completed – 72 registrants
 - Silly walk – Palm Ave – completed
 - Virtual Halloween bake off – in progress
 - Community Trunk or Treat – Oct. 31st
 - Partnership with BCVRPD
- Social Media spotlights
 - Employees
 - October employee – Santiago Rodriguez
 - Equipment
 - October equipment – batwing mower

Grounds Maintenance - Parks

- Grounds Maintenance Lead position - filled
- Grounds Maintenance Supervisor position vacant – recruitment in progress
- Go Time Inc.- Mobil app for public to pay directly for use of field lights at parks – install completed at Sports Park – Stewart Park underway
 - Leagues trained on new software app. Oct. 20th
- All restrooms remain closed at all parks
 - New signs with COVID language installed for playgrounds
 - 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 – parts on order
- Nicklaus Park
 - Repaired and/or replaced walkways with new decomposed granite
- Stewart Park
 - Major irrigation project at 11th St. basin - completed
- Rangel Park
 - Phase I - Notice of Completion approved

- Phase II - Ballfield lighting
 - Geotech engineering report going to bid
 - Working with Musco lighting on bid for 5 new lightpoles

Grounds Maintenance – Rights-of-Way

- Landscape architect hired to design conceptual plans for medians on 6th St between Highland Springs and Illinois
 - Will schedule for CC review and approval
- City-wide tree trimming/maintenance contract
 - Cougar Way – completed
 - 6th St medians – quote received and in review
 - Brookside Ave from Beaumont Ave west to City line – quote pending
 - Potrero Blvd mulch project – 800 yards of new mulch
 - New mulch installed north of Potrero from Highland Springs Ave to Seneca Springs Ave

Grounds Maintenance – Open Space and City-owned Lots

- Weed Abatement Program
 - Working with CDF first before using a contractor
 - CDF started Seneca Springs open space area - completed
 - Other lots scheduled and/or completed by outside contractor
 - Oak Valley Golf Course City-owned area – in progress
 - Marshall Creek – pending quotes
 - Cherry Ave channel – pending quotes
 - Lot south of WWTP adjacent to Bolo Ct – pending quotes

Building Maintenance

- Civic Center marquee
 - Contract awarded – YESCO Company
- PD automated gate – contract awarded for new gate system - completed
- 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
- Comprehensive Operations Analysis – Final phase underway
- Park N Ride program – waiting on delivery of signs from CalTrans
- Bus Shelter Project-
 - Working with PW staff to prepare design plans using in-house staff
- CNG Fueling Station
 - Working with So Cal Gas on Preliminary Site Eval

Community Services Grants Awarded

- SCIP- Electric vehicle charging station -\$240,000 – completion of grant is pending
- MSRC – Electric Vehicle Charging Station - \$31,870 – completion of grant is pending
- 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)
- Volkswagen Mitigation Fund- Electric Vehicle Rebate Program
 - \$160,000 per vehicle rebate available
 - 2 vehicles will be ordered in FY 21

Community Services Grant Opportunities

- 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 December 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 PROJECT SCHEDULE October 2020

RFPs Underway

Retail Market Analysis

- Six proposals were received and are being evaluated and scored

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
- RFP proposals (6) are being evaluated and scored

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
- Working on 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
- 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
- Include new refuse contract and VLF data

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 November 11, 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, El Mariachi Mexican Take-Out, Bright Now Dental, America's Best Contact & Eyeglasses
- Now open are Grocery Outlet, In-N-Out, Raising Cane's, Five Below, Jersey Mikes, 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



FINANCE DEPARTMENT PROJECTS UPDATE October 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
 - Debt management software – Sympro Software acquired- installation is complete
- 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. Staff are coordinating with the City Council to secure recovery of these funds. A budget amendment is scheduled for August 18th to receive funds and to establish a General Fund COVID Relief Program. The City received the first 1/6th payment and has submitted an application for reimbursement of the entire \$635K. We will monitor and report on future receipts.
 - Business Grant awards are complete and funds are being disbursed on October 16th.
- 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 for October 2020. Staff are targeting taking the completed audit to Council in January 2021.
- 2019-20 Overhead Allocation and Transfers – All Overhead allocations are to be completed on a quarterly basis – 4th quarter has 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 will be issuing cards to the remaining departments in October and November 2020.
 - Investment policy – has been reviewed and approved by the City Council. The next step is to select one or more investment advisors and move forward with the investment strategy as governed by the policy.
- 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 #15 full payoffs to date
 - Total \$254,980.21 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 – TO BE COMPLETED BY THALES
- AQMD FY19 Filing - COMPLETED AND APPROVED – 04/07/20, Next audit will be for FY21
- 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 preparation is underway and expected to be finalized in August 2020. Some delays were experienced due to Covid-19.
 - Budget Book completed.

ONGOING WORK

Bank reconciliations (all banks and trustee accounts)

**NOTE: Citibank Operating Account reconciled through 08/31/20
Payroll and Workers Comp Accts reconciled through 9/30/20
All other accounts reconciled through 09/30/20.
All Trustee accounts reconciled through 08/31/20**

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

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 PROJECT SCHEDULE OCTOBER 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 PROJECTS UPDATE October 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
- Developing Virtual State of the City script and event program
- Social media content
 - COVID
 - SCE power outage/Flex Alerts
 - Public Hearing Notices
 - Storm Ready
- 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
 - Drive-thru Trunk or Treat on Halloween

PUBLIC WORKS



PUBLIC WORKS UPDATE October 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 received and is under review.
 - Lift Station assessment draft has been received and is under review.
 - Population and development projections have been developed and are now being loaded into hydraulic model.
 - Data collection and assessment of Wastewater System is complete.
 - System wide condition/capacity assessments 80% complete.
 - Capital Improvement Plan Development is 25% 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.
 - Staff taking a construction contract to CC for approval at the 10/20 meeting.
 - 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.
 - Notice of award of TCEP grant is expected November 11th.
- 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 expected to go to CC for approval in November.
 - Following three-party MOU will be a maintenance agreement between Beaumont and Banning which is currently undergoing final review from legal.
 - Currently under review from Banning and then will be scheduled for CC approval meeting after three-party MOU>
- 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.
 - 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

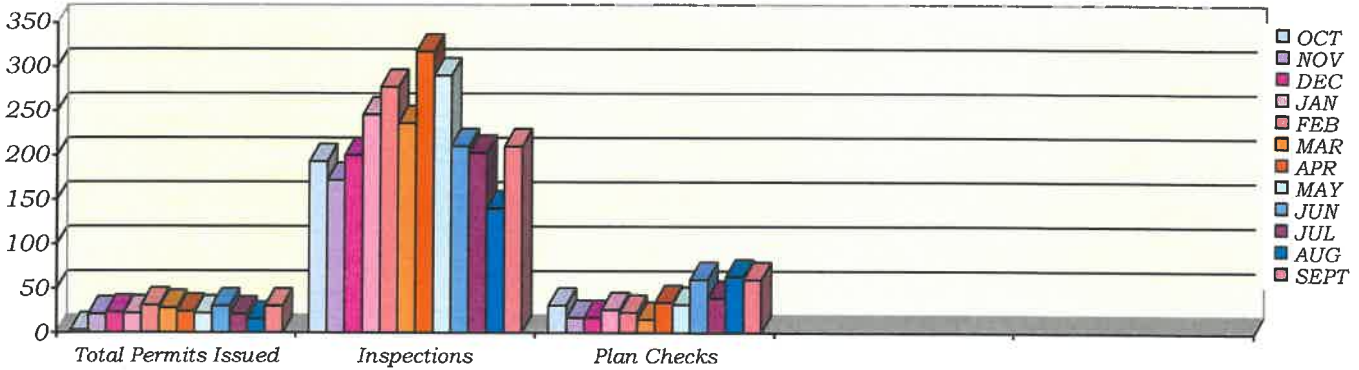
- runs for our General Plan can be utilized for study horizon year data saving time and cost of additional modeling.
- Traffic Operations Analysis Report (TOAR) being revised to include recent General Plan traffic model runs.
- West Side Fire Station
 - Consultant has submitted for second review of complete 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
 - 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.
 - 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



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
Permit Information												
Encroachment - Issued	2	18	19	19	29	27	24	22	31	19	12	22
Residential Improvements	1	3	1	3	2	0	0	0	2	1	3	4
Commercial Improvements	0	0	3	0	0	1	0	0	1	1	0	4
TOTAL	3	21	23	22	31	28	24	22	34	21	15	30
Inspections												
Commercial	95	62	32	21	60	67	183	106	79	97	53	109
Residential	98	110	168	225	217	169	134	184	106	106	87	101
TOTAL	193	172	200	246	277	236	317	290	185	203	140	210
Plan Checks												
Commercial	18	10	9	6	5	5	10	18	21	12	14	15
Residential	13	7	8	20	18	10	24	14	29	27	49	45
TOTAL	31	17	17	26	23	15	34	32	50	39	63	60

FY 20/21
 FY 19/20

This information gathered from monthly reports and inspection records. Permits issued as of September 30, 2020