



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. Sixth Street, Beaumont, CA

Tuesday, September 20, 2022

Closed Session: 5:30 PM | Regular Meeting: 6:00 PM

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

AGENDA

MEETING PARTICIPATION NOTICE

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

beaumontca.gov/livestream

Public comments will be accepted using the following options.

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

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

CLOSED SESSION - 5:30 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 White, Mayor Pro Tem Martinez, Council Member Fenn, Council Member Santos, Council Member Lara

Public Comments Regarding Closed Session

- 1. Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1): I.S. v City of Beaumont et.al. Case No. CVRI2203100**

Adjourn to Regular Session

REGULAR SESSION - 6:00 PM

CALL TO ORDER

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

Report out from Closed Session
Action on any Closed Session Items
Action of any Requests for Excused Absence
Pledge of Allegiance
Invocation
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 September 6, 2022.

2. Ratification of Warrants

Recommended Action:

Ratify Warrants dated:
August 30, 2022
September 7, 2022

3. Adopt Resolution Authorizing Submittal of Application(s) for All CalRecycle Grants for which the City of Beaumont is Eligible

Recommended Action:

Waive the full reading and adopt by title only, "Resolution of the City of Beaumont City Council Authorizing Submittal of Application(s) for all Calrecycle Grants for Which the City of Beaumont is Eligible."

4. Ratification of SmartCovers Contract

Recommended Action:

Ratify the three-year contract for SmartCovers totaling \$59,995.20.

5. Consideration of Re-Ratification of Local Emergency and Re-Authorizing the Use of Teleconferencing to Conduct Public Meetings

Recommended Action:

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont Proclaiming a Local Emergency Persists, Re-Ratifying the Proclamation of a State of Emergency by Executive Order N-09-21, and Re-Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City of Beaumont for the Period of September 20, 2022, through October 18, 2022, Pursuant to Provisions of the Ralph M. Brown Act."

ACTION ITEMS

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

6. Presentation of Sports Park Turf Reduction Study and Discussion of Future Sports Park Improvement Project

Recommended Action:

Discuss the Sports Park Turf Reduction Study and provide direction to staff.

7. Cost of Services Study

Recommended Action:

Set a date, time and place for a special workshop and provide direction to City staff on the material they would like to see at that workshop.

PUBLIC HEARINGS

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

8. Public Hearing and Consideration of the Sixth Cycle Housing Element Update (2021-2029), an Addendum to the General Plan Program Environmental Impact Report (PEIR), a Focused Update to the Safety Element of the General Plan, Amendments to the Land Use Element of the General Plan as Required for Consistency with the Updated Housing Element, Zone Changes Required to Implement the Housing Element and Adoption of an Accessory Dwelling Unit Ordinance

Recommended Action:

Hold a public hearing; and

Adopt an Addendum to the General Plan Program Environmental Impact Report (PEIR);

Adopt the updated Housing Element;

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, California, Certifying an Addendum to the General Plan EIR and Adopting the 2021-2029 Housing Element of the General Plan;"

Adopt the updated Safety Element;

Adopt the Land Use Element amendments;

Waive the full reading and adopt by title only, "A Resolution of the City Council of Beaumont, California, Adopting Amendments to the Safety Element and the Land Use Element of the General Plan as Part of the 2021-2029 Housing Element Update;"

Adopt the associated Zoning Code Amendments;

Waive the full reading and approve the first reading by title only, "An Ordinance of the City of Beaumont, California, Amending Chapter 17 'Zoning' of the Beaumont Municipal Code for Implementation of the State Mandated Housing Element Update;"

Waive the full reading and approve the first reading by title only, "An Ordinance of the City Council of the City of Beaumont, California, Adding Chapter 17.15 'Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)' to the Beaumont Municipal Code;"

Adopt a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan;

Adopt the addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013.

ACTION ITEMS

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

9. Police Department Feasibility Update

Recommended Action:

Discuss and provide direction on the conceptual cost estimate of the future Public Safety Center.

10. Re-Appropriation of FY22 Unexpended Expenditures

Recommended Action:

Approve the proposed re-appropriation of General Fund expenditures in the amount of \$796,780,
Approve the re-appropriation of Wastewater expenditures in the amount of \$91,688, and
Approve the proposed re-appropriation of Internal Service Fund expenditures in the amount of \$550,743.

11. Information Regarding Summer Concert Series Costs

Recommended Action:

Discuss potential options and provide direction to staff.

12. 2022 Municipal Election Update and Appointment Rescindment

Recommended Action:

Rescind the appointments to the City Treasurer and City Clerk seats and continue the election process. Any appointment processes will be deferred until after the election on November 8, 2022.

13. Approval of City Attorney Invoices for the Month of August 2022

Recommended Action:

Approve invoices in the amount of \$80,839.03.

LEGISLATIVE UPDATES AND DISCUSSION

ECONOMIC DEVELOPMENT UPDATE

Economic Development Committee Report Out and City Council Direction

CITY TREASURER REPORT

Finance and Audit Committee Report Out and City Council Direction

CITY CLERK REPORT

CITY ATTORNEY REPORT

CITY MANAGER REPORT

14. Department Project Updates - August 2022

FUTURE AGENDA ITEMS

COUNCIL REPORTS

- Lara
- Santos
- Fenn
- Martinez
- White

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, October 4, 2022, at 5:00 p.m., unless otherwise posted.



CITY COUNCIL CLOSED & REGULAR SESSION

550 E. Sixth Street, Beaumont, CA

Tuesday, September 06, 2022

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

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 at 5:03 p.m.

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

Public Comments Regarding Closed Session

No comments.

1. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: North and South Side of E. Fourth Street, East of Beaumont Avenue, Beaumont, CA
92223 Assessor Parcel Numbers: 418-190-004 (a portion of), 418-190-005 (a portion of), 418-190-006 and 007, 418-140-028 and 029 Agency negotiator: City Manager or Her Designee. Negotiating Parties: City of Beaumont as Potential Seller and 5th Street Development, LLC as Potential Buyer. Under Negotiation: Price and Terms of Payment.

No reportable action.

2. Conference with Labor Negotiators - Pursuant to Government Code Section 54957.6 City Designated Representatives City Manager Elizabeth Gibbs and Administrative Services

Director Kari Mendoza. Employee Organizations: POA and Managers/Professional Technical as Individuals

**Motion to approve side letter with the Beaumont POA for the 22/26 MOU by Mayor White
Second by Council Member Lara**

Approved by a unanimous vote.

Adjourn to Regular Session

REGULAR SESSION - 6:00 PM

CALL TO ORDER at 6:05 p.m.

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

Report out from Closed Session: *see above*.

Action on any Closed Session Items: **Item to approve the 2022/26 side letter for the Managers / Professionals / Technicals MOU.**

**Motion by Council Member Fenn
Second by Mayor Pro Tem Martinez
Approved by a unanimous vote.**

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

Pledge of Allegiance

Adjustments to the Agenda: **None**

Conflict of Interest Disclosure: **None**

ANNOUNCEMENTS/ RECOGNITION / PROCLAMATIONS / CORRESPONDENCE

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

No 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:

August 16, 2022

August 25, 2022

2. Ratification of Warrants

Recommended Action:

**Ratify Warrants dated:
 August 8, 2022
 August 15, 2022
 August 18, 2022**

3. Accept Public Improvements and Exonerate Maintenance Bond

Recommended Action:

Accept the public improvements, authorize the Mayor to sign the Certificate of Acceptance, and authorize staff to issue a bond exoneration letter for maintenance bonds for (Project / Bond Number / Improvement):

- **Tract Map No. 31468-3 / 103883718-M / Street**
- **Tract Map No. 36558 / 1047933-M / Street, Sewer, and Storm Drain**
- **Parcel Map No. 34209 / 107366940 / Traffic Signal**

4. Authorize Staff to Issue a Bond Exoneration Letter for Performance and Payment Bonds, and Accept Maintenance Bonds

Recommended Action:

Authorize City staff to issue a Bond Exoneration Letter for Performance and Payment Bonds and Accept Maintenance Bonds for (Project / Bond Number / Improvement / Maintenance Bond Number):

Tract Map No. 37426 / 0216988 / Street / 0216988-M

Tract Map No. 31462-7 / PB00535000069 / Monuments

Tract Map No. 31462-7/ PB00535000068 / Street, Sewer, and Storm Drain / PB00535000068-M

PP2018-0152/ 0207824 / Street / 0207824

Parcel Map No. 37660 / 24241882 / Monuments

5. Lien Release for Tract Map Nos. 27971-7, 27971-9, 27971-10, 27971-11, and 27971-12

Recommended Action:

Approve Lien Release for Tract Map Nos. 27971-7, 27971-9, 27971-10, 27971-11, and 27971-12 and accept Security Agreement and Performance and Payment Bonds for (Project / Bond number / Improvement):

Tract Map No. 27971-7 / CMS0348853 / Survey Monuments

Tract Map No. 27971-9 / CMS0348854 / Survey Monuments

Tract Map No. 27971-10 / CMS0348855 / Survey Monuments

Tract Map No. 27971-11 / CMS0348856 / Survey Monuments

Tract Map No. 27971-12 / CMS0348857 / Survey Monuments

6. A Resolution of the City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for Fairway Canyon Sewer Lift Station

Recommended Action:

Waive the full reading and adopt by title only, “A Resolution of The City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for Lift Station Purposes” and Approve the Certificate of Acceptance

7. Resolution Amending Conflict of Interest Code

Recommended Action:

Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont Adopting an Amended Conflict of Interest Code.”

8. Notice of Completion for the Annual Citywide Street Rehabilitation and Maintenance Fiscal Year 2020/21 Project (CIP R-03 and R-04) and 2021 Mid-Year Street Enhancement Project (CIP R-06)

Recommended Action:

Authorize the Mayor to execute a Notice of Completion for the Annual Citywide Street Rehabilitation and Maintenance Fiscal Year 2020/21 Project (CIP R-03 and R-04) and 2021 Mid-Year Street Enhancement Project (CIP R-06).

9. Authorization for a Letter of Credit for Mitigation Bank Credits associated with Fire Station No. 106

Recommended Action:

Authorize City staff to execute a letter of credit in an amount not to exceed \$67,200 for future purchase of mitigation bank credits associated with Fire Station No. 106.

**Motion by Council Member Lara
Second by Council Member Santos
To approve the Consent Calendar
Approved by a unanimous 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.

10. Purchase and Implementation of Bola Wrap Less Lethal Tool

Motion by Mayor White

Second by Council Member Lara

To approve the purchase of 20 BolaWrap systems, including accessories and warranty from general fund account 100-2050-7070-0000.

Approved by a unanimous vote.

11. Approval to Purchase One (1) DJI Matrice 300 Drone (and accessories) and Four (4) DJI Phantom 3 Drones (and accessories) from Drones Made Easy in a total amount not to exceed \$56,000.

Motion by Mayor Pro Tem Martinez

Second by Mayor White

To approve the purchase of five (5) drones and equipment from Drones Made Easy in the amount not to exceed \$56,000.

Approved by a unanimous vote.

12. Reject All Bids for Capital Improvement Project CIP 2017-009 Pennsylvania Avenue Widening

Motion by Council Member Lara

Second by Mayor White

To reject all bids for CIP 2017-009 Pennsylvania Avenue Widening and authorize City staff to readvertise for construction bids.

Approved by a unanimous vote.

13. Discussion on a Draft Land Use Policy for Logistics, Warehouse, Distribution and Other Similar Industrial Development

Public Comments

D. Castaldo – Asked staff to hold developers to their approved conceptual design plans that are presented to Planning Commission to avoid vast changes during the approval process. Asked for off-site parking for trucks so that they don't end up parked on the side of the road.

B. Blankenship - Expressed concerns with the stipulations in the draft.

R. Roy - Expressed concerns and asked for added stipulations.

**Motion by Council Member Fenn
Second by Mayor Pro Tem Martinez**

To accept redlines with the 1,000 foot set back stipulation.

Approved by a unanimous vote.

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

To name the policy "PLUS"

Approved by a unanimous vote.

14. League of California Cities (Cal Cities) Annual Business Meeting and Voting Delegates

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

To approve the bylaw amendments and allow the voting delegate to vote based on the discussion in the General Meeting. 1st alternative will be changed to Council Member Lara.

Approved by a unanimous vote.

LEGISLATIVE UPDATES AND DISCUSSION

ECONOMIC DEVELOPMENT UPDATE

Economic Development Committee meeting will be cancelled. There will be a downtown business meeting on Sept. 14th.

CITY TREASURER REPORT

Finance and Audit Committee Meeting will be Monday September 12th.

CITY CLERK REPORT

No report.

CITY ATTORNEY REPORT

No report.

CITY MANAGER REPORT

15. Parks Projects At A Glance

16. Update on Beaumont Municipal Code Chapter 17.07.080(F) Signs on the Public Right of Way

FUTURE AGENDA ITEMS

Cherry Festival Subcommittee/AdHoc

COUNCIL REPORTS

Lara - *Attended the Build a Buddy event hosted by the City's Community Services Department. Attended the Tesla Battery Ribbon Cutting at the Lower Oak Valley Lift Station.*

Santos - *Attended the Calimesa Chamber of Commerce, and the Lift Station Ribbon Cutting.*

Fenn - *Attended a TNOW meeting and spoke to a rep from CalTrans.*

Martinez – *Attended the Rangel Park Ribbon Cutting.*

White - *Attended Calimesa State of the City and thanked staff for their attendance as well. Gave an update to the upcoming State of the City.*

ADJOURNMENT at 8:12 p.m.

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, September 20, 2022, at 5:00 p.m., unless otherwise posted.



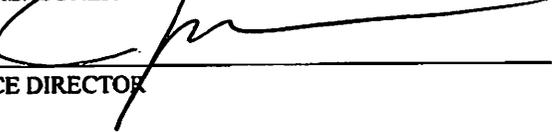
WARRANTS TO BE RATIFIED

Tuesday, August 30, 2022

Printed Checks	111257-111263	\$	117,889.92	FY 22/23
		\$	39,298.13	FY 21/22
NvoicePay	APA002048-APA002131	\$	106,914.45	FY 21/22
		\$	266,859.21	FY 22/23
	A/P Total	\$	<u>530,961.71</u>	
Wires	Bank of Hemet	\$	2,000,000.00	Payroll Replenishment
	Sedgwick	\$	93,396.16	Workers Comp
	Wilmington Trust	\$	17,337,566.36	09/01/2022 Debt Service
	Bank of Hemet	\$	3,765,975.81	Construction Fund
Bank Drafts	CalPERS	\$	53,112.14	743 Classic
		\$	48,175.24	742 Classic
		\$	23,297.53	25763 PEPRA
		\$	22,208.55	27308 PEPRA
		\$	53,616.00	743 Classic
		\$	49,742.98	742 Classic
		\$	23,511.63	27308 PEPRA
		\$	22,256.12	25763 PEPRA
		\$	1,400.00	GASB 68 Reporting Service Fee
	Deluxe Business Systems	\$	683.02	Bank Deposit Bags
	MG Trust	\$	27,610.55	457 Paydate 08/26/2022
		\$	1,114.70	401A Paydate 08/26/2022
		\$	761.57	FICA Paydate 08/26/2022

I DO HEREBY CERTIFY THIS WARRANT LIST HAS BEEN COMPILED AND PREPARED TO MEET THE DAILY OPERATIONS FOR THE FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023

SIGNATURE: 
 TITLE: CITY TREASURER

SIGNATURE: 
 TITLE: FINANCE DIRECTOR



City of Beaumont, CA

Item 2.
Check Report

By Check Number

Date Range: 08/23/2022 - 08/31/2022

Check Report

Date Range: 08/23/2022 Item 2. 22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1599	GUARDIAN LIFE INSURANCE	08/31/2022	Bank Draft	0.00	11,748.28	DFT0003947
Bank Code: AP PY VEND-AP PAYROLL VENDOR - AP PAYABLES						
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INVO001080	Invoice	08/12/2022	BASIC TERM LIFE	0.00	11,748.28	
	100-0000-2040-0000		GUARDIAN VOLUNTARY LI		580.11	
	100-0000-2200-0000		HEALTH INSURANCE		768.23	
	100-0000-2200-0000		HEALTH INSURANCE		7,003.91	
	100-1150-6023-0000		DISABILITY		20.66	
	100-1150-6028-0000		LIFE INSURANCE		3.10	
	100-1200-6023-0000		DISABILITY		91.36	
	100-1200-6028-0000		LIFE INSURANCE		15.50	
	100-1225-6023-0000		DISABILITY		130.75	
	100-1225-6028-0000		LIFE INSURANCE		18.60	
	100-1230-6023-0000		DISABILITY		18.70	
	100-1230-6028-0000		LIFE INSURANCE		3.10	
	100-1240-6023-0000		DISABILITY		50.43	
	100-1240-6028-0000		LIFE INSURANCE		8.54	
	100-1350-6023-0000		DISABILITY		51.17	
	100-1350-6028-0000		LIFE INSURANCE		6.20	
	100-1550-6023-0000		DISABILITY		62.40	
	100-1550-6028-0000		LIFE INSURANCE		10.86	
	100-2000-6023-0000		DISABILITY		34.74	
	100-2000-6028-0000		LIFE INSURANCE		6.20	
	100-2030-6023-0000		DISABILITY		28.65	
	100-2030-6028-0000		LIFE INSURANCE		6.20	
	100-2050-6023-0000		DISABILITY		1,172.03	
	100-2050-6028-0000		LIFE INSURANCE		152.21	
	100-2090-6023-0000		DISABILITY		201.02	
	100-2090-6028-0000		LIFE INSURANCE		43.09	
	100-2150-6023-0000		DISABILITY		61.14	
	100-2150-6028-0000		LIFE INSURANCE		12.40	
	100-3100-6023-0000		DISABILITY		140.57	
	100-3100-6028-0000		LIFE INSURANCE		21.73	
	100-3250-6023-0000		DISABILITY		71.84	
	100-3250-6028-0000		LIFE INSURANCE		15.50	
	100-6050-6023-0000		DISABILITY		246.46	
	100-6050-6028-0000		LIFE INSURANCE		57.34	
	700-4050-6023-0000		DISABILITY		300.34	
	700-4050-6028-0000		LIFE INSURANCE		49.57	
	750-7000-6023-0000		DISABILITY		10.51	
	750-7000-6028-0000		LIFE INSURANCE		1.54	
	750-7100-6023-0000		DISABILITY		11.94	
	750-7100-6028-0000		LIFE INSURANCE		1.56	
	750-7300-6023-0000		DISABILITY		73.75	
	750-7300-6028-0000		LIFE INSURANCE		15.50	
	750-7400-6023-0000		DISABILITY		53.51	
	750-7400-6028-0000		LIFE INSURANCE		12.71	
	750-7600-6023-0000		DISABILITY		32.62	
	750-7600-6028-0000		LIFE INSURANCE		8.07	
	750-7800-6023-0000		DISABILITY		8.48	
	750-7800-6028-0000		LIFE INSURANCE		2.85	
	750-7900-6023-0000		DISABILITY		13.74	
	750-7900-6028-0000		LIFE INSURANCE		3.41	
	750-8000-6023-0000		DISABILITY		1.70	
	750-8000-6028-0000		LIFE INSURANCE		0.56	
	750-8300-6023-0000		DISABILITY		24.68	
	750-8300-6028-0000		LIFE INS		6.50	
1599	GUARDIAN LIFE INSURANCE	08/31/2022	Bank Draft	0.00	70.61	DFT0003951

Check Report

Date Range: 08/23/2022 Item 2.

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0001092	Invoice	08/12/2022	BASIC TERM LIFE	0.00	70.61	
	100-0000-2040-0000	GUARDIAN VOLUNTARY LI	VOLUNTARY LIFE INSURANCE		3.10	
	100-0000-2200-0000	HEALTH INSURANCE	DENTAL INSURANCE		56.65	
	100-0000-2200-0000	HEALTH INSURANCE	VISION INSURANCE		7.76	
	100-3100-6028-0000	LIFE INSURANCE	BASIC TERM LIFE		1.55	
	700-4050-6028-0000	LIFE INSURANCE	BASIC TERM LIFE		1.55	
1979	MUTUAL OF OMAHA	08/26/2022	Bank Draft	0.00	28,958.22	DFT0003964
INV0001117	Invoice	08/26/2022	457 RETIREMENT CATCHUP	0.00	28,958.22	
	100-0000-2075-0000	DEFERRED COMPENSATI	457 RETIREMENT CATCHUP		600.72	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP LOAN 401A-1		903.24	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP LOAN 401A-2		211.74	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP 457 (%%)		10,631.03	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP 457 (AMT)		10,364.13	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP 457 - LOAN RE		2,659.40	
	100-0000-2075-0000	DEFERRED COMPENSATI	DEFERRED COMP 457 - LOAN RE		2,826.39	
	100-0000-2132-0000	P.A.R.S. WITHHOLDING	FICA PT REMAINDER (%%)		96.19	
	100-0000-2132-0000	P.A.R.S. WITHHOLDING	FICA PT REMAINDER (AMT)		179.02	
	100-0000-2132-0000	P.A.R.S. WITHHOLDING	FICA PT RETIREMENT (%%)		486.36	
1599	GUARDIAN LIFE INSURANCE	08/31/2022	Bank Draft	0.00	11,589.54	DFT0003965

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Date Range: 08/23/2022 Item 2. 022

Vendor Number Payable #	Vendor Name Payable Type Account Number	Payment Date Post Date	Payment Type Payable Description Account Name Item Description	Discount Amount Discount Amount	Payment Amount Payable Amount Distribution Amount	Number
INV0001118	Invoice	08/26/2022	BASIC TERM LIFE	0.00	11,589.54	
	100-0000-2040-0000		GUARDIAN VOLUNTARY LI		577.01	
	100-0000-2200-0000		HEALTH INSURANCE		750.71	
	100-0000-2200-0000		HEALTH INSURANCE		6,868.89	
	100-1150-6023-0000		DISABILITY		20.66	
	100-1150-6028-0000		LIFE INSURANCE		3.10	
	100-1200-6023-0000		DISABILITY		91.36	
	100-1200-6028-0000		LIFE INSURANCE		15.50	
	100-1225-6023-0000		DISABILITY		130.75	
	100-1225-6028-0000		LIFE INSURANCE		18.60	
	100-1230-6023-0000		DISABILITY		18.70	
	100-1230-6028-0000		LIFE INSURANCE		3.10	
	100-1240-6023-0000		DISABILITY		50.42	
	100-1240-6028-0000		LIFE INSURANCE		8.54	
	100-1350-6023-0000		DISABILITY		51.17	
	100-1350-6028-0000		LIFE INSURANCE		6.20	
	100-1550-6023-0000		DISABILITY		62.40	
	100-1550-6028-0000		LIFE INSURANCE		10.87	
	100-2000-6023-0000		DISABILITY		34.74	
	100-2000-6028-0000		LIFE INSURANCE		6.20	
	100-2030-6023-0000		DISABILITY		28.65	
	100-2030-6028-0000		LIFE INSURANCE		6.20	
	100-2050-6023-0000		DISABILITY		1,170.81	
	100-2050-6028-0000		LIFE INSURANCE		151.90	
	100-2090-6023-0000		DISABILITY		202.24	
	100-2090-6028-0000		LIFE INSURANCE		43.40	
	100-2150-6023-0000		DISABILITY		61.14	
	100-2150-6028-0000		LIFE INSURANCE		12.40	
	100-3100-6023-0000		DISABILITY		140.62	
	100-3100-6028-0000		LIFE INSURANCE		20.17	
	100-3250-6023-0000		DISABILITY		71.84	
	100-3250-6028-0000		LIFE INSURANCE		15.50	
	100-6050-6023-0000		DISABILITY		246.46	
	100-6050-6028-0000		LIFE INSURANCE		57.33	
	700-4050-6023-0000		DISABILITY		300.29	
	700-4050-6028-0000		LIFE INSURANCE		48.03	
	750-7000-6023-0000		DISABILITY		10.51	
	750-7000-6028-0000		LIFE INSURANCE		1.53	
	750-7100-6023-0000		DISABILITY		11.93	
	750-7100-6028-0000		LIFE INSURANCE		1.55	
	750-7300-6023-0000		DISABILITY		73.75	
	750-7300-6028-0000		LIFE INSURANCE		15.50	
	750-7400-6023-0000		DISABILITY		53.51	
	750-7400-6028-0000		LIFE INSURANCE		12.71	
	750-7600-6023-0000		DISABILITY		32.62	
	750-7600-6028-0000		LIFE INSURANCE		8.07	
	750-7800-6023-0000		DISABILITY		8.50	
	750-7800-6028-0000		LIFE INSURANCE		2.85	
	750-7900-6023-0000		DISABILITY		13.74	
	750-7900-6028-0000		LIFE INSURANCE		3.41	
	750-8000-6023-0000		DISABILITY		1.68	
	750-8000-6028-0000		LIFE INSURANCE		0.56	
	750-8300-6023-0000		DISABILITY		24.70	
	750-8300-6028-0000		LIFE INS		6.52	

2594 CAL PERS 08/26/2022 Bank Draft 0.00 150,408.61 DFT0003966

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
INV0001119	Invoice	08/26/2022	CALPERS	0.00	150,408.61	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS SAFETY - EE			14,734.30	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA SAFETY - ER			11,325.32	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA SAFETY - EE			11,213.19	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - ER			9,679.90	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - EE			8,608.65	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS SURVIVOR RATE			46.50	
100-0000-2130-0000	P.E.R.S. LIABILITY	SERVICE CREDIT			357.57	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - ER			22,526.21	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - EE			11,817.17	
100-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS SAFETY - ER			38,816.77	
700-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - ER			6,769.45	
700-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - EE			925.81	
700-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - EE			3,551.08	
700-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - ER			1,041.04	
750-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - ER			2,273.87	
750-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - EE			1,617.04	
750-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS CLASSIC - ER			3,082.52	
750-0000-2130-0000	P.E.R.S. LIABILITY	CALPERS PEPRA - EE			2,022.22	

Bank Code AP PY VEND Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	202,775.26
EFT's	0	0	0.00	0.00
Virtual Payments	0	0	0.00	0.00
	5	5	0.00	202,775.26

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1109	BANK OF HEMET	08/30/2022	Regular	0.00	3,726.94	111257
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
8/14/22	Invoice	08/29/2022	BATWING LAWN MOWER FY22/23	0.00	3,726.94	
	100-6050-8040-0000		EQUIPMENT		3,726.94	
			BATWING LAWN MOWER FY22/			
1147	BEAUMONT CHERRY VALLEY WATER DIST.	08/30/2022	Regular	0.00	91,267.76	111258
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
9/7/22	Invoice	08/29/2022	WATER UTILITY	0.00	91,267.76	
	100-3250-7010-0000		UTILITIES		9,922.91	
	100-3250-7010-007A		UTILITIES (IA 7A)		3,143.92	
	100-3250-7010-007B		UTILITIES (IA 7B)		784.69	
	100-3250-7010-008A		UTILITIES (IA 8A)		115.92	
	100-3250-7010-008B		UTILITIES (IA 8B)		783.39	
	100-3250-7010-010A		UTILITIES (IA 10)		1,111.69	
	100-3250-7010-012A		UTILITIES (IA 12)		463.40	
	100-3250-7010-014B		UTILITIES (IA 14B)		1,271.91	
	100-3250-7010-014X		UTILITIES (IA 14)		8,243.74	
	100-3250-7010-015X		UTILITIES (IA 15)		1,593.19	
	100-3250-7010-016X		UTILITIES (IA 16)		1,194.03	
	100-3250-7010-018X		UTILITIES (IA 18)		910.83	
	100-3250-7010-019A		UTILITIES (IA 19A)		2,154.55	
	100-3250-7010-019C		UTILITIES (IA 19C)		1,121.85	
	100-3250-7010-06A1		UTILITIES (IA 6A1)		6,688.30	
	100-6000-7010-6045		UTILITIES - COMMUNITY		675.30	
	100-6050-7010-0000		UTILITIES		1,166.82	
	100-6050-7010-003X		UTILITIES IA 3		7,088.55	
	100-6050-7010-007A		UTILITIES IA 7A		55.45	
	100-6050-7010-008A		UTILITIES IA 8A (SUNDAN		9,457.51	
	100-6050-7010-008C		UTILITIES IA 8C		30.96	
	100-6050-7010-008D		UTILITIES IA 8D		183.82	
	100-6050-7010-008E		UTILITIES IA 8E		172.15	
	100-6050-7010-014A		UTILITIES IA 14A (OAK VA		589.74	
	100-6050-7010-014B		UTILITIES IA 14B		2,175.81	
	100-6050-7010-017A		UTILITIES IA 17A (TOURN		1,594.30	
	100-6050-7010-018X		UTILITIES IA 18		30.96	
	100-6050-7010-019C		UTILITIES IA 19C		424.98	
	100-6050-7010-020X		UTILITIES IA 20		830.87	
	100-6050-7010-06A1		UTILITIES IA 6A1		858.54	
	100-6050-7010-1601		UTILITIES IA 1601		953.47	
	100-6050-7010-5050		UTILITIES, PARK (DEFORG		770.53	
	100-6050-7010-5200		UTILITIES, PARK (PALMER)		16.28	
	100-6050-7010-5250		UTILITIES, PARK (RANGEL)		1,839.61	
	100-6050-7010-5350		UTILITIES, PARK (SHADO		30.96	
	100-6050-7010-5400		UTILITIES, PARK (SPORTS		4,786.96	
	100-6050-7010-5450		UTILITIES, PARK (STETSON		6,619.54	
	100-6050-7010-5500		UTILITIES, PARK (STEWAR		5,481.89	
	100-6050-7010-5600		UTILITIES, PARK (TREVINO		84.83	
	100-6050-7010-5650		UTILITIES, PARK (VETERA		94.16	
	100-6050-7010-5700		UTILITIES, PARK (WILD FL		2,159.27	
	100-6050-7010-5800		UTILITIES - MICKELSON P		2,899.53	
	700-4050-7010-0000		UTILITIES		669.48	
	700-4050-7010-019C		UTILITIES (IA 19C)		21.17	
1428	DIVISION OF STATE ARCHITECT	08/30/2022	Regular	0.00	445.20	111259

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SB1186 Q2 2022	Invoice	06/30/2022	SB1186 Q2 2022	0.00	445.20	
	100-0000-2235-0000	BUSINESS LICENSE-SB118	SB1186 Q2 2022		445.20	
3516	INLAND WATER WORKS SUPPLY CO	08/30/2022	Regular	0.00	632.02	111260
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
S1054245.001-2	Invoice	06/30/2022	Clow Check Valves & Supplies	0.00	632.02	
	700-4050-7070-0000	SPECIAL DEPT SUPPLIES	WWTP Special Supplies		632.02	
2644	RIVERSIDE COUNTY DISTRICT ATTORNEY'S OFFI	08/30/2022	Regular	0.00	38,220.91	111261
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2009B-0482	Invoice	06/30/2022	ASSET SEIZURE FUNDS RETURNED	0.00	23,296.76	
	225-0000-2307-0000	DEFD INCOME - CASE 200	ASSET SEIZURE FUNDS RETURN		23,092.45	
	225-0000-7055-0000	INTEREST AND/OR PENAL	ASSET SEIZURE FUNDS RETURN		204.31	
2011B-1223	Invoice	06/30/2022	ASSET SEIZURE FUNDS RETURNED	0.00	14,924.15	
	225-0000-2308-0000	DEFD INCOME - CASE 201	ASSET SEIZURE FUNDS RETURN		14,804.00	
	225-0000-7055-0000	INTEREST AND/OR PENAL	ASSET SEIZURE FUNDS RETURN		120.15	
4699	SHANTELL SILVERA	08/30/2022	Regular	0.00	356.50	111262
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
07-071568-05	Invoice	08/29/2022	REFUND LARGE CREDIT ON ACCOUNT	0.00	356.50	
	700-0000-0220-0000	ACCT REC - SEWER	REFUND LARGE CREDIT ON ACC		356.50	
2311	SOUTHERN CALIFORNIA EDISON	08/30/2022	Regular	0.00	22,538.72	111263
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8/25/22	Invoice	08/29/2022	ELECTRIC UTILITY	0.00	22,538.72	
	100-3250-7010-0000	UTILITIES	ELECTRIC UTILITY		571.20	
	100-3250-7010-004X	UTILITIES (IA 4)	ELECTRIC UTILITY		98.21	
	100-3250-7010-014A	UTILITIES (IA 14A)	ELECTRIC UTILITY		19.10	
	100-3250-7010-018X	UTILITIES (IA 18)	ELECTRIC UTILITY		76.66	
	100-3250-7010-06A1	UTILITIES (IA 6A1)	ELECTRIC UTILITY		108.78	
	100-6000-7010-6025	UTILITIES - CITY HALL	ELECTRIC UTILITY		8,739.41	
	100-6000-7010-6031	UTILITIES - CITY HALL BLD	ELECTRIC UTILITY		2,678.02	
	100-6000-7010-6032	UTILITIES - CITY HALL BLD	ELECTRIC UTILITY		2,678.02	
	100-6000-7010-6040	UTILITIES - POLICE DEPT	ELECTRIC UTILITY		6,243.33	
	100-6000-7010-6055	UTILITIES - FIRE STATION	ELECTRIC UTILITY		1,032.15	
	100-6050-7010-0000	UTILITIES	ELECTRIC UTILITY		72.00	
	100-6050-7010-008C	UTILITIES IA 8C	ELECTRIC UTILITY		21.21	
	100-6050-7010-008E	UTILITIES IA 8E	ELECTRIC UTILITY		19.77	
	100-6050-7010-014X	UTILITIES IA 14	ELECTRIC UTILITY		19.55	
	100-6050-7010-06A1	UTILITIES IA 6A1	ELECTRIC UTILITY		92.42	
	100-6050-7010-5500	UTILITIES, PARK (STEWAR	ELECTRIC UTILITY		68.89	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1034	ALADTEC, INC	08/30/2022	Virtual Payment	0.00	1,882.90	APA002048
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
INV00179788	Invoice	06/30/2022	MONTHLY SUBSCRIPTION	0.00	747.16	
100-2050-7035-0000			LOCAL MEETINGS		747.16	
INV00189278	Invoice	06/30/2022	MONTHLY SUBSCRIPTION	0.00	373.58	
100-2050-7035-0000			LOCAL MEETINGS		373.58	
INV00198598	Invoice	08/25/2022	MONTHLY SUBSCRIPTION	0.00	373.58	
100-2050-7030-0000			DUES & SUBSCRIPTIONS		373.58	
INV00203674	Invoice	08/25/2022	MONTHLY SUBSCRIPTION	0.00	388.58	
100-2050-7030-0000			DUES & SUBSCRIPTIONS		388.58	
1042	ALL PURPOSE RENTALS	08/30/2022	Virtual Payment	0.00	1,130.80	APA002049
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
49233	Invoice	08/25/2022	DEPT SUPPLIES	0.00	145.20	
100-6050-7070-5250			SPEC DEPT EXP - RANGEL		145.20	
49325	Invoice	08/25/2022	EQUIPMENT RENTAL	0.00	556.60	
100-6050-7075-5200			EQUIP LEASING/RENTAL (556.60	
49406	Invoice	08/25/2022	EQUIPMENT RENTAL	0.00	99.00	
100-6050-7075-5250			EQUIPMENT LEASING/RE		99.00	
49687	Invoice	08/25/2022	DEPT SUPPLIES	0.00	330.00	
100-6050-7070-5050			SPEC DEPT EXP - DEFORG		330.00	
4598	ALLIED STORAGE CONTAINERS	08/30/2022	Virtual Payment	0.00	8,517.64	APA002050
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
00055922	Invoice	08/29/2022	Purchase of Connex Box	0.00	8,517.64	
100-2100-7070-0000			SPECIAL DEPT SUPPLIES		8,517.64	
1050	AMAZON CAPITAL SERVICES	08/30/2022	Virtual Payment	0.00	3,027.17	APA002051
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
13KF-69WV-9LDY	Invoice	08/25/2022	COMPUTER SUPPLIES	0.00	213.36	
100-1230-7072-0000			COMPUTER SUPPLIES/MA		213.36	
143P-C7WL-FLTF	Invoice	08/25/2022	RECREATION PROGRAM SUPPLIES	0.00	178.21	
100-1550-7040-0000			RECREATION PROGRAMS		178.21	
167V-17L1-411C	Invoice	08/25/2022	OFFICE SUPPLIES	0.00	41.70	
100-2050-7025-0000			OFFICE SUPPLIES		41.70	
16HY-JFT4-DFRP	Invoice	06/30/2022	DEPT SUPPLIES	0.00	277.92	
100-6050-7070-5999			SPEC DEPT EXP - ALL PAR		277.92	
19KK-PNFG-4R7Y	Invoice	08/25/2022	RECREATION EVENT SUPPLIES	0.00	276.73	
100-1550-7040-0000			RECREATION PROGRAMS		276.73	
1DYD-P7JD-1PW	Invoice	08/25/2022	RECREATION PROGRAM SUPPLIES	0.00	70.61	
100-1550-7040-0000			RECREATION PROGRAMS		70.61	
1FPP-PV7M-HWJ	Invoice	08/25/2022	OFFICE FURNITURE - FILING CABINET	0.00	332.92	
100-1550-8050-0000			FURNITURE & FIXTURES		332.92	
1H13-J7G9-C71V	Invoice	08/25/2022	OFFICE SUPPLIES	0.00	27.11	
100-1350-7025-0000			OFFICE SUPPLIES		27.11	
1HW6-KKVY-4XG	Invoice	08/25/2022	COMPUTER SUPPLIES	0.00	139.00	
100-1230-7072-0000			COMPUTER SUPPLIES/MA		139.00	
1L3M-WKG9-7N6	Invoice	06/30/2022	DEPT SUPPLIES	0.00	208.69	
100-1550-7040-0000			RECREATION PROGRAMS		208.69	
1RPC-13HT-47PC	Invoice	08/25/2022	DEPT SUPPLIES	0.00	412.48	
100-6050-7070-5999			SPEC DEPT EXP - ALL PAR		412.48	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1T47-C1WC-1D4	Invoice 100-1230-7072-0000	08/25/2022	COMPUTER SUPPLIES COMPUTER SUPPLIES/MA	0.00	848.44	
4688	AMELIA ERIKA VELARDE	08/30/2022	Virtual Payment	0.00	40.00	APA002052
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
RCT R01253043	Invoice 100-0000-4590-0000	08/25/2022	DEPOSIT REFUND BUILDING RENTAL	0.00	40.00	
1053	AMERICAN FORENSIC NURSES	08/30/2022	Virtual Payment	0.00	818.86	APA002053
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
76247	Invoice 100-2050-7068-0000	08/25/2022	PROFESSIONAL SERVICES CONTRACTUAL SERVICES	0.00	440.93	
76248	Invoice 100-2050-7068-0000	08/25/2022	PROFESSIONAL SERVICES CONTRACTUAL SERVICES	0.00	377.93	
3831	ANIMAL PEST MANAGEMENT SERVICES, INC	08/30/2022	Virtual Payment	0.00	960.00	APA002054
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
622892	Invoice 100-6000-7068-6025 100-6000-7068-6026 100-6000-7068-6032 100-6000-7068-6040 100-6000-7068-6041 100-6000-7068-6045 100-6000-7068-6055 750-7000-7068-0000 750-7300-7068-0000	08/29/2022	Pest control for city buildings CONTRACTUAL SVC - CITY CONTRACTUAL SVC - CITY CONTRACTUAL SVC - CITY CONTRACTUAL SVC - POLI CONTRACTUAL SVC - POLI CONTRACTUAL SVC - COM CONTRACTUAL SVC - FIRE CONTRACTUAL SERVICES CONTRACTUAL SERVICES	0.00	685.00	
662593	Invoice 100-6000-7068-6025 100-6000-7068-6040	08/25/2022	PROFESSIONAL SERVICES CONTRACTUAL SVC - CITY CONTRACTUAL SVC - POLI	0.00	275.00	
1080	ARAMARK	08/30/2022	Virtual Payment	0.00	259.79	APA002055
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
12702759	Invoice 100-2050-7025-0000	08/25/2022	OFFICE SUPPLIES OFFICE SUPPLIES	0.00	259.79	
3967	ARCHITERRA INC	08/30/2022	Virtual Payment	0.00	1,507.50	APA002056
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
29837	Invoice 100-1200-7900-0000	06/30/2022	Veterans Memorial Design Services CONTINGENCY	0.00	1,507.50	
2618	AT&T MOBILITY	08/30/2022	Virtual Payment	0.00	1,287.68	APA002057
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
287302055450X0	Invoice 100-1230-7015-6040	08/25/2022	PHONE UTILITY TELEPHONE (POLICE DPT)	0.00	1,287.68	
1100	AUTOZONE	08/30/2022	Virtual Payment	0.00	206.38	APA002058
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
2882197243	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	100.26	
2882205018	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	25.06	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2882214755	Invoice 750-7800-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	81.06	
4517	BAY ALARM COMPANY	08/30/2022	Virtual Payment	0.00	90.00	APA002059
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3788632220715	Account Number Invoice 100-6000-7087-6070	Account Name 08/25/2022	Item Description SECURITY SERVICES SECURITY - 500 GRACE AV SECURITY SERVICES	Distribution Amount 0.00	90.00 90.00	
1127	BEAUMONT DO IT BEST HOME CENTER	08/30/2022	Virtual Payment	0.00	7.07	APA002060
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
517470	Account Number Invoice 100-2050-7025-0000	Account Name 08/25/2022	Item Description OFFICE SUPPLIES OFFICE SUPPLIES	Distribution Amount 0.00	7.07 7.07	
1132	BEAUMONT INDOOR SHOOTING RANGE	08/30/2022	Virtual Payment	0.00	500.00	APA002061
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
07/11/2022	Account Number Invoice 100-2050-7066-0000	Account Name 08/25/2022	Item Description EMPLOYEE TRAINING TRAVEL, EDUCATION, TRA EMPLOYEE TRAINING	Distribution Amount 0.00	500.00 500.00	
4687	BRENDA TORRES	08/30/2022	Virtual Payment	0.00	40.00	APA002062
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
RCT R01249758	Account Number Invoice 100-0000-4590-0000	Account Name 08/25/2022	Item Description DEPOSIT REFUND BUILDING RENTAL DEPOSIT REFUND	Distribution Amount 0.00	40.00 40.00	
4175	BRIGHTVIEW LANDSCAPE SERVICES, INC	08/30/2022	Virtual Payment	0.00	1,448.71	APA002063
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
8031950	Account Number Invoice 100-6050-7070-017A	Account Name 08/25/2022	Item Description DEPT SUPPLIES SPEC DEPT EXP - IA 17A DEPT SUPPLIES	Distribution Amount 0.00	1,448.71 1,448.71	
3215	BURGESSON'S HEATING & AIR CONDITIONING, I	08/30/2022	Virtual Payment	0.00	1,500.00	APA002064
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1336797	Account Number Invoice 100-6000-7068-0000	Account Name 08/25/2022	Item Description PROFESSIONAL SERVICES CONTRACTUAL SERVICES PROFESSIONAL SERVICES	Distribution Amount 0.00	1,500.00 1,500.00	
3892	CALL ONE, INC	08/30/2022	Virtual Payment	0.00	312.48	APA002065
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
2146752	Account Number Invoice 100-2090-7070-0000	Account Name 08/25/2022	Item Description DEPT SUPPLIES SPECIAL DEPT SUPPLIES DEPT SUPPLIES	Distribution Amount 0.00	312.48 312.48	
3780	CDCE INCORPORATED	08/30/2022	Virtual Payment	0.00	2,457.00	APA002066
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
140287	Account Number Invoice 100-2050-7037-0000	Account Name 08/25/2022	Item Description VEHICLE MAINTENANCE VEHICLE MAINTENANCE	Distribution Amount 0.00	2,457.00 2,457.00	
1238	CDW GOVERNMENT, INC.	08/30/2022	Virtual Payment	0.00	1,082.00	APA002067
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
BV66927	Account Number Invoice 100-1230-7071-6026	Account Name 08/25/2022	Item Description SOFTWARE SOFTWARE (BLDG B) SOFTWARE	Distribution Amount 0.00	1,082.00 1,082.00	
1242	CED	08/30/2022	Virtual Payment	0.00	1,255.29	APA002068

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0954-1012500	Invoice	08/25/2022	DEPT SUPPLIES	0.00	130.38	
	100-6050-7070-5050		SPEC DEPT EXP - DEFORG		130.38	
0954-1013149	Invoice	08/25/2022	DEPT SUPPLIES	0.00	550.60	
	100-6050-7070-5450		SPEC DEPT EXP - STETSON		550.60	
0954-1013603	Invoice	08/25/2022	DEPT SUPPLIES	0.00	574.31	
	100-6050-7070-5050		SPEC DEPT EXP - DEFORG		574.31	
4209	COMMERCIAL CLEANING SOLUTIONS INC	08/30/2022	Virtual Payment	0.00	32,830.00	APA002069
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1304	Invoice	08/29/2022	Janitorial for city buildings	0.00	16,415.00	
	100-6000-7085-6025		BLDG MAINT - CITY HALL		5,792.00	
	100-6000-7085-6026		BLDG MAINT- CITY HALL B		490.00	
	100-6000-7085-6031		BLDG MAINT- CITY HALL B		265.00	
	100-6000-7085-6040		BLDG MAINT - POLICE DE		2,105.00	
	100-6000-7085-6041		BLDG MAINT - POLICE AN		265.00	
	100-6000-7085-6045		BLDG MAINT- COMMUNI		6,295.00	
	100-6000-7085-6060		BLDG MAINT- 713 W 4TH		85.00	
	700-4050-7085-0000		BUILDING SUPPLIES/MAI		490.00	
	750-7000-7085-0000		BUILDING SUPPLIES/MAI		498.00	
	750-7300-7085-0000		BUILDING SUPPLIES/MAI		130.00	
39095	Invoice	08/29/2022	Janitorial for city buildings	0.00	16,415.00	
	100-6000-7085-6025		BLDG MAINT - CITY HALL		5,792.00	
	100-6000-7085-6026		BLDG MAINT- CITY HALL B		490.00	
	100-6000-7085-6031		BLDG MAINT- CITY HALL B		265.00	
	100-6000-7085-6040		BLDG MAINT - POLICE DE		2,105.00	
	100-6000-7085-6041		BLDG MAINT - POLICE AN		265.00	
	100-6000-7085-6045		BLDG MAINT- COMMUNI		6,295.00	
	100-6000-7085-6060		BLDG MAINT- 713 W 4TH		85.00	
	700-4050-7085-0000		BUILDING SUPPLIES/MAI		490.00	
	750-7000-7085-0000		BUILDING SUPPLIES/MAI		498.00	
	750-7300-7085-0000		BUILDING SUPPLIES/MAI		130.00	
1320	CONSTANT CONTACT	08/30/2022	Virtual Payment	0.00	969.00	APA002070
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
UGLWVRPAB193	Invoice	08/25/2022	SOFTWARE	0.00	969.00	
	100-1200-7071-0000		SOFTWARE		969.00	
2596	COUNTY OF RIVERSIDE EMD	08/30/2022	Virtual Payment	0.00	80,000.00	APA002071
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
21-22Q3	Invoice	06/30/2022	Emergency Management Department Co	0.00	40,000.00	
	100-2040-7036-0000		GRANT SPECIFIC COSTS (-13,333.33	
	100-2040-7036-0000		GRANT SPECIFIC COSTS (53,333.33	
21-22Q4	Invoice	06/30/2022	Emergency Management Department Co	0.00	40,000.00	
	100-2040-7036-0000		GRANT SPECIFIC COSTS (40,000.00	
3905	DANIEL GARCIA MONTOYA	08/30/2022	Virtual Payment	0.00	16.00	APA002072
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0122	Invoice	08/25/2022	EQUIPMENT MAINTENANCE	0.00	16.00	
	100-6050-7090-5000		EQUIP SUPPLIES/MAINT -		16.00	
4661	DICKERSON, MCCULLOCH & ASSOCIATES	08/30/2022	Virtual Payment	0.00	10,512.24	APA002073

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
327	Invoice 100-2050-7068-0000	06/30/2022	Special Investigation Services CONTRACTUAL SERVICES Special Investigation Services	0.00	10,512.24	
1479	ENTENMANN-ROVIN CO	08/30/2022	Virtual Payment	0.00	565.17	APA002074
0167647-IN	Invoice 100-2050-7065-0000	08/25/2022	EMPLOYEE UNIFORMS CITY UNIFORMS EMPLOYEE UNIFORMS	0.00	187.46	
0167648-IN	Invoice 100-2050-7065-0000	08/25/2022	EMPLOYEE UNIFORMS CITY UNIFORMS EMPLOYEE UNIFORMS	0.00	377.71	
1499	EVIDENT	08/30/2022	Virtual Payment	0.00	113.16	APA002075
193165A	Invoice 100-2050-7070-0000	08/25/2022	DEPT SUPPLIES SPECIAL DEPT SUPPLIES DEPT SUPPLIES	0.00	113.16	
1501	FAIRVIEW FORD	08/30/2022	Virtual Payment	0.00	749.74	APA002076
920377	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	76.90	
923309	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	363.69	
923541	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	309.15	
1533	FRONTIER COMMUNICATIONS	08/30/2022	Virtual Payment	0.00	1,461.52	APA002077
951-197-0708-12	Invoice 100-1230-7015-6040	08/25/2022	PHONE UTILITY TELEPHONE (POLICE DPT) PHONE UTILITY	0.00	1,190.00	
951-769-8533-09	Invoice 750-7300-7015-0000	08/25/2022	PHONE UTILITY TELEPHONE PHONE UTILITY	0.00	53.77	
951-922-6646-04	Invoice 700-4050-7015-0000	08/25/2022	PHONE UTILITY TELEPHONE PHONE UTILITY	0.00	217.75	
3874	GENERAC POWER SYSTEMS INC	08/30/2022	Virtual Payment	0.00	10,350.93	APA002078
28514-1	Invoice 100-2100-7037-0000	06/30/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	923.50	
28852-1	Invoice 100-2100-7037-0000	06/30/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	600.00	
30491-1	Invoice 100-2100-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	4,794.89	
30663-1	Invoice 100-2100-7037-0000	06/30/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	4,032.54	
1579	GOSCH	08/30/2022	Virtual Payment	0.00	168.78	APA002079
1046095	Invoice 100-2050-7037-0000	08/25/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	168.78	
1637	HOUSTON & HARRIS PCS, INC	08/30/2022	Virtual Payment	0.00	3,243.00	APA002080

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
22-24630	Invoice	08/25/2022	PROFESSIONAL SERVICES	0.00	3,243.00	
	700-4050-7068-0000	CONTRACTUAL SERVICES	PROFESSIONAL SERVICES		3,243.00	
1657	IN GEAR TECHNOLOGY	08/30/2022	Virtual Payment	0.00	3,743.22	APA002081
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
07/06/22	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	2,112.91	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		985.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		1,127.91	
07/06/22 2	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	1,040.47	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		680.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		360.47	
08/04/22	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	589.84	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		390.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		199.84	
1679	INTERWEST CONSULTING GRP, INC.	08/30/2022	Virtual Payment	0.00	833.33	APA002082
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
76305	Invoice	06/30/2022	SOFTWARE	0.00	833.33	
	100-1230-7071-0000	SOFTWARE	SOFTWARE		833.33	
4590	JAYNES BROTHERS CONSTRUCTION INC	08/30/2022	Virtual Payment	0.00	16,448.27	APA002083
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
080522JRA	Invoice	08/29/2022	RANGEL PARK PLAYGROUND INSTALL	0.00	16,448.27	
	500-0000-8990-0000	CAPITAL OUTLAY	RANGEL PARK PLAYGROUND INS		16,448.27	
1719	JEREMY DORROUGH	08/30/2022	Virtual Payment	0.00	1,500.00	APA002084
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
0000002	Invoice	08/25/2022	HIRING COSTS	0.00	1,500.00	
	100-1240-6050-0000	RECRUITMENT AND HIRI	HIRING COSTS		1,500.00	
1824	LAKE ELSINORE & S JACINTO WATERSHEDS AU	08/30/2022	Virtual Payment	0.00	32,082.00	APA002085
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
TMDL-02	Invoice	08/29/2022	FY22/23 LAKE ELSINORE & CANYON LAKE	0.00	32,082.00	
	100-3250-7053-0000	PERMITS, FEES AND LICE	FY22/23 LAKE ELSINORE & CANY		32,082.00	
4254	LC ACTION POLICE SUPPLY	08/30/2022	Virtual Payment	0.00	1,499.95	APA002086
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
442116	Invoice	08/25/2022	DEPT SUPPLIES	0.00	1,499.95	
	100-2050-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		1,499.95	
1847	LEE'S AUTO BODY	08/30/2022	Virtual Payment	0.00	4,839.59	APA002087
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
4334	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	4,839.59	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		4,839.59	
1865	LINEAR SYSTEMS INC	08/30/2022	Virtual Payment	0.00	1,500.00	APA002088
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
20229957	Invoice	08/25/2022	SOFTWARE	0.00	1,500.00	
	100-1230-7071-6040	SOFTWARE (POLICE DEPT	SOFTWARE		1,500.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1901	MANNING & KASS, ELLROD, RAMIREZ	08/30/2022	Virtual Payment	0.00	5,030.00	APA002089
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
748062	Invoice	08/25/2022	LEGAL SERVICES	0.00	625.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		625.00	
748063	Invoice	08/25/2022	LEGAL SERVICES	0.00	4,405.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		4,405.00	
1979	MUTUAL OF OMAHA	08/30/2022	Virtual Payment	0.00	961.25	APA002090
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
F-01262266	Invoice	08/05/2022	PROFESSIONAL SERVICES	0.00	961.25	
	100-1240-7068-0000		CONTRACTUAL SERVICES		961.25	
1984	NAPA AUTO PARTS	08/30/2022	Virtual Payment	0.00	392.66	APA002091
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
183678	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	112.05	
	100-2050-7037-0000		VEHICLE MAINTENANCE		112.05	
183702	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	112.05	
	100-2050-7037-0000		VEHICLE MAINTENANCE		112.05	
184104	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	42.55	
	100-6050-7037-0000		VEHICLE MAINTENANCE		42.55	
184268	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	67.87	
	750-7900-7037-0000		VEHICLE MAINTENANCE		67.87	
184520	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	32.30	
	700-4050-7037-0000		VEHICLE MAINTENANCE		32.30	
184696	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	25.84	
	100-6050-7037-0000		VEHICLE MAINTENANCE		25.84	
4180	NOELGOETZ	08/30/2022	Virtual Payment	0.00	99.00	APA002092
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
001	Invoice	08/25/2022	DEPT SUPPLIES	0.00	99.00	
	100-6050-7070-5050		SPEC DEPT EXP - DEFORG		99.00	
2009	O'REILLY AUTO PARTS	08/30/2022	Virtual Payment	0.00	1,354.31	APA002093
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2678-441904 06/	Invoice	06/30/2022	VEHICLE MAINTENANCE	0.00	49.36	
	750-8200-7037-0000		VEHICLE MAINTENANCE		49.36	
2678-446387	Invoice	08/25/2022	EQUIPMENT MAINTENANCE	0.00	14.15	
	100-6050-7090-0000		EQUIP SUPPLIES/MAINT		14.15	
2678-447363	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	136.64	
	100-2050-7037-0000		VEHICLE MAINTENANCE		136.64	
2678-450439	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-10.78	
	100-6050-7037-0000		VEHICLE MAINTENANCE		-10.78	
2678-450508	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	5.70	
	100-6050-7037-0000		VEHICLE MAINTENANCE		5.70	
2678-450511	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	71.63	
	750-7300-7037-0000		VEHICLE MAINTENANCE		71.63	
2678-450555	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	68.63	
	100-6050-7037-0000		VEHICLE MAINTENANCE		68.63	
2678-450562	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	26.54	
	100-6050-7037-0000		VEHICLE MAINTENANCE		26.54	
2678-450579	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	13.78	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		13.78	
2678-450609	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	19.43	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		19.43	
2678-450662	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	18.68	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		18.68	
2678-450665	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-68.63	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-68.63	
2678-450726	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	9.29	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		9.29	
2678-450877	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	75.40	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		75.40	
2678-451185	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	112.16	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		112.16	
2678-451420	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	19.38	
	750-7600-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		19.38	
2678-452243	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	207.57	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		207.57	
2678-452998	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	302.87	
	750-7400-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		302.87	
2678-453032	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-136.64	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-136.64	
2678-453076	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	33.95	
	750-7400-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		33.95	
2678-453096	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-19.38	
	750-7600-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-19.38	
2678-453812	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	415.13	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		415.13	
2678-453881	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-32.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-10.00	
	750-7400-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-22.00	
2678-454231	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	21.45	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		21.45	
4423	P2S INC.	08/30/2022	Virtual Payment	0.00	611.00	APA002094
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN029032	Invoice	08/29/2022	Station 66 Electrical System Upgrade	0.00	611.00	
	500-0000-8990-0000	CAPITAL OUTLAY	Station 66 Electrical System Upg		611.00	
4186	PARAGON TRADERS, LLC	08/30/2022	Virtual Payment	0.00	200.00	APA002095
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
45978	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	60.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		60.00	
46029	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	70.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		70.00	
46169	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	70.00	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		70.00	
2039	PARKHOUSE TIRE, INC.	08/30/2022	Virtual Payment	0.00	439.53	APA002096
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2030216074	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	232.04	
	750-7300-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		232.04	
2030216449	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	207.49	

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	100-2150-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		207.49	
2871	PARTS AUTHORITY METRO LLC	08/30/2022	Virtual Payment	0.00	375.21	APA002097
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
062-312580	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	241.21	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		241.21	
062-344902	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	198.43	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		198.43	
062-349777	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	162.92	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		162.92	
091-050934	Credit Memo	08/25/2022	VEHICLE MAINTENANCE	0.00	-268.08	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-225.19	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		-42.89	
283483	Invoice	08/25/2022	VEHICLE MAINTENANCE	0.00	40.73	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		40.73	
3455	PRISTINE UNIFORMS, LLC	08/30/2022	Virtual Payment	0.00	960.97	APA002098
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12067	Invoice	08/25/2022	EMPLOYEE UNIFORMS	0.00	960.97	
	100-2050-7065-0000	CITY UNIFORMS	EMPLOYEE UNIFORMS		960.97	
4681	PRO REFRIGERATION, INC	08/30/2022	Virtual Payment	0.00	354.53	APA002099
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
39081	Invoice	08/25/2022	BUILDING MAINTENANCE	0.00	354.53	
	100-6000-7085-6055	BLDG MAINT- FIRE STATIO	BUILDING MAINTENANCE		354.53	
2078	PRO RISE GARAGE DOOR CO	08/30/2022	Virtual Payment	0.00	295.00	APA002100
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
00023966	Invoice	08/26/2022	DEPT SUPPLIES	0.00	295.00	
	100-6050-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		295.00	
2079	PRO-PIPE & SUPPLY	08/30/2022	Virtual Payment	0.00	201.83	APA002101
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
001395	Invoice	08/25/2022	DEPT SUPPLIES	0.00	19.58	
	100-6000-7070-5050	SPEC DEPT EXP - DEFORG	DEPT SUPPLIES		19.58	
5284434	Invoice	08/25/2022	DEPT SUPPLIES	0.00	182.25	
	100-6050-7070-5800	SPECIAL DEPT SUPPLIES -	DEPT SUPPLIES		182.25	
3652	PRUDENTIAL OVERALL SUPPLY	08/30/2022	Virtual Payment	0.00	453.10	APA002102
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23359967	Invoice	08/29/2022	Building/Grounds uniforms	0.00	90.87	
	100-6050-7065-0000	CITY UNIFORMS	Building/Grounds uniforms		90.87	
23363060	Invoice	08/29/2022	Building/Grounds uniforms	0.00	90.87	
	100-6050-7065-0000	CITY UNIFORMS	Building/Grounds uniforms		90.87	
23366633	Invoice	08/29/2022	Uniform Rental and Cleaning	0.00	140.73	
	750-7100-7065-0000	UNIFORMS	Uniform Rental and Cleaning		13.05	
	750-7400-7065-0000	UNIFORMS	Uniform Rental and Cleaning		29.80	
	750-7600-7065-0000	UNIFORMS	Uniform Rental and Cleaning		28.41	
	750-7800-7065-0000	UNIFORMS	Uniform Rental and Cleaning		13.62	
	750-7900-7065-0000	UNIFORMS	Uniform Rental and Cleaning		18.94	
	750-8100-7065-0000	UNIFORMS	Uniform Rental and Cleaning		11.38	
	750-8200-7065-0000	UNIFORMS	Uniform Rental and Cleaning		7.47	

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	750-8300-7065-0000	UNIFORMS	Uniform Rental and Cleaning		18.06	
23366649	Invoice	08/29/2022	Uniform Rental and Cleaning	0.00	53.05	
	750-7300-7065-0000	UNIFORMS	Uniform Rental and Cleaning		53.05	
23366663	Invoice	08/29/2022	WW - Prudential Uniforms	0.00	77.58	
	700-4050-7065-0000	UNIFORMS	WW - Prudential Uniforms		77.58	
2104	RAMONA HUMANE SOCIETY INC	08/30/2022	Virtual Payment	0.00	6,539.32	APA002103
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
COB07312 7/31/	Invoice	08/29/2022	Ramona Humane Society Sheltering Servi	0.00	6,539.32	
	100-2000-7068-0000	CONTRACTUAL SERVICES	Ramona Humane Society Shelte		6,539.32	
4689	RASHEDA WATSON	08/30/2022	Virtual Payment	0.00	30.00	APA002104
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
RCT R01254302	Invoice	08/26/2022	DEPOSIT REFUND	0.00	30.00	
	100-1550-7040-0000	RECREATION PROGRAMS	DEPOSIT REFUND		30.00	
3681	RIVERSIDE COUNTY DEPARTMENT OF WASTE R	08/30/2022	Virtual Payment	0.00	340.00	APA002105
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
202207000169	Invoice	08/26/2022	DEPT SUPPLIES	0.00	340.00	
	100-1200-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		23.50	
	100-6000-7085-6040	BLDG MAINT - POLICE DE	DEPT SUPPLIES		47.00	
	100-6000-7085-6040	BLDG MAINT - POLICE DE	DEPT SUPPLIES		23.50	
	100-6050-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		38.00	
	100-6050-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		19.00	
	100-6050-7070-003X	SPEC DEPT EXP - IA 3	DEPT SUPPLIES		23.50	
	100-6050-7070-003X	SPEC DEPT EXP - IA 3	DEPT SUPPLIES		38.00	
	100-6050-7070-003X	SPEC DEPT EXP - IA 3	DEPT SUPPLIES		47.00	
	100-6050-7070-006A	SPEC DEPT EXP - IA 6A	DEPT SUPPLIES		38.00	
	100-6050-7070-006B	SPEC DEPT EXP - IA 6B	DEPT SUPPLIES		23.50	
	100-6050-7070-008A	SPEC DEPT EXP - IA 8A	DEPT SUPPLIES		19.00	
2171	RIVERSIDE COUNTY SHERIFF DEPARTMENT	08/30/2022	Virtual Payment	0.00	52,686.00	APA002106
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
SH0000041544	Invoice	08/29/2022	Riverside Cal-ID Annual Fee	0.00	52,686.00	
	100-2050-7091-0000	CAL-ID FEE	Riverside Cal-ID Annual Fee		52,686.00	
2623	RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDIC	08/30/2022	Virtual Payment	0.00	1,200.00	APA002107
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
1130	Invoice	08/26/2022	PROFESSIONAL SERVICES	0.00	1,200.00	
	100-2050-7068-0000	CONTRACTUAL SERVICES	PROFESSIONAL SERVICES		1,200.00	
4437	RUSSELL ALEXANDER REASNER	08/30/2022	Virtual Payment	0.00	1,300.00	APA002108
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
156125-000022	Invoice	08/26/2022	ADVERTISING	0.00	1,300.00	
	100-1200-7020-0000	ADVERTISING	ADVERTISING		1,300.00	
1113	RYAN M. WESTBROOK INC	08/30/2022	Virtual Payment	0.00	188.68	APA002109
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
783864	Invoice	08/25/2022	ANIMAL CARE SERVICES	0.00	170.68	
	100-2080-7060-0000	CONTRACTUAL SERVICES	ANIMAL CARE SERVICES		170.68	
785737	Invoice	08/25/2022	ANIMAL CARE SERVICES	0.00	18.00	
	100-2000-7068-0000	CONTRACTUAL SERVICES	ANIMAL CARE SERVICES		18.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3716	SCCI, INC	08/30/2022	Virtual Payment	0.00	500.00	APA002110
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>211398</u>	Invoice	06/30/2022	EMPLOYEE TRAINING	0.00	250.00	
	<u>700-4050-7066-0000</u>		TRAVEL, EDUCATION, TRA		250.00	
<u>212333</u>	Invoice	08/26/2022	EMPLOYEE TRAINING	0.00	250.00	
	<u>700-4050-7066-0000</u>		TRAVEL, EDUCATION, TRA		250.00	
2026	SECURITY SIGNAL DEVICES, INC	08/30/2022	Virtual Payment	0.00	1,234.70	APA002111
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>R-00386555</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	55.65	
	<u>750-7000-7087-0000</u>		SECURITY SERVICES		55.65	
<u>R-00387096</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	58.25	
	<u>100-6000-7087-6040</u>		SECURITY - POLICE DEPT		58.25	
<u>R-00388300</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	113.25	
	<u>100-6000-7087-6040</u>		SECURITY - POLICE DEPT		113.25	
<u>R-00388683</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	163.50	
	<u>700-4050-7087-005X</u>		SECURITY SERVICES		163.50	
<u>R-00389460</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	138.00	
	<u>700-4050-7087-005X</u>		SECURITY SERVICES		138.00	
<u>R-00389799</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	218.65	
	<u>100-6000-7087-6025</u>		SECURITY - CITY HALL		158.40	
	<u>100-6000-7087-6026</u>		SECURITY- CITY HALL BLD		60.25	
<u>R-00390043</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	179.55	
	<u>700-4050-7087-007A</u>		SECURITY SERVICES		179.55	
<u>R-00390165</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	59.85	
	<u>700-4050-7087-0000</u>		SECURITY SERVICES		59.85	
<u>R-00391273</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	186.50	
	<u>100-6000-7087-6045</u>		SECURITY - COMMUNITY		186.50	
<u>R-00391541</u>	Invoice	08/26/2022	SECURITY SERVICES	0.00	61.50	
	<u>750-7300-7087-0000</u>		SECURITY SERVICES		61.50	
4671	SHERRIE HICKS CULPEPPER	08/30/2022	Virtual Payment	0.00	125.00	APA002112
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>RCT R01255490</u>	Invoice	08/26/2022	DEPOSIT REFUND	0.00	125.00	
	<u>100-0000-4590-0000</u>		BUILDING RENTAL		125.00	
3260	SITONE LANDSCAPE SUPPLY, LLC	08/30/2022	Virtual Payment	0.00	32,099.31	APA002113
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>121566944-001</u>	Invoice	08/29/2022	Booster pump and install for sport park	0.00	23,916.87	
	<u>100-6050-7070-5400</u>		SPEC DEPT EXP - SPORTS		23,916.87	
<u>122043906-001</u>	Invoice	08/29/2022	Irrigation and parts for parks and landsca	0.00	7,157.93	
	<u>100-6050-7070-0000</u>		SPECIAL DEPT SUPPLIES		7,157.93	
<u>122200001-001</u>	Invoice	08/29/2022	Irrigation and parts for parks and landsca	0.00	1,024.51	
	<u>100-6050-7070-0000</u>		SPECIAL DEPT SUPPLIES		1,024.51	
3031	SMARTHIRE	08/30/2022	Virtual Payment	0.00	696.03	APA002114
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<u>53390</u>	Invoice	06/30/2022	HIRING COSTS	0.00	258.00	
	<u>100-1240-6050-0000</u>		RECRUITMENT AND HIRI		258.00	
<u>53390_2</u>	Invoice	08/26/2022	HIRING COSTS	0.00	438.03	

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	100-1240-6050-0000	RECRUITMENT AND HIRI	HIRING COSTS		438.03	
4545	SOUTH BAY FOUNDRY, INC	08/30/2022	Virtual Payment	0.00	5,237.32	APA002115
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
0218898	Invoice	06/30/2022	NEW MANHOLE RING & BEAUMONT SEW	0.00	331.69	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		331.69	
0220460	Invoice	06/30/2022	DEPT SUPPLIES	0.00	2,350.00	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		2,350.00	
0222373	Invoice	06/30/2022	DEPT SUPPLIES	0.00	2,555.63	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		2,555.63	
4443	STEVE H NUTT	08/30/2022	Virtual Payment	0.00	6,000.00	APA002116
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
08/09/22	Invoice	08/26/2022	HIRING COSTS	0.00	3,000.00	
	100-1240-6050-0000		RECRUITMENT AND HIRI		3,000.00	
08/15/22	Invoice	08/26/2022	HIRING COSTS	0.00	3,000.00	
	100-1240-6050-0000		RECRUITMENT AND HIRI		3,000.00	
2382	T MOBILE	08/30/2022	Virtual Payment	0.00	50.00	APA002117
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
9504854324	Invoice	08/26/2022	DEPT SUPPLIES	0.00	50.00	
	100-2050-7070-0000		SPECIAL DEPT SUPPLIES		50.00	
2405	THE COUNSELING TEAM	08/30/2022	Virtual Payment	0.00	1,000.00	APA002118
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
83107	Invoice	08/26/2022	EMPLOYEE SUPPORT SERVICES	0.00	1,000.00	
	100-1240-7068-0000		CONTRACTUAL SERVICES		1,000.00	
2407	THE GAS COMPANY	08/30/2022	Virtual Payment	0.00	68.00	APA002119
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
09712228007 08/	Invoice	08/26/2022	GAS UTILITY	0.00	20.47	
	100-6000-7010-6025		UTILITIES - CITY HALL		20.47	
10552227000 08/	Invoice	08/26/2022	GAS UTILITY	0.00	22.32	
	100-6000-7010-6040		UTILITIES - POLICE DEPT		22.32	
15382227021 08/	Invoice	08/26/2022	GAS UTILITY	0.00	25.21	
	750-7000-7010-0000		UTILITIES		25.21	
2416	THE PRESS-ENTERPRISE	08/30/2022	Virtual Payment	0.00	4,927.96	APA002120
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
0011543986	Invoice	08/26/2022	ADVERTISING	0.00	551.08	
	100-1150-7020-0000		ADVERTISING		551.08	
0011543991	Invoice	08/26/2022	ADVERTISING	0.00	639.60	
	100-1150-7020-0000		ADVERTISING		639.60	
0011545182	Invoice	08/26/2022	ADVERTISING	0.00	1,179.76	
	100-1150-7020-0000		ADVERTISING		1,179.76	
0011548877	Invoice	08/26/2022	ADVERTISING	0.00	917.60	
	100-1150-7020-0000		ADVERTISING		917.60	
0011549562	Invoice	08/26/2022	ADVERTISING	0.00	887.68	
	100-1150-7020-0000		ADVERTISING		887.68	
0011549703	Invoice	08/26/2022	ADVERTISING	0.00	752.24	

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	100-1350-7020-0000	ADVERTISING	ADVERTISING		752.24	
4293	THE RETAIL COACH, LLC	08/30/2022	Virtual Payment	0.00	2,333.00	APA002121
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3935	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/29/2022	The Retail Coach	0.00	2,333.00	
	100-1235-7068-0000	CONTRACTUAL SERVICES	The Retail Coach		2,333.00	
2430	TIME WARNER CABLE	08/30/2022	Virtual Payment	0.00	2,378.38	APA002122
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
13099660107212	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	PSEC RADIO LINE	0.00	2,378.38	
	100-2050-7057-0000	ERICA	PSEC RADIO LINE		2,378.38	
2429	TK ELEVATOR CORP	08/30/2022	Virtual Payment	0.00	1,272.90	APA002123
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3006758617	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	BUILDING MAINTENANCE	0.00	1,272.90	
	100-6000-7085-6045	BLDG MAINT- COMMUNI	BUILDING MAINTENANCE		1,272.90	
2873	TPX COMMUNICATIONS	08/30/2022	Virtual Payment	0.00	528.78	APA002124
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
160428485-0	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	PHONE UTILITY	0.00	528.78	
	100-1230-7015-6040	TELEPHONE (POLICE DPT)	PHONE UTILITY		528.78	
2470	UNIVERSAL CARPET SYSTEM	08/30/2022	Virtual Payment	0.00	1,619.00	APA002125
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
60239	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	DEPT SUPPLIES	0.00	1,619.00	
	100-6000-7070-6040	SPEC DEPT EXP- POLICE D	DEPT SUPPLIES		1,619.00	
2472	UPS	08/30/2022	Virtual Payment	0.00	33.31	APA002126
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000087R790322	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	OFFICE SUPPLIES	0.00	33.31	
	100-1235-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		33.31	
2484	VERIZON	08/30/2022	Virtual Payment	0.00	557.68	APA002127
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
9913219014	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	PHONE UTILITY	0.00	557.68	
	100-1230-7015-6040	TELEPHONE (POLICE DPT)	PHONE UTILITY		557.68	
4694	VINCENT ANDRES	08/30/2022	Virtual Payment	0.00	37.47	APA002128
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
04-147757-02	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	UTILITY OVERPAYMENT	0.00	37.47	
	700-0000-0220-0000	ACCT REC - SEWER	UTILITY OVERPAYMENT		37.47	
2536	WELDORS SUPPLY AND STEEL CO	08/30/2022	Virtual Payment	0.00	84.79	APA002129
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
29416	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	08/26/2022	VEHICLE MAINTENANCE	0.00	84.79	
	100-6050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		84.79	
3908	WEST COAST ARBORISTS, INC	08/30/2022	Virtual Payment	0.00	6,284.25	APA002130

Check Report

Date Range: 08/23/2022 Item 2.

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
188939	Invoice	08/29/2022	Tree service and maintenance within the	0.00	6,284.25	
	100-6050-7157-0000	TREE TRIMMING	Tree service and maintenance w		6,284.25	
3457	ZONAR SYSTEMS	08/30/2022	Virtual Payment	0.00	936.22	APA002131
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SI554833	Invoice	06/30/2022	EVIR CSA INSPECTION KIT	0.00	386.22	
	760-0000-1615-0000	EQUIPMENT	EVIR CSA INSPECTION KIT		386.22	
SI556097	Invoice	06/30/2022	GPS KIT	0.00	550.00	
	760-0000-1615-0000	EQUIPMENT	GPS KIT		550.00	

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	7	0.00	157,188.05
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
Virtual Payments	185	84	0.00	373,773.66
	193	91	0.00	530,961.71

Check Report

Date Range: 08/23/2022 Item 2. 22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PYBANK-BANK OF HEMET - PAYROLL FED/STATE DEPOSITS						
4447	Alameda County DCSS	08/24/2022	Regular	0.00	619.38	1084
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001122	Invoice	08/26/2022	TYSER / Child Support 200000002077885	0.00	619.38	
	100-0000-2105-0000		PAYROLL SUSPENSE		619.38	
4448	CA State Disbursement Unit	08/24/2022	Regular	0.00	276.92	1085
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001123	Invoice	08/26/2022	CARATACHEA / Child Support 20000000019	0.00	276.92	
	100-0000-2105-0000		PAYROLL SUSPENSE		276.92	
4450	Riverside County Sheriff	08/24/2022	Regular	0.00	113.87	1086
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001125	Invoice	08/24/2022	FIELDS / Garnishment 2021201155	0.00	113.87	
	100-0000-2105-0000		PAYROLL SUSPENSE		113.87	
4449	State Of California FTB	08/24/2022	Regular	0.00	637.71	1087
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001127	Invoice	08/26/2022	Caraatachea/ Garnishment 608054903	0.00	637.71	
	100-0000-2105-0000		PAYROLL SUSPENSE		637.71	
4449	State Of California FTB	08/24/2022	Regular	0.00	150.00	1088
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001124	Invoice	08/26/2022	STEWARD / Garnishment 554376971	0.00	150.00	
	100-0000-2105-0000		PAYROLL SUSPENSE		150.00	
4446	California State Payroll Taxes	08/26/2022	Bank Draft	0.00	28,138.94	DFT0003967
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001120	Invoice	08/26/2022	State Withholding	0.00	28,138.94	
	100-0000-2116-0000		CA WITHHOLDING		28,138.94	
4445	Federal Deposit	08/26/2022	Bank Draft	0.00	88,676.71	DFT0003968
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001121	Invoice	08/26/2022	Federal Deposit	0.00	88,676.71	
	100-0000-2105-0000		PAYROLL SUSPENSE		19,939.66	
	100-0000-2115-0000		FEDERAL WITH HOLDING		68,737.05	

Bank Code PYBANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	1,797.88
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	116,815.65
EFT's	0	0	0.00	0.00
Virtual Payments	0	0	0.00	0.00
	7	7	0.00	118,613.53

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	12	0.00	158,985.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	319,590.91
EFT's	0	0	0.00	0.00
Virtual Payments	185	84	0.00	373,773.66
	205	103	0.00	852,350.50

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2022	852,350.50
			<u>852,350.50</u>



WARRANTS TO BE RATIFIED

Wednesday, September 07, 2022

Printed Checks	111271-111274	\$	1,570.96	FY 22/23
NvoicePay	APA002132-APA002203	\$	393,490.90	FY 21/22
	A/P Total	\$	<u>395,061.86</u>	
Wires	Sedgwick	\$	116,919.41	Workers Comp
Bank Drafts	CalPERS	\$	53,643.59	743 Classic
		\$	49,554.56	742 Classic
		\$	24,302.09	27308 PEPRA
		\$	22,256.12	25763 PEPRA
		\$	480.56	25763 PEPRA
		\$	220.86	27308 PEPRA
	Global Payments	\$	16,615.32	CC Fees
	Authnet Gateway	\$	58.00	CC Processing Fee

I DO HEREBY CERTIFY THIS WARRANT LIST HAS BEEN COMPILED AND PREPARED TO MEET THE DAILY OPERATIONS FOR THE FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023

SIGNATURE: 

TITLE: CITY TREASURER

SIGNATURE: 

TITLE: FINANCE DIRECTOR



City of Beaumont, CA

Item 2.
Check Report

By Check Number

Date Range: 09/01/2022 - 09/08/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3322	ELISA LUNA	09/07/2022	Regular	0.00	920.46	111271
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
07/10/22-07/15/	Invoice	09/06/2022	EMPLOYEE TRAINING REIMBURSEMENT	0.00	920.46	
	750-7000-7066-0000		TRAVEL, EDUCATION, TRA		920.46	
4700	KATIE JENSEN	09/07/2022	Regular	0.00	259.00	111272
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
10/02/22-10/04/	Invoice	09/06/2022	PER DIEM FOR CAL APA CONFERENCE 202	0.00	259.00	
	100-1350-7066-0000		TRAVEL, EDUCATION, TRA		259.00	
4432	Reiley Godfrey	09/07/2022	Regular	0.00	206.50	111273
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
10/09/22-10/12/	Invoice	09/06/2022	PER DIEM FOR WSATI CONFERENCE	0.00	206.50	
	100-2050-7066-0000		TRAVEL, EDUCATION, TRA		206.50	
2636	TOSHIA WELLS	09/07/2022	Regular	0.00	185.00	111274
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
09/19/22-09/20/	Invoice	09/06/2022	PER DIEM FOR WOMEN IN COMMAND C	0.00	185.00	
	100-2050-7066-0000		TRAVEL, EDUCATION, TRA		185.00	
1014	ACE ALTERNATORS	09/07/2022	Virtual Payment	0.00	157.69	APA002145
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
123062	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	157.69	
	750-7900-7037-0000		VEHICLE MAINTENANCE		157.69	
1023	ADVANCED WORKPLACE STRATEGIES	09/07/2022	Virtual Payment	0.00	863.50	APA002146
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
537855	Invoice	09/02/2022	EMPLOYEE MEDICAL SERVICES	0.00	863.50	
	100-3250-6019-0000		FIRST AID		79.50	
	100-3250-6019-0000		FIRST AID		79.50	
	100-3250-6019-0000		FIRST AID		62.00	
	100-6150-6019-0000		FIRST AID		79.50	
	100-6150-6019-0000		FIRST AID		86.00	
	700-4050-6019-0000		FIRST AID		79.50	
	700-4050-6019-0000		FIRST AID		79.50	
	700-4050-6019-0000		FIRST AID		79.50	
	750-7300-6019-0000		FIRST AID		79.50	
	750-7400-6019-0000		FIRST AID		79.50	
	750-7400-6019-0000		FIRST AID		79.50	
2582	AFTERMATH SERVICES LLC	09/07/2022	Virtual Payment	0.00	400.00	APA002147
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
JC2022-7892	Invoice	09/02/2022	DEPT SUPPLIES	0.00	400.00	
	100-2050-7070-0000		SPECIAL DEPT SUPPLIES		400.00	
1042	ALL PURPOSE RENTALS	09/07/2022	Virtual Payment	0.00	1,051.64	APA002148

Check Report

Date Range: 09/01/2022

Item 2.

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
49344	Invoice	09/02/2022	DEPT SUPPLIES	0.00	99.24	
	100-3250-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		99.24	
49637	Invoice	09/02/2022	EQUIPMENT RENTAL	0.00	338.60	
	100-3250-7075-0000	EQUIPMENT LEASING/RE	EQUIPMENT RENTAL		338.60	
49828	Invoice	09/02/2022	EQUIPMENT RENTAL	0.00	317.90	
	100-3250-7075-0000	EQUIPMENT LEASING/RE	EQUIPMENT RENTAL		317.90	
49884	Invoice	09/02/2022	EQUIPMENT RENTAL	0.00	295.90	
	100-3250-7075-0000	EQUIPMENT LEASING/RE	EQUIPMENT RENTAL		295.90	
1050	AMAZON CAPITAL SERVICES	09/07/2022	Virtual Payment	0.00	522.76	APA002149
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19PN-3K69-4HPT	Invoice	09/02/2022	DEPT SUPPLIES	0.00	188.53	
	100-1240-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		188.53	
1JR4-YXNH-F14K	Invoice	09/02/2022	DEPT SUPPLIES	0.00	126.90	
	100-6050-7070-5800	SPECIAL DEPT SUPPLIES -	DEPT SUPPLIES		126.90	
1L17-RTF3-CLK7	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	44.80	
	100-2050-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		44.80	
1MWH-RFHN-LKJ	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	175.47	
	100-3250-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		175.47	
1PX1-GNC9-M3D	Credit Memo	06/30/2022	RETURNED SUPPLIES	0.00	-37.70	
	100-2050-7025-0000	OFFICE SUPPLIES	RETURNED SUPPLIES		-37.70	
1QH1-7CV1-Y6X9	Invoice	09/02/2022	COMPUTER SUPPLIES	0.00	24.76	
	100-1230-7072-0000	COMPUTER SUPPLIES/MA	COMPUTER SUPPLIES		24.76	
1100	AUTOZONE	09/07/2022	Virtual Payment	0.00	46.82	APA002150
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2882196535	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	46.82	
	100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE		46.82	
1127	BEAUMONT DO IT BEST HOME CENTER	09/07/2022	Virtual Payment	0.00	36.83	APA002151
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
518511	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	36.83	
	100-2050-7025-0000	OFFICE SUPPLIES	OFFICE SUPPLIES		36.83	
1136	BEAUMONT POWER EQUIPMENT	09/07/2022	Virtual Payment	0.00	21.54	APA002152
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1064	Invoice	09/02/2022	DEPT SUPPLIES	0.00	4.85	
	100-3250-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		4.85	
1243	Invoice	09/02/2022	DEPT SUPPLIES	0.00	16.69	
	100-3250-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		16.69	
1161	BIO-TOX LABORATORIES	09/07/2022	Virtual Payment	0.00	1,406.00	APA002153
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
43157	Invoice	09/02/2022	PROFESSIONAL SERVICES	0.00	212.00	
	100-2050-7068-0000	CONTRACTUAL SERVICES	PROFESSIONAL SERVICES		212.00	
43158	Invoice	09/02/2022	PROFESSIONAL SERVICES	0.00	611.00	
	100-2050-7068-0000	CONTRACTUAL SERVICES	PROFESSIONAL SERVICES		611.00	
43253	Invoice	09/02/2022	PROFESSIONAL SERVICES	0.00	583.00	
	100-2050-7068-0000	CONTRACTUAL SERVICES	PROFESSIONAL SERVICES		583.00	

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3215	BURGESON'S HEATING & AIR CONDITIONING, I	09/07/2022	Virtual Payment	0.00	2,420.00	APA002154
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
1335757	Invoice	09/02/2022	BUILDING MAINTENANCE	0.00	218.00	
750-7000-7085-0000	BUILDING SUPPLIES/MAI	BUILDING MAINTENANCE	218.00			
1337943	Invoice	09/02/2022	PROFESSIONAL SERVICES	0.00	775.00	
100-6000-7068-6040	CONTRACTUAL SVC- POLI	PROFESSIONAL SERVICES	775.00			
1338355	Invoice	09/02/2022	BUILDING MAINTENANCE	0.00	1,427.00	
100-6000-7085-6040	BLDG MAINT - POLICE DE	BUILDING MAINTENANCE	1,427.00			
1242	CED	09/07/2022	Virtual Payment	0.00	2,311.65	APA002155
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
0954-1013799	Invoice	09/02/2022	DEPT SUPPLIES	0.00	177.79	
100-3250-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES	177.79			
0954-1013833	Invoice	09/02/2022	DEPT SUPPLIES	0.00	1,729.80	
100-6050-7070-5250	SPEC DEPT EXP - RANGEL	DEPT SUPPLIES	1,729.80			
0954-1013880	Invoice	09/02/2022	DEPT SUPPLIES	0.00	404.06	
100-6050-7070-5050	SPEC DEPT EXP - DEFORG	DEPT SUPPLIES	404.06			
1298	CLASS ACTS AUTOBODY	09/07/2022	Virtual Payment	0.00	2,566.32	APA002156
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
23669	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	2,566.32	
100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE	822.00			
100-2050-7037-0000	VEHICLE MAINTENANCE	VEHICLE MAINTENANCE	1,744.32			
4709	CORIE NAKAZAWA	09/07/2022	Virtual Payment	0.00	77.47	APA002157
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
RCT R01261426	Invoice	09/02/2022	HOP FEE SHOULDN'T HAVE BEEN CHARGE	0.00	77.47	
100-0000-4556-0000	PLANNING DEPARTMENT	HOP FEE SHOULDN'T HAVE BEE	77.47			
1331	COUNTY OF RIVERSIDE DEPT OF ENVMNTL HEA	09/07/2022	Virtual Payment	0.00	7,093.00	APA002158
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
IN0455191	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	933.00	
700-4050-7022-019C	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	933.00			
IN0455192	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	933.00	
700-4050-7022-06A1	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	933.00			
IN0455193	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	933.00	
700-4050-7022-003X	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	933.00			
IN0455194	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	933.00	
700-4050-7022-002X	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	933.00			
IN0455195	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	933.00	
700-4050-7022-0000	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	933.00			
IN0455261	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	1,214.00	
700-4050-7022-007A	LICENSE, PERMITS, FEES	ENVIRONMENTAL HEALTH PER	1,214.00			
IN0455262	Invoice	09/02/2022	ENVIRONMENTAL HEALTH PERMIT	0.00	1,214.00	
700-4050-7022-005X	LICENSE, PERMITS, FEES -	ENVIRONMENTAL HEALTH PER	1,214.00			
3601	CRAFCO, INC	09/07/2022	Virtual Payment	0.00	2,500.65	APA002159
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
9402764735	Invoice	09/06/2022	CRACK SEAL SUPPLIES	0.00	2,500.65	
100-3250-7070-0000	SPECIAL DEPT SUPPLIES	CRACK SEAL SUPPLIES	2,500.65			

Check Report

Date Range: 09/01/2022 Item 2. 22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4588	CROSTOWN ELECTRICAL & DATA, INC	09/07/2022	Virtual Payment	0.00	4,041.04	APA002160
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
4753-002	Invoice	09/02/2022	PROFESSIONAL SERVICES	0.00	2,684.04	
	100-3250-7068-0000		CONTRACTUAL SERVICES		2,684.04	
4753-22-007	Invoice	09/06/2022	TRAFFIC SIGNAL MAINTENANCE	0.00	1,357.00	
	100-3250-7068-0000		CONTRACTUAL SERVICES		1,357.00	
3905	DANIEL GARCIA MONTOYA	09/07/2022	Virtual Payment	0.00	76.30	APA002161
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
0514	Invoice	09/02/2022	EQUIPMENT MAINTENANCE	0.00	76.30	
	100-6050-7090-5999		EQUIP SUPPLIES/MAINT -		60.00	
	100-6050-7090-5999		EQUIP SUPPLIES/MAINT -		16.30	
4647	DXP ENTERPRISES, INC	09/07/2022	Virtual Payment	0.00	9,742.81	APA002162
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
53082783	Invoice	09/06/2022	DXP ENTERPRISES	0.00	9,742.81	
	700-4050-7070-0000		SPECIAL DEPT SUPPLIES		9,742.81	
1501	FAIRVIEW FORD	09/07/2022	Virtual Payment	0.00	1,196.70	APA002163
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
917806	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	192.60	
	100-2050-7037-0000		VEHICLE MAINTENANCE		192.60	
918339	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	106.19	
	100-2050-7037-0000		VEHICLE MAINTENANCE		106.19	
919015	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	4.50	
	100-2050-7037-0000		VEHICLE MAINTENANCE		4.50	
919871	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	689.43	
	100-2050-7037-0000		VEHICLE MAINTENANCE		689.43	
920120	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	203.98	
	100-2050-7037-0000		VEHICLE MAINTENANCE		203.98	
1509	FEDEX	09/07/2022	Virtual Payment	0.00	11.16	APA002164
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
7-828-09574	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	11.16	
	100-2050-7025-0000		OFFICE SUPPLIES		11.16	
1518	FLYERS ENERGY	09/07/2022	Virtual Payment	0.00	3,016.09	APA002165
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
CFS-3106213	Invoice	09/02/2022	FUEL EXPENSE	0.00	3,016.09	
	750-7600-7050-0000		FUEL		910.26	
	750-7800-7050-0000		FUEL		205.70	
	750-7900-7050-0000		FUEL		685.37	
	750-8300-7050-0000		FUEL		1,214.76	
4702	GENE FORTAJADA	09/07/2022	Virtual Payment	0.00	40.00	APA002166
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
RCT R01250999	Invoice	09/02/2022	DEPOSIT REFUND	0.00	40.00	
	100-0000-4591-0000		PARKS RENTAL		40.00	
1583	GRAFIX SYSTEMS	09/07/2022	Virtual Payment	0.00	476.87	APA002167

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
30322	Invoice 100-2050-7037-0000	09/02/2022	VEHICLE MAINTENANCE VEHICLE MAINTENANCE	0.00	476.87	
1585	GRAINGER	09/07/2022	Virtual Payment	0.00	702.14	APA002168
9404078017	Invoice 700-4050-7070-0000	09/02/2022	DEPT SUPPLIES SPECIAL DEPT SUPPLIES	0.00	452.26	
9417763951	Invoice 700-4050-7070-0000	09/02/2022	DEPT SUPPLIES SPECIAL DEPT SUPPLIES	0.00	249.88	
4218	HAWK ANALYTICS, INC	09/07/2022	Virtual Payment	0.00	2,995.00	APA002169
INV25671	Invoice 100-2050-7030-0000	09/02/2022	SOFTWARE SUBSCRIPTION DUES & SUBSCRIPTIONS	0.00	2,995.00	
1612	HEARD'S INVESTIGATIONS AND POLYGRAPH LL	09/07/2022	Virtual Payment	0.00	400.00	APA002170
7650	Invoice 100-1240-6050-0000	09/02/2022	HIRING COSTS RECRUITMENT AND HIRI	0.00	400.00	
3572	HECTOR ALVARADO	09/07/2022	Virtual Payment	0.00	2,400.00	APA002171
1800	Invoice 750-7100-7068-0000 750-7400-7068-0000 750-7600-7068-0000 750-7800-7068-0000 750-7900-7068-0000 750-8100-7068-0000 750-8200-7068-0000 750-8300-7068-0000	09/06/2022	Bus Wash and Detail CONTRACTUAL SERVICES CONTRACTUAL EXPENSES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES	0.00	1,040.00	
1801	Invoice 750-7400-7068-0000 750-7900-7068-0000 750-8100-7068-0000 750-8200-7068-0000	09/06/2022	Bus Wash and Detail CONTRACTUAL EXPENSES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES	0.00	480.00	
1802	Invoice 750-7100-7068-0000 750-7400-7068-0000 750-7600-7068-0000 750-7800-7068-0000 750-7900-7068-0000 750-8200-7068-0000 750-8300-7068-0000	09/06/2022	Bus Wash and Detail CONTRACTUAL SERVICES CONTRACTUAL EXPENSES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES CONTRACTUAL SERVICES	0.00	880.00	
1662	INFOSEND, INC	09/07/2022	Virtual Payment	0.00	10,521.27	APA002172
216348	Invoice 700-4050-7068-0000	09/02/2022	PROFESSIONAL SERVICES CONTRACTUAL SERVICES	0.00	10,521.27	
1679	INTERWEST CONSULTING GRP, INC.	09/07/2022	Virtual Payment	0.00	833.33	APA002173

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
80443	Invoice	09/02/2022	GIS SOFTWARE	0.00	833.33	
	100-1230-7071-0000		SOFTWARE		833.33	
4704	IRENE GARCIA	09/07/2022	Virtual Payment	0.00	500.00	APA002174
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
RCT R01249319	Invoice	09/02/2022	DEPOSIT REFUND	0.00	500.00	
	100-0000-4590-0000		BUILDING RENTAL		500.00	
4705	KAYLA FITZGERALD	09/07/2022	Virtual Payment	0.00	187.47	APA002175
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
PLAN2022-0844	Invoice	09/02/2022	REFUND BUSINESS LICENSE HOP	0.00	187.47	
	100-0000-4200-0000		BUSINESS LICENSES		110.00	
	100-0000-4556-0000		PLANNING DEPARTMENT		77.47	
1847	LEE'S AUTO BODY	09/07/2022	Virtual Payment	0.00	1,666.47	APA002176
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4357	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	1,666.47	
	100-2050-7037-0000		VEHICLE MAINTENANCE		1,666.47	
1857	LIEBERT CASSIDY WHITMORE	09/07/2022	Virtual Payment	0.00	8,336.00	APA002177
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
204104	Invoice	06/30/2022	SEIU NEGOTIATIONS 2020	0.00	2,652.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		2,652.00	
204146	Invoice	06/30/2022	SEIU SALARY GRIEVANCE	0.00	597.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		597.00	
222852	Invoice	09/02/2022	SEIU NEGOTIATIONS - 2020	0.00	425.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		425.00	
222853	Invoice	09/02/2022	SEIU SALARY GRIEVANCE	0.00	4,662.00	
	100-1300-7068-000B		CONTRACTUAL SERVICES		4,662.00	
4701	MARIA CARDONA	09/07/2022	Virtual Payment	0.00	120.00	APA002178
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
RCT R01262612	Invoice	09/02/2022	DEPOSIT REFUND	0.00	120.00	
	100-0000-4591-0000		PARKS RENTAL		120.00	
1984	NAPA AUTO PARTS	09/07/2022	Virtual Payment	0.00	245.43	APA002179
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
182124	Invoice	06/30/2022	VEHICLE MAINTENANCE	0.00	23.69	
	750-8300-7037-0000		VEHICLE MAINTENANCE		23.69	
184115	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	56.45	
	100-3250-7037-0000		VEHICLE MAINTENANCE		56.45	
184980	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	15.09	
	750-7800-7037-0000		VEHICLE MAINTENANCE		15.09	
184996	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	7.53	
	750-7600-7037-0000		VEHICLE MAINTENANCE		7.53	
185169	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	20.45	
	750-7300-7037-0000		VEHICLE MAINTENANCE		20.45	
185187	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	50.62	
	750-7600-7037-0000		VEHICLE MAINTENANCE		50.62	
185209	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	36.62	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	750-7600-7037-0000		VEHICLE MAINTENANCE		36.62	
185361	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	9.69	
	750-7300-7037-0000		VEHICLE MAINTENANCE		9.69	
185546	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	16.69	
	750-7100-7037-0000		VEHICLE MAINTENANCE		16.69	
185614	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	8.60	
	750-8300-7037-0000		VEHICLE MAINTENANCE		8.60	
1317	OCCUPATIONAL HEALTH CENTERS	09/07/2022	Virtual Payment	0.00	1,563.83	APA002180
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
76338089	Invoice	09/02/2022	EMPLOYEE MEDICAL SERVICES	0.00	90.00	
	100-1240-6050-0000		RECRUITMENT AND HIRI		65.00	
	100-3250-6019-0000		FIRST AID		25.00	
76413735	Invoice	09/02/2022	HIRING COSTS	0.00	1,300.00	
	100-1240-6050-0000		RECRUITMENT AND HIRI		1,300.00	
123-0944199585	Invoice	09/02/2022	EMPLOYEE MEDICAL SERVICE	0.00	173.83	
	100-2050-6019-0000		FIRST AID		173.83	
2009	O'REILLY AUTO PARTS	09/07/2022	Virtual Payment	0.00	1,979.27	APA002181
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2678-447788	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	207.57	
	100-3100-7037-0000		VEHICLE MAINTENANCE		207.57	
2678-449091	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	51.40	
	100-2050-7037-0000		VEHICLE MAINTENANCE		51.40	
2678-450374	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	60.91	
	100-2050-7037-0000		VEHICLE MAINTENANCE		60.91	
2678-450375	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	66.38	
	100-2050-7037-0000		VEHICLE MAINTENANCE		66.38	
2678-451358	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	71.75	
	100-3250-7037-0000		VEHICLE MAINTENANCE		71.75	
2678-451435	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	124.97	
	100-3250-7037-0000		VEHICLE MAINTENANCE		124.97	
2678-453648	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	48.47	
	100-3250-7037-0000		VEHICLE MAINTENANCE		48.47	
2678-453664	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	431.95	
	760-0000-8040-0000		EQUIPMENT		431.95	
2678-453713	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	44.62	
	100-3250-7037-0000		VEHICLE MAINTENANCE		44.62	
2678-454455	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	337.91	
	750-7800-7037-0000		VEHICLE MAINTENANCE		337.91	
2678-454461	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	37.70	
	750-7900-7037-0000		VEHICLE MAINTENANCE		37.70	
2678-454502	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	10.76	
	750-7900-7037-0000		VEHICLE MAINTENANCE		10.76	
2678-455315	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	24.87	
	750-8100-7037-0000		VEHICLE MAINTENANCE		24.87	
2678-455316	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	7.97	
	750-7600-7037-0000		VEHICLE MAINTENANCE		7.97	
2678-455431	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	220.67	
	750-7800-7037-0000		VEHICLE MAINTENANCE		220.67	
2678-455460	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	50.60	
	100-1230-7037-0000		VEHICLE MAINTENANCE		50.60	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2678-455492	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	19.98	
	750-7600-7037-0000		VEHICLE MAINTENANCE		19.98	
2678-455875	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	40.05	
	750-7300-7037-0000		VEHICLE MAINTENANCE		40.05	
2678-456143	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	33.40	
	750-7300-7037-0000		VEHICLE MAINTENANCE		33.40	
2678-456777	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	76.58	
	750-7400-7037-0000		VEHICLE MAINTENANCE		76.58	
2678-457190	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	10.76	
	750-7100-7037-0000		VEHICLE MAINTENANCE		10.76	
2039	PARKHOUSE TIRE, INC.	09/07/2022	Virtual Payment	0.00	3,150.01	APA002182
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2030216544	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	1,349.28	
	100-3250-7037-0000		VEHICLE MAINTENANCE		1,349.28	
2030217136	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	463.43	
	750-7900-7037-0000		VEHICLE MAINTENANCE		463.43	
2030217141	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	637.77	
	750-7600-7037-0000		VEHICLE MAINTENANCE		637.77	
2030217254	Invoice	09/02/2022	VEHICLE MAINTENANCE	0.00	699.53	
	750-7800-7037-0000		VEHICLE MAINTENANCE		699.53	
2065	PITNEY BOWES INC-CTR	09/07/2022	Virtual Payment	0.00	141.42	APA002183
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
1021202093	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	141.42	
	100-2000-7025-0000		OFFICE SUPPLIES		7.07	
	100-2050-7025-0000		OFFICE SUPPLIES		134.35	
3652	PRUDENTIAL OVERALL SUPPLY	09/07/2022	Virtual Payment	0.00	940.66	APA002184
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
23353612	Invoice	09/06/2022	Streets - Prudential Uniforms	0.00	71.11	
	100-3250-7065-0000		CITY UNIFORMS		71.11	
23356834	Invoice	09/06/2022	Streets - Prudential Uniforms	0.00	72.48	
	100-3250-7065-0000		CITY UNIFORMS		72.48	
23359936	Invoice	09/06/2022	Streets - Prudential Uniforms	0.00	73.84	
	100-3250-7065-0000		CITY UNIFORMS		73.84	
23363032	Invoice	09/06/2022	Streets - Prudential Uniforms	0.00	78.97	
	100-3250-7065-0000		CITY UNIFORMS		78.97	
23366634	Invoice	09/06/2022	Streets - Prudential Uniforms	0.00	78.97	
	100-3250-7065-0000		CITY UNIFORMS		78.97	
23366661	Invoice	09/06/2022	Building/Grounds uniforms	0.00	90.87	
	100-6050-7065-0000		CITY UNIFORMS		90.87	
23369079	Invoice	09/06/2022	Uniform Rental and Cleaning	0.00	144.81	
	750-7100-7065-0000		UNIFORMS		13.08	
	750-7400-7065-0000		UNIFORMS		29.83	
	750-7600-7065-0000		UNIFORMS		28.43	
	750-7800-7065-0000		UNIFORMS		13.65	
	750-7900-7065-0000		UNIFORMS		18.97	
	750-8100-7065-0000		UNIFORMS		15.25	
	750-8200-7065-0000		UNIFORMS		7.51	
	750-8300-7065-0000		UNIFORMS		18.09	
23369087	Invoice	09/06/2022	Uniform Rental and Cleaning	0.00	53.05	
	750-7300-7065-0000		UNIFORMS		53.05	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
23369092	Invoice	09/06/2022	WW - Prudential Uniforms	0.00	77.58	
	700-4050-7065-0000		UNIFORMS		77.58	
23373744	Invoice	09/06/2022	Uniform Rental and Cleaning	0.00	145.37	
	750-7100-7065-0000		UNIFORMS		13.07	
	750-7400-7065-0000		UNIFORMS		29.82	
	750-7600-7065-0000		UNIFORMS		28.44	
	750-7800-7065-0000		UNIFORMS		13.65	
	750-7900-7065-0000		UNIFORMS		18.98	
	750-8100-7065-0000		UNIFORMS		15.81	
	750-8200-7065-0000		UNIFORMS		7.51	
	750-8300-7065-0000		UNIFORMS		18.09	
23373761	Invoice	09/06/2022	Uniform Rental and Cleaning	0.00	53.61	
	750-7300-7065-0000		UNIFORMS		53.61	
2098	QUILL CORPORATON	09/07/2022	Virtual Payment	0.00	638.41	APA002185
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
26131350	Invoice	09/02/2022	OFFICE SUPPLIES	0.00	332.39	
	100-2000-7025-0000		OFFICE SUPPLIES		16.62	
	100-2050-7025-0000		OFFICE SUPPLIES		315.77	
26894743	Invoice	09/02/2022	DEPT SUPPLIES	0.00	24.05	
	750-7000-7070-0000		SPECIAL DEPT SUPPLIES		24.05	
26897212	Invoice	09/02/2022	DEPT SUPPLIES	0.00	281.97	
	750-7000-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-7100-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-7400-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-7600-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-7800-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-8100-7070-0000		SPECIAL DEPT SUPPLIES		40.28	
	750-8300-7070-0000		SPECIAL DEPT SUPPLIES		40.29	
2105	RANCHO READY MIX	09/07/2022	Virtual Payment	0.00	116.00	APA002186
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
134354	Invoice	09/02/2022	DEPT SUPPLIES	0.00	116.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		116.00	
3514	RECYCLED AGGREGATE MATERIALS CO, INC	09/07/2022	Virtual Payment	0.00	750.00	APA002187
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
389944	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	85.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		85.00	
390560	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	85.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		85.00	
391113	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	85.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		85.00	
391184	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	85.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		85.00	
391332	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	270.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		270.00	
391573	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	85.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		85.00	
391647	Invoice	09/06/2022	Streets - Sepcial Dept Supplies	0.00	55.00	
	100-3250-7070-0000		SPECIAL DEPT SUPPLIES		55.00	
1113	RYAN M. WESTBROOK INC	09/07/2022	Virtual Payment	0.00	42.00	APA002188

Check Report

Date Range: 09/01/2022

Item 2.

22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
785142	Invoice 100-2000-7068-0000	09/02/2022	ANIMAL CARE SERVICES	0.00	12.00	
			CONTRACTUAL SERVICES ANIMAL CARE SERVICES		12.00	
786462	Invoice 100-2000-7068-0000	09/02/2022	ANIMAL CARE SERVICES	0.00	30.00	
			CONTRACTUAL SERVICES ANIMAL CARE SERVICES		30.00	
2243	SANTA ANA WATERSHED PROJECT AUTHORITY	09/07/2022	Virtual Payment	0.00	24,583.00	APA002189
BMPTF 2023-04	Invoice 700-4050-7022-0000	09/06/2022	BASIN MONITORING PROGRAM FY 22-23	0.00	24,583.00	
			LICENSE, PERMITS, FEES FY 22-23 BASIN MONITORING P		24,583.00	
3716	SCCI, INC	09/07/2022	Virtual Payment	0.00	250.00	APA002190
213246	Invoice 700-4050-7066-0000	09/02/2022	EMPLOYEE TRAINING	0.00	250.00	
			TRAVEL, EDUCATION, TRA EMPLOYEE TRAINING		250.00	
3835	SEGURA FAMILY INVESTMENT INC	09/07/2022	Virtual Payment	0.00	171.55	APA002191
2751	Invoice 750-7400-7037-0000	09/02/2022	VEHICLE MAINTENANCE	0.00	171.55	
			VEHICLE MAINTENANCE VEHICLE MAINTENANCE		171.55	
3556	SEON DESIGN USA CORP	09/07/2022	Virtual Payment	0.00	13,246.79	APA002192
171442	Invoice 760-0000-8040-0000	09/06/2022	Camera system for Transit buses	0.00	13,246.79	
			EQUIPMENT Camera system for Transit buses		13,246.79	
2267	SGP DESIGN AND PRINT	09/07/2022	Virtual Payment	0.00	356.18	APA002193
12645	Invoice 100-2050-7025-0000	09/02/2022	OFFICE SUPPLIES	0.00	356.18	
			OFFICE SUPPLIES OFFICE SUPPLIES		356.18	
3260	SITONE LANDSCAPE SUPPLY, LLC	09/07/2022	Virtual Payment	0.00	3,326.25	APA002194
118975345-001	Invoice 100-6050-7090-5400	09/02/2022	EQUIPMENT MAINTENANCE	0.00	3,326.25	
			EQUIP SUPPLIES/MAINT - EQUIPMENT MAINTENANCE		3,326.25	
4337	TARGETSOLUTIONS LEARNING, LLC	09/07/2022	Virtual Payment	0.00	486.20	APA002195
INV54018	Invoice 100-2050-7030-0000	06/30/2022	ANNUAL SUBSCRIPTION	0.00	486.20	
			DUES & SUBSCRIPTIONS ANNUAL SUBSCRIPTION		486.20	
2405	THE COUNSELING TEAM	09/07/2022	Virtual Payment	0.00	325.00	APA002196
83079	Invoice 100-1240-6050-0000	09/02/2022	HIRING COSTS	0.00	325.00	
			RECRUITMENT AND HIRI HIRING COSTS		325.00	
2456	TURF STAR, INC.	09/07/2022	Virtual Payment	0.00	299.50	APA002197

Check Report

Date Range: 09/01/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
7241231-00	Invoice 100-6050-7070-5999	09/02/2022	DEPT SUPPLIES SPEC DEPT EXP - ALL PAR	0.00	299.50	
2457	TYLER WORKS - TECHNOLOGIES	09/07/2022	Virtual Payment	0.00	9,499.00	APA002198
025-388727	Invoice 100-1230-7071-0000	09/02/2022	SOFTWARE SOFTWARE	0.00	3,450.00	
025-389175	Invoice 100-1230-7071-0000	09/02/2022	SOFTWARE SOFTWARE	0.00	5,269.00	
025-389371	Invoice 100-1230-7071-0000	09/02/2022	SOFTWARE SOFTWARE	0.00	130.00	
025-389930	Invoice 100-1230-7071-0000	09/02/2022	SOFTWARE SOFTWARE	0.00	650.00	
2472	UPS	09/07/2022	Virtual Payment	0.00	23.02	APA002199
000087R790332	Invoice 700-4050-7070-0000	09/02/2022	DEPT SUPPLIES SPECIAL DEPT SUPPLIES	0.00	23.02	
2516	VOHNE LICHE KENNELS INC	09/07/2022	Virtual Payment	0.00	350.00	APA002200
18262	Invoice 100-2080-7066-0000	09/02/2022	K9 TRAINING TRAVEL, EDUCATION, TRA	0.00	350.00	
2518	VULCAN MATERIALS	09/07/2022	Virtual Payment	0.00	2,690.47	APA002201
73344127	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	189.00	
73345748	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	348.50	
73360978	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	368.90	
73372001	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	410.96	
73379291	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	1,163.11	
73380759	Invoice 100-3250-7070-0000	09/06/2022	STREETS - ASPHALT SPECIAL DEPT SUPPLIES	0.00	210.00	
4527	WESTERN EXTRICATION SPECIALISTS, INC	09/07/2022	Virtual Payment	0.00	1,269.52	APA002202
1902	Invoice 240-2320-7070-0000 240-2320-7070-0000 240-2320-7070-0000 240-2320-7070-0000	09/06/2022	Mounting Brackets for extrication equipm SPEC DEPT SUPPLIES - AM SPEC DEPT SUPPLIES - AM SPEC DEPT SUPPLIES - AM SPEC DEPT SUPPLIES - AM	0.00	1,269.52	
4601	WILLIAM H HARDER III	09/07/2022	Virtual Payment	0.00	3,874.21	APA002203

Check Report

Date Range: 09/01/2022 Item 2. 22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
17614	Invoice	09/02/2022	DEPT SUPPLIES	0.00	3,874.21	
	100-2100-7070-0000	SPECIAL DEPT SUPPLIES	DEPT SUPPLIES		3,874.21	
1499	EVIDENT	09/01/2022	Bank Draft	0.00	-177.33	DFT0003974
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
190575A VOID	Credit Memo	06/30/2022	STALE DATE PAYMENT	0.00	-177.33	
	100-2050-7070-0000	SPECIAL DEPT SUPPLIES	STALE DATE PAYMENT		-177.33	

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	1,570.96
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	-177.33
EFT's	0	0	0.00	0.00
Virtual Payments	152	59	0.00	139,056.24
	157	64	0.00	140,449.87

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4447	Alameda County DCSS	09/08/2022	Regular	0.00	619.38	1089
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001159	Invoice	09/08/2022	TYSER / Child Support 200000002077885	0.00	619.38	
	100-0000-2105-0000		PAYROLL SUSPENSE		619.38	
4448	CA State Disbursement Unit	09/08/2022	Regular	0.00	276.92	1090
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001160	Invoice	09/08/2022	CARATACHEA / Child Support 2000000019	0.00	276.92	
	100-0000-2105-0000		PAYROLL SUSPENSE		276.92	
4450	Riverside County Sheriff	09/08/2022	Regular	0.00	113.87	1091
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001162	Invoice	09/08/2022	FIELDS / Garnishment 2021201155	0.00	113.87	
	100-0000-2105-0000		PAYROLL SUSPENSE		113.87	
4449	State Of California FTB	09/08/2022	Regular	0.00	150.00	1092
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001161	Invoice	09/08/2022	STEWARD / Garnishment 554376971	0.00	150.00	
	100-0000-2105-0000		PAYROLL SUSPENSE		150.00	

Bank Code PYBANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	1,160.17
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
Virtual Payments	0	0	0.00	0.00
	4	4	0.00	1,160.17

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	8	0.00	2,731.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	-177.33
EFT's	0	0	0.00	0.00
Virtual Payments	152	59	0.00	139,056.24
	161	68	0.00	141,610.04

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2022	141,610.04
			141,610.04

0.8
8/31/22

Item 2.

Check Register

City of Beaumont, CA

Packet: APPKT02592 - 20220831 JM APA PAYMENTS FY 21/22



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-AP Bank						
260	10-8 RETROFIT INC	08/31/2022	Virtual Pay	0.00	14,593.05	APA002132
697	A&S, LLC	08/31/2022	Virtual Pay	0.00	6,070.00	APA002133
036	ALBERT A. WEBB ASSOCIATES	08/31/2022	Virtual Pay	0.00	123,759.45	APA002134
042	ALL PURPOSE RENTALS	08/31/2022	Virtual Pay	0.00	86.07	APA002135
533	ARROWHEAD FENCE, INC.	08/31/2022	Virtual Pay	0.00	49,100.00	APA002136
136	BEAUMONT POWER EQUIPMENT	08/31/2022	Virtual Pay	0.00	108.67	APA002137
161	BIO-TOX LABORATORIES	08/31/2022	Virtual Pay	0.00	1,126.00	APA002138
408	DEPARTMENT OF TRANSPORTATION	08/31/2022	Virtual Pay	0.00	3,303.23	APA002139
895	M BREY ELECTRIC INC	08/31/2022	Virtual Pay	0.00	55,395.56	APA002140
892	MOFFATT & NICHOL	08/31/2022	Virtual Pay	0.00	125.00	APA002141
652	PRUDENTIAL OVERALL SUPPLY	08/31/2022	Virtual Pay	0.00	59.63	APA002142
026	SECURITY SIGNAL DEVICES, INC	08/31/2022	Virtual Pay	0.00	358.00	APA002143
2516	VOHNE LICHE KENNELS INC	08/31/2022	Virtual Pay	0.00	350.00	APA002144

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
Virtual Payments	18	13	0.00	254,434.66
	18	13	0.00	254,434.66

Virtual Payments	18	13	0.00	254,434.66
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2022	<u>254,434.66</u>
			254,434.66



Staff Report

TO: City Council

FROM: Sue Foxworth, Solid Waste & Recycling Manager

DATE: September 20, 2022

SUBJECT: **Adopt Resolution Authorizing Submittal of Application(s) for All CalRecycle Grants for which the City of Beaumont is Eligible**

Background and Analysis:

The California Department of Resources Recycling and Recovery (CalRecycle) offers funding opportunities to assist in the effort to reduce, recycle, and reuse solid waste generated in the state, and thereby preserving landfill capacity and protecting public health and safety and the environment. The City has continuously applied to these competitive grant application processes. Grants offered by CalRecycle include the Rubberized Pavement Grant Program, Tire Incentive Program, Tire Recycling, Cleanup, and Enforcement Grants, the Used Oil Recycling Grant, and the Beverage Container Recycling Grant. The City has used these grants to help fund programs such as the Citywide Street Rehab FY 17-18 and the bi-annual Community Clean Up.

On October 17, 2017, City Council unanimously adopted a resolution authorizing the submittal of applications for such CalRecycle grants. This authorization is in effect for five (5) years and due to expire in October of 2022. To be considered for future grant funding, the City is required to adopt a resolution of the City Council authorizing the City Manager, or her designee, to submit applications for CalRecycle grants. This resolution will authorize City staff to pursue funding sources from CalRecycle to help subsidize City projects.

Fiscal Impact:

There is no fiscal impact.

Recommended Action:

Waive the full reading and adopt by title only, "Resolution of the City of Beaumont City Council Authorizing Submittal of Application(s) for all Calrecycle Grants for Which the City of Beaumont is Eligible."

Attachments:

A. Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF BEAUMONT CITY COUNCIL
AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE
GRANTS FOR WHICH THE CITY OF BEAUMONT IS ELIGIBLE**

WHEREAS, Public Resources Code sections 48000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant programs (grants) in furtherance of the State of California’s (state) efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant’s governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

NOW, THEREFORE, BE IT RESOLVED that the Beaumont City Council authorizes the submittal of application(s) to CalRecycle for all grants for which the City of Beaumont is eligible; and

BE IT FURTHER RESOLVED that the City Manager, or her designee is hereby authorized and empowered to execute in the name of the City of Beaumont all grant documents, including but not limited to, applications, agreements, amendments and requests for payment, necessary to secure grant funds and implement the approved grant project; and

BE IT FURTHER RESOLVED that these authorizations are effective for five (5) years from the date of adoption of this resolution.

MOVED, PASSED, and ADOPTED this 20th day of September, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lloyd White, Mayor

ATTEST:

Nicole Wheelwright, Deputy City Clerk



Staff Report

TO: City Council
FROM: Jennifer Ustation, Finance Director
DATE: September 20, 2022
SUBJECT: Ratification of SmartCovers Contract

Background and Analysis:

All requisitions are required to go through an approval process which includes review from the Finance Department. In the Finance Department's review of a requisition, it was determined that the contract for SmartCovers had been executed without City Council approval. The City of Beaumont's purchasing policy requires all purchases above \$25,000 to have City Council approval. City staff is requesting the ratification of this contract dated May 21, 2021.

SmartCovers are proprietary devices affixed to manhole covers that allow remote monitoring of the levels in the sewer pipe through a satellite connection. This is a unique way to assess flows through the gravity portion of the collection system and can provide alerts indicating a downstream blockage if the levels rise outside established norms. Also, this system allows for inflow and infiltration (I&I) monitoring by comparing dry flows to rain event flows, providing data and suggesting areas of further exploration to reduce I&I. Additionally, the system alerts City staff with a "tilt" alarm upon any attempts of unauthorized access.

The City began a rollout with these devices across eight locations consisting of major underpasses of the I10 freeway and historical hot spots. In the last nine months, the system has alerted City workers to two events that led to the prevention of spills.

Fiscal Impact:

Year-one costs were paid out of project WW-01. Year-two and year-three contract costs total \$19,136.40 each year and are included in the WW-01 project budget.

Recommended Action:

Ratify the three-year contract for SmartCovers totaling \$59,995.20.

Attachments:

- A. SmartCover Systems Contract
- B. SmartCover Information Sheet
- C. SmartCover Screen Shots

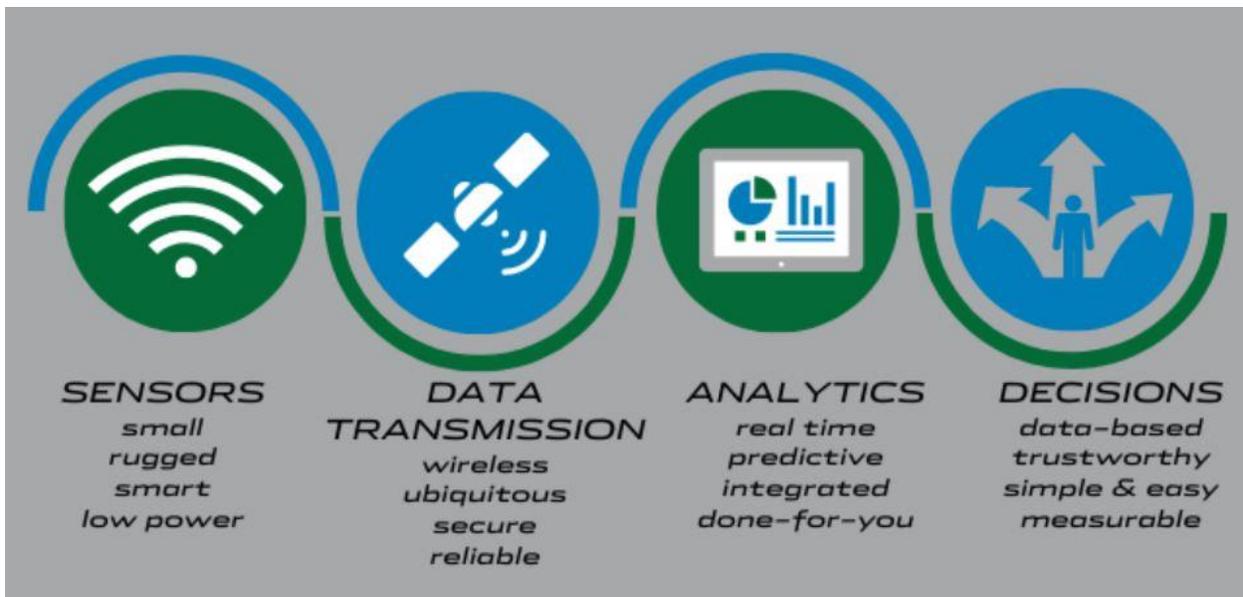
**SmartCover® Systems - Comprehensive Monitoring Service Program
8 SmartCover Units**

For

City of Beaumont

Attention: Thaxton Van Belle

Offered by
SmartCover® Systems™



Quotation Date: 5/21/2021
Quote Validity: 60 Days
By: Eric Van Cleave
Regional Sales Manager – Southern California
760.224.9526 / evcleave@smartcoversystems.com

Proposal Summary

Description
<p>Overview</p> <p>SmartCover is a complete end-to-end solution including:</p> <ul style="list-style-type: none"> • Remote Sensing System located at each monitoring site • SmartFLOE (flow estimation) can be utilized at sites that are suitable throughout the 3 Years • SmartRain sites are included throughout the 3 Years (up to 4 SmartRains) • Advanced Iridium Satellite Communications • Data Storage and Management • Cloud-based user software with 24/7 browser access • Full warranty support for all parts for the entire agreement period <p>Installation and Ongoing Support</p> <p>SmartCover Systems provides full installation, maintenance, and technical support throughout the agreement:</p> <ul style="list-style-type: none"> • System Installation includes by a local, certified field service technician. Note: The City provides traffic control. • Initial Website set up and in-person website training will be provided by a SmartCover Systems representative

Year 1

Part Number	Service Description details	Price (Each)	8 Systems
CP-H-3	Comprehensive Monitoring Service Program	\$2,220	\$17,760
Installation	Labor Installation of SmartCover® Systems™ by Trained SmartCover® Systems™ Field Tech	\$300	\$2,400
CA Tax	Tax will be charged for hardware portion only at the rate of: 7.75% (City of Beaumont)	NA	\$1,562.40
Total			\$21,722.40

Year 2

Part Number	Service Description details	Price (Each)	8 Systems
CP-H-3	Comprehensive Monitoring Service Program	\$2,220	\$17,760
CA Tax	Tax will be charged for hardware portion only at the rate of: 7.75% (City of Beaumont) - Tax Subject To Change	NA	\$1,376.40
Total			\$19,136.40

Year 3

Part Number	Service Description details	Price (Each)	8 Systems
CP-H-3	Comprehensive Monitoring Service Program	\$2,220	\$17,760
CA Tax	Tax will be charged for hardware portion only at the rate of: 7.75% (City of Beaumont) – Tax Subject To Change	NA	\$1,376.40
Total			\$19,136.40

3 Year Total - \$59,995.20

Above Pricing Assumes These Conditions:

- There are discount structures at 11-20 units, and 20+ units
- CP-H-3 pricing above is equivalent to \$185 a unit/month
- Labor Is Not Included Beyond Installation

Payment Terms

- Paid annually, at the beginning of each year
- After the year 3, the customer owns the hardware.
- A Comprehensive Monitoring Service Program is available for years 4 and beyond at a lower rate than the first 3 years.

Cancellation Terms

Cancellation within two years of the commencement of the contract period is subject to 66% of the three-year cost; cancellation thereafter is subject to the full three-year contract cost.

DELIVERY

- Standard: (4-6) weeks upon receipt of a Purchase Order and with receipt of complete engineering and site information from the customer as requested.
- All customers will be notified of the shipment date upon Order Acknowledgement.
- Actual availability may vary depending on total demand.
- The "standard (4-6) weeks" is not a guarantee but a good faith estimate. It is strongly recommended that an order be placed as early as possible. Reasonable efforts will be made to provide earlier delivery if requested.

ADDITIONAL TERMS & CONDITIONS, LIMITED WARRANTY**Mutual Hold Harmless**

SmartCover agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Customer from any and all claims that may arise, or damages that may result, to SmartCover or SmartCover staff to the extent caused by SmartCover's negligence during the performance of this contract. Customer agrees, to the fullest extent permitted by law, to indemnify and hold harmless SmartCover, its officers, directors, employees and subcontractors (collectively, SmartCover) from any and all claims that may arise, to the extent caused by the Customer's negligent acts in connection with the installation, operation, or use of the SmartCover, and the acts of its contractors, subcontractors or consultants or anyone for whom the Customer is legally liable. Neither SmartCover nor the Customer shall be obligated to indemnify the other party in any manner whatsoever for the other party's negligence.

Loss of Communications

Customer acknowledges that SmartCover is not responsible for the loss of wireless communication or internet communications or any communications used in the operation of this system.

Advisory Only

SmartCover is an advisory service only. As such, SmartCover and its founders, owners, or staff are not responsible for any damage of any kind or from any cause whatsoever that may result from, in relation to, in connection with, due to, or as a result of the installation or operation of the system, including without limitation, equipment failure, or any consequential damages caused by, or resulting from, the use or installation of the SmartCover system.

Limited Warranty

The equipment components of the SmartCover are warranted free from material defects of material and workmanship for a period of one year from the date of installation. Unless otherwise stated, the SmartCover warranty herein is a parts-only warranty. Should the Customer discover any condition that might invoke a warranty claim, they are to expeditiously and without delay notify the SmartCover Technical Services group. Upon notification, SmartCover will assess and instruct the user on follow-on actions. Should a component fail as a result of a defect in material or workmanship, SmartCover will replace the component or repair it at the SmartCover location. For all valid warranty claims, as determined by SmartCover reasonable freight charges to and from Customer shall be paid by SmartCover. In all cases, SmartCover shall determine the shipping method and/or carrier unless otherwise agreed to in writing by Customer and SmartCover. Upon approval of a warranty failure by SmartCover, SmartCover will either repair or replace the defective component at SmartCover sole discretion.

The foregoing warranty is exclusive. Repair or replacement in the manner provided above shall be the sole and exclusive remedy for breach of warranty and shall constitute fulfillment of all liabilities of SmartCover with respect to the quality and performance of the products. This warranty does not cover damage or repairs or replacements by any cause beyond the control of SmartCover, including acts of nature, improper use, lack of proper maintenance, vandalism, or unauthorized repair. SmartCover shall not be liable for any actual, exemplary, indirect or consequential damages, including damages for loss of goodwill or profits and/or losses, that stem from a failure or malfunction of the SmartCover system.

SmartCover does not provide traffic control. Customer must provide traffic control for installation and servicing of all units.

In no event shall SmartCover’s liability, whether in contract or in tort (including negligence and strict liability), exceed the price of the Product from which such liability arises.

Rights to Use

The SmartCover® family of products and all resulting data produced by them are proprietary and protected by a suite of intellectual property assets including but not limited to patents, trademarks and copyrights. The right to use these products and data is limited to the purchaser only. Any disclosure, use or other unauthorized disposition of any SmartCover® product or proprietary data outside the purchaser’s organization, including third-party consultants, is prohibited.

Acceptance

**The undersigned have read, acknowledge and agree to this offer.
Please include this entire document with Purchase Order.**

Signatures

SmartCover Systems

City of Beaumont

Signature

Signature

**Eric Van Cleave
Regional Sales Manger
Southern California**

Printed Name

Title

Date: 5/21/2021

Date

SmartLevel™ Sewer Level Monitoring

SmartLevel™ is used for measuring and reporting sewer levels. SmartLevel provides collection systems with unmanned operations monitoring real time sewer levels 24/7/365. Any subtle nuances in level data are analyzed and when irregularities or anomalies are detected, the system sends notifications for situational assessment. Combined with the SmartTrend analysis tool, the system is able to indicate when and where there may be a potential pipe blockage due to debris, fats, roots, oil or grease causing levels to rise.



Our Subsonic® sensor measures from the bottom of the invert to the manhole cover using both ultrasonic and pressure readings, ensuring level is measured even if the sensor is submerged

Where it Works

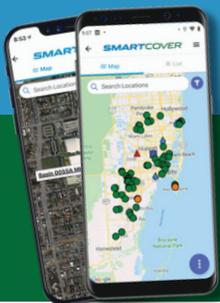
SmartLevel is highly versatile for use within different environments:

- Wastewater collection system
- Raw water conveyance system
- Stormwater system
- Any open water channel
- High frequency cleaning locations
- Siphons and easements
- Older high risk pipes
- Flooding
- Lift station back up
- Environmental or politically sensitive areas

Featuring

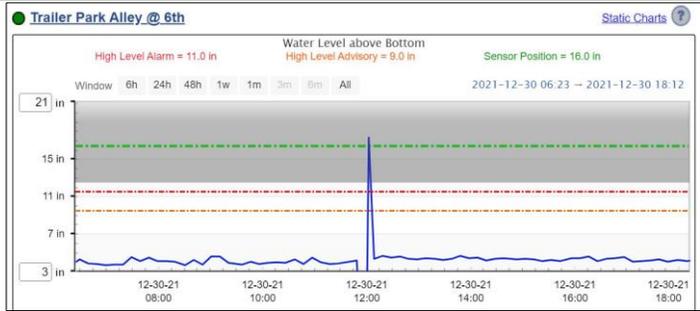
- Hardware components engineered to function in wet, humid, corrosive conditions
- Flexible patented sensor designs and deployment
- NO CONFINED SPACE ENTRY* installation or service
- Reduces traffic management resources
- Secure, online dashboard with easy-to-read, visual reports
- Compact, long lasting battery
- Two-way communications permits remote settings management
- Fusion with rain, river and tide data
- Done-for-you analytics
- Works when there is no power
- Satellite coverage works with sites difficult to access and withstands cellular outages
- Variable timing options for data scan and notifications
- Built in tilt switch for real time entry detection
- Encrypted secure servers with redundancy
- Mobile app for iOS and Android
- API available
- Configurations for open channels, canals, holding tanks, lift stations, outfalls, reservoirs, and utility vaults

*as defined by OSHA 29 CFR 1910.146b



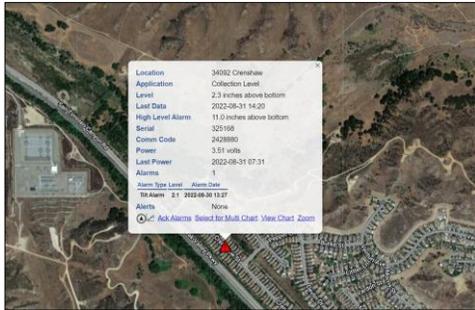
With the SmartCover mobile app, get the insights you want, when and where you need them. Available for both iOS and Android devices.

City of Beaumont – High Alarm



WE'VE GOT IT COVERED™

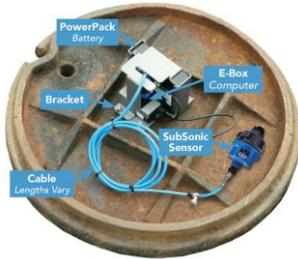
City of Beaumont – Tilt Alarm



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Components

- **E-Box** (Computer)
 - **PowerPack**
 - 2 Years Rated
- **Ultrasonic Sensor**
 - 79" Range
 - 1/10" Accuracy
 - Pressure Transducer Combo
- **Antenna**



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Staff Report

TO: City Council

FROM: Nicole Wheelwright, Deputy City Clerk

DATE: September 20, 2022

SUBJECT: **Consideration of Re-Ratification of Local Emergency and Re-Authorizing the Use of Teleconferencing to Conduct Public Meetings**

Background and Analysis:

On August 16, 2022, City Council adopted a resolution re-ratifying that certain conditions exist that necessitate the need to implement the Ralph M. Brown Act provisions provided by Government Code Section 54953.

As of September 13, 2022, Governor Newsom approved Assembly Bill 2449 to provide adopted provisions of teleconferencing usage for legislative bodies. Government Code Section 54953 and 54954.2 have been amended to provide provisions to facilitate teleconferenced meetings during a declared state of emergency. These provisions can only be used in an active gubernatorial state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

If the above conditions and measures still exist, teleconferencing can be used by the legislative body, not later than 30 days after teleconferencing for the first time and every 30 days thereafter, make the following findings by majority vote:

- A. The legislative body has reconsidered the circumstances of the state of emergency.
- B. Any of the following circumstances exist:
 - i. The state of emergency continues to directly impact the ability of the members to meet safely in person.
 - ii. State or local officials continue to impose or recommend measures to promote social distancing.

Fiscal Impact:

City staff estimates the cost to prepare this staff report to be \$110.

Recommended Action:

Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont Proclaiming a Local Emergency Persists, Re-Ratifying the Proclamation of a State of Emergency by Executive Order N-09-21, and Re-Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City of Beaumont for the Period of September 20, 2022, through October 18, 2022, Pursuant to Provisions of the Ralph M. Brown Act.”

Attachments:

- A. Resolution

RESOLUTION 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, PROCLAIMING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY EXECUTIVE ORDER N-09-21, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF BEAUMONT FOR THE PERIOD SEPTEMBER 20, 2022 – OCTOBER 18, 2022, PURSUANT TO PROVISIONS OF THE RALPH M. BROWN ACT

WHEREAS, the City of Beaumont (the “City”) is committed to preserving and nurturing public access and participation in meetings of the City Council; and

WHEREAS, all meetings of the City’s legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950 – 54963) (the “Brown Act”), so that any member of the public may attend, participate, and watch the City’s legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the City’s boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the City Council previously adopted Resolution 2021-53 on October 5, 2021, finding that the requisite conditions exist for the legislative bodies of the City to conduct remote teleconference meetings without compliance with Government Code section 54953(b)(3); and

WHEREAS, as a condition of extending the use of the provisions found in Government Code section 54953(e), the City Council must reconsider the circumstances of the state of emergency that exists in the City, and the City Council has done so; and

WHEREAS, emergency conditions persist in the City, specifically, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency to exist in California as a

result of the threat of COVID-19; despite sustained efforts the virus continues to spread and is impacting nearly all sectors of California; and

WHEREAS, on or about July 28, 2021, Riverside County Public Health stated that “in light of the recent increase in local COVID-19 cases, Riverside County Public Health recommends residents follow the new state and federal guidance for face coverings. The current state and federal masking guidance recommend that vaccinated individuals wear face masks in public indoor settings. The state still requires unvaccinated individuals to wear masks indoors;” this remains the guidance of Riverside County Public Health; and

WHEREAS, the City Council does hereby find that the ongoing risk posed by the highly transmissible COVID-19 virus will continue to cause conditions of peril to the safety of persons within the City which are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and the City Council desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency persisting, the City Council does hereby find that the legislative bodies of the City shall continue to conduct their meetings without compliance with Government Code section 54953(b)(3), as authorized by Government Code section 54953(e), and that such legislative bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in Government Code section 54953(e)(2); and

WHEREAS, all meeting agendas stating meeting dates, times and the manner in which the public may attend and offer public comment by call-in option or internet-based service option shall be posted, at a minimum, on the City’s website and at the City’s main office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals.

The recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Persists.

The City Council hereby considers the conditions of the state of emergency in the City and the ongoing risk posed by the highly transmissible COVID-19 virus has caused, and will continue to cause, conditions of peril to the safety of persons within the City; furthermore, the guidance of Riverside County Public Health recommends physical distancing and face coverings.

Section 3. Re-ratification of Governor’s Proclamation of a State of Emergency.

The City Council hereby ratifies the Governor of the State of California’s Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Remote Teleconference Meetings.

The Mayor, the City Manager, and legislative bodies of the City are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date.

This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) October 18, 2022, or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

Section 6. Certification.

The Clerk of the City Council shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, ADOPTED, AND APPROVED, this 20th day of September 2022, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Lloyd White, Mayor

ATTEST:

Nicole Wheelwright, City Clerk

APPROVED AS TO FORM:

John O. Pinkney, City Attorney



Staff Report

TO: City Council

FROM: Doug Story, Director of Community Services

DATE: September 20, 2022

SUBJECT: **Presentation of Sports Park Turf Reduction Study and Discussion of Future Sports Park Improvement Project**

Background and Analysis:

The Beaumont Sports Park has approximately 655,000 square feet of playable surface (about 15 acres) and is a highly utilized facility; home to a variety of athletic leagues, tournaments, and special events. The volume of use on the fields has resulted in turf deficiencies which require extensive repair. On May 17, 2022, City Council approved a contract with Cooper Turf Solutions, Inc. in an amount of \$142,555 for a recommended turfplaning, a process which creates a more level field surface for sports activities by removing the high spots and exposing the low spots and allowing the field to be leveled. The process involves removing the top layer of the turf, the roots remain in place and allows the grass to grow back quicker compared to the process where the complete turf is removed.

The current drought restrictions and water use restrictions that were recommended by the Beaumont Cherry Valley Water District limited the amount of water to be used at the Sports Park and would negatively impact any potential for new seed to grow. As such, the decision was made to postpone the Sports Park turf and leveling project until a more appropriate time which would allow for the correct amount of water usage.

At the same meeting a request was made to bring back to City Council for discussion the feasibility of artificial/synthetic turf conversion at the Sports Park and to offer recommendations for turf conversion and water use reduction. RHA Landscape Architects have provided numerous agencies with turf and water reduction studies and the request was sent to RHA to provide a similar report and recommendations for the Beaumont Sports Park.

The following recommendations were provided by RHA:

1. Replace Football and Complete Soccer Fields with Synthetic Turf.
2. Replace Football and Complete Soccer Fields with Synthetic Turf with Turf Reduction.
3. Replace Football and Complete Soccer Fields with New Turf.
4. Replace Football and Complete Soccer Fields with New Turf with Turf Reduction.

All recommendations call for a removal of a perimeter of turf along the walking path, around the baseball fields, near the restroom/snack bar, and the small hill between the upper baseball fields/football field. This removal is an effort to reduce the amount of turf requiring water and will reduce the grass turf by 100,200 square feet. The new material is recommended as a decomposed granite groundcover and some additional low water tolerant trees and shrubs irrigated by drip irrigation. This decomposed granite is recommended in all options.

Recommendation 1 - Replace Football and Complete Soccer Fields with Synthetic Turf

This recommendation calls for the replacement of 422,000 square feet of grass turf with synthetic turf. This option keeps the amount of playing and usable surface the same as current conditions. This option would also account for the largest water reduction of over 18 million gallons annually with a saving of \$41,000. The total cost to replace the grass with synthetic turf and decomposed granite perimeter is \$8,800,000.

Recommendation 2 - Replace Football and Complete Soccer Fields with Synthetic Turf with Turf Reduction

This recommendation calls for the replacement of 362,142 square feet of grass turf with synthetic turf. This option will reduce the amount of playing and usable surface by 72,250 square feet as compared to current conditions. This option would account for the largest water reduction of over 18 million gallons annually with a savings of \$41,000. The total cost to replace the grass with synthetic turf and larger reduction area of decomposed granite is \$8,074,205.

Recommendation 3 - Replace Football and Complete Soccer Fields with New Natural Turf

This recommendation calls for the replacement of 485,450 square feet of grass turf with new natural turf. This option keeps the amount of playing and usable surface the same as current conditions. The water reduction for this option would account for a water savings of over 6.5 million gallons annually with a savings of \$18,000. The total cost to

replace the current deficiencies with new natural grass turf and decomposed granite perimeter is \$1,985,00.

Recommendation 4 - Replace Football and Complete Soccer Fields with New Natural Turf with Turf Reduction

This recommendation calls for the replacement of 485,450 square feet of grass turf with new natural turf. This option will reduce the amount of playing and usable surface by 72,250 square feet as compared to current conditions. The water reduction for this option would account for a water savings of over 6.5 million gallons annually with a savings of \$18,000. The total cost to replace the current deficiencies with new natural grass turf and a decomposed granite perimeter is \$2,401,945.

	<u>Cost</u>	<u>Water Savings (Gallons)</u>	<u>Water Savings (\$)</u>	<u>Playable Space (Sq Ft)</u>	<u>Water Conserving Decomposed Granite (Sq Ft)</u>
Recommendation 1	\$ 8,800,000	18,000,000	\$ 41,000.00	421,900	110,200
Recommendation 2	\$ 8,074,205	18,000,000	\$ 41,000.00	362,415	125,700
Recommendation 3	\$ 1,985,000	6,500,000	\$ 18,000.00	485,450	110,200
Recommendation 4	\$ 2,401,945	6,500,000	\$ 18,000.00	362,415	125,700

Additional Options to Consider

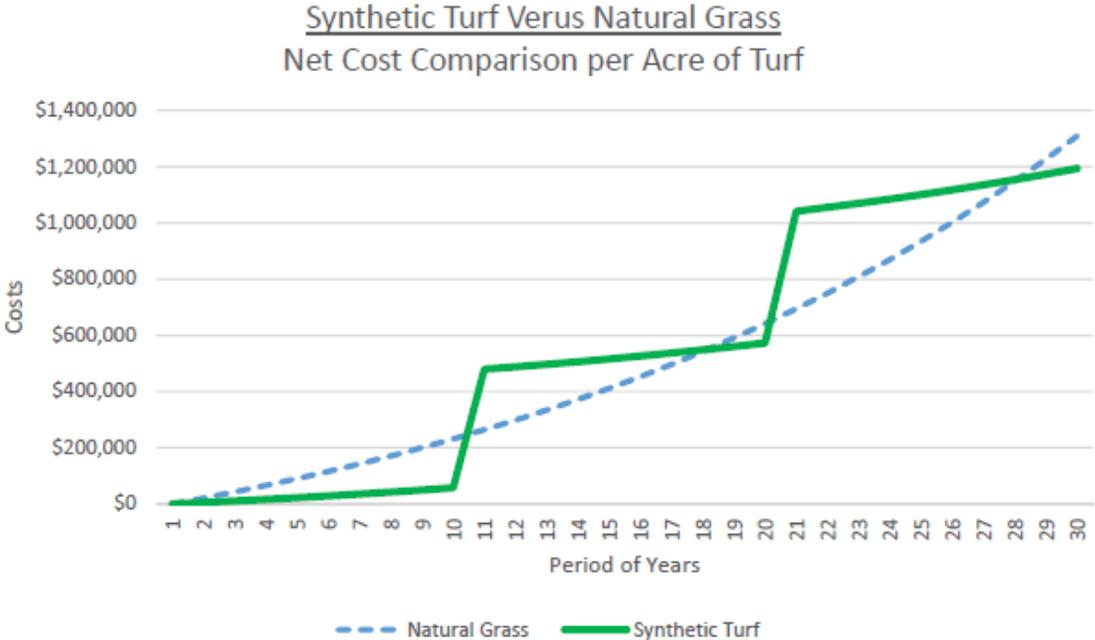
The nature of the improvements at the Sports Park allows for a phased approach making it possible to improve a smaller portion of fields at any given time. There is also an option to modify the recommendations presented by RHA to include a compromise of improvements (i.e., two fields converted to synthetic turf and two fields with new natural turf) or any combination of options. The proposed recommendations breakdown the cost for improvements into a per acre price. The average square footage for a large soccer field is approximately 70,000 square feet.

Annual Maintenance

The cost for annual maintenance of the Sports Park continues to rise as the cost for utilities is estimated to increase in the future. Depending on the recommendation chosen there are some additional maintenance costs to consider. The addition of synthetic turfs to our city parks will require the purchase of some new equipment that

our department does not currently possess including a power broom. This piece of equipment is estimated at \$12,000 - \$18,000.

Currently, City staff is tasked with maintaining the natural turf at the Sports Park weekly. This includes mowing, blowing, trimming, fertilizing, and aerating the entire park. This study used a median amount of \$16,500 per acre for maintenance costs and an average of \$4,500 per acre for irrigation watering costs. This \$21,000 per acre is the starting point for establishing the ongoing maintenance costs to maintain the fields. The chart below shows the annual numbers, per acre, for the ongoing maintenance of natural turf fields compared to the annual maintenance costs of a new synthetic turf field.



The large increases in years ten and twenty account for the replacement costs for synthetic turfs as the fields reach their recommended life span.

Fiscal Impact:

The cost for staff to prepare this report is estimated to be \$245.

Recommended Action:

Discuss the Sports Park Turf Reduction Study and provide direction to staff.

Attachments:

- A. Sports Park Turf Reduction Study



Sports Park Turf Reduction Study

Prepared by:



6800 Indiana Avenue, Ste 245
Riverside, California
909-781-1930

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Turf Reduction Analysis	1-2
Recommendations for Turf Reduction:	
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Synthetic Turf Improvement Costs -Alternate Design	12
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Synthetic Turf Guide	Appendix B

Turf Reduction Analysis

The purpose of the turf reduction analysis is to evaluate the costs and water usage associated with the turf grass maintenance at the Sports Park and provide recommendations on methods that would reduce maintenance and water costs. Turf maintenance activities such as mowing, fertilizing, irrigation repairs, materials, etc. cost the City approximately \$16,600 per acre annually. The cost of turf irrigation water supplied from the Beaumont-Cherry Valley Water District (BCVWD) costs about \$4,400 per acre annually. BCVWD is currently increasing water rates 7% per year through 2024 and this upward trend in water costs is projected to continue. The increasing cost and scarcity of water will appreciably affect the park's maintenance budget. The following analysis' were applied to the Sports Park site to help determine if a turf reduction method would provide an effective decrease in turf maintenance costs and water usage while still providing an equal or greater level of user experience.

A. Conversion of Natural Turf to Synthetic Turf

The most intensely used turf areas at the Sports Park are the soccer and football fields. These areas would benefit from a conversion to a synthetic turf due to the heavy use and type of sports activity. The capital outlay to convert an area to synthetic turf is significant but the improvement costs will be offset over time with no on-going water use, reduced field maintenance costs and increased playable field time for the community.

Synthetic turf has a serviceable lifespan of about 10 years before a replacement of the turf mat is needed. Replacement costs are generally about 50-60% of the initial install. The breakeven cost point for a synthetic turf installation is approximately 36 years, this includes the replacement costs that would occur every ten years. If the initial installation cost for synthetic turf can be provided from outside sources such as grants, rebates, donations, etc, the breakeven cost point for the City decreases to 18 years. Refer to Pages 4 and 6 for a detailed summary of estimated costs of a synthetic turf compared to a natural grass field.

Synthetic turf installation will require an additional capital investment of \$12,000- \$18,000 for turf maintenance equipment. Equipment may include a sweeper, brush/broom for fluffing of the turf, tines for decompacting of the turf and cleaning equipment for sanitizing turf. This equipment can be shared among multiple sites with synthetic turf.

Refer to Appendix B for additional information regarding synthetic turf.

B. Conversion of Underused Passive Turf

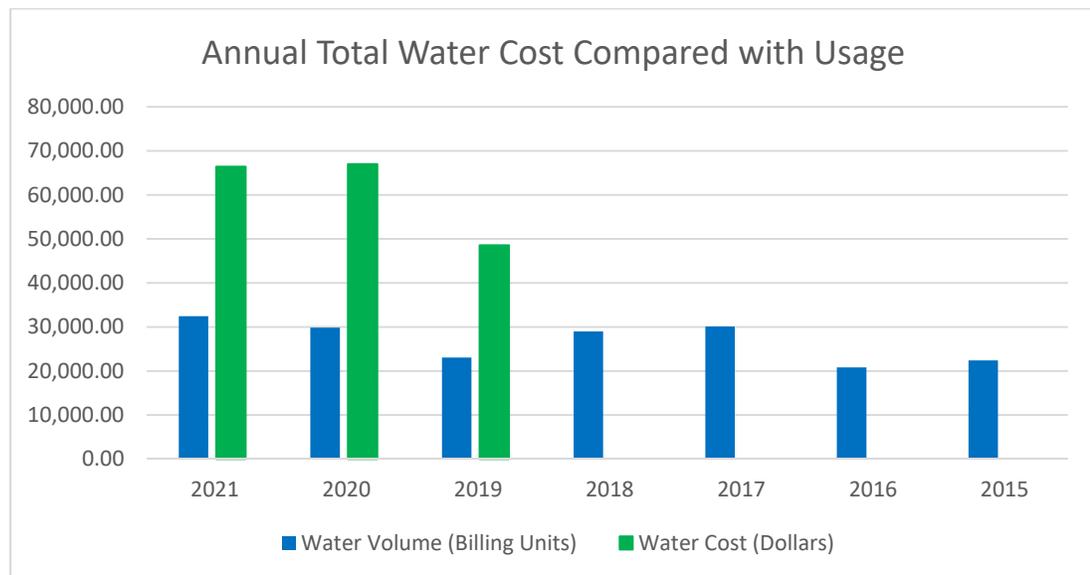
The replacement of underutilized turf grass areas with a decomposed granite groundcover is another method to reduce irrigation water use and maintenance costs. In evaluating the usable turf area at the Sports Park, a total of about 110,200 sq. ft was identified as areas that were underused as turf and could be effectively converted to decomposed granite without impacting sport activities. Low water use trees and shrubs could be planted in small masses throughout the decomposed granite to provide shade and color in these areas. The drought tolerate plantings can lower irrigation water demand by 50% over turf and reduce maintenance expenses by 75%. With the reduced water and maintenance costs, a decomposed granite conversion project can repay an investment in less than 12 years.

C. Renovate the Sports Fields with Natural Turf Sod

To provide an acceptable and safe playable turf field for the community sports teams, the natural turf fields require periodic repair or replacement. With the soccer and football fields receiving the hardest use, these fields can be left with areas of bare soil after a few seasons of play. The quickest method to repair worn and damaged turf is to replace with sod. Turf repair and replacement necessitates that the fields be closed from community use for a period of time while the new turf is established. Turf repair and replacement is a recurring maintenance expenditure.

Current Turf Irrigation Water Use at the Sports Park

Site Use	Current Turf Square Footage		Estimated Annual Water Usage		2021 Annual Water Costs
Soccer Fields	328,930 SF		15,110 units		\$33,243
Football Field	179,140 SF		8,229 units		\$18,104
Baseball Fields	147,165 SF		6,760 units		\$14,873
Totals	655,235 SF		30,100 units		\$66,220



Recommendations for Turf Reduction

Synthetic Turf - The installation of a synthetic turf sports field can be an enhancement to the City’s park recreation inventory. Synthetic fields can be used year round without the need to ‘rest’ the field turf, maintenance expenses are about one-third the cost of natural grass and the fields look green without the use of water or fertilizers. The capital outlay to convert the sport fields to synthetic turf is significant but the improvement costs will be offset over time with the decreased irrigation water use, reduced field maintenance labor costs and increased playable field time for the community users. With the appropriate funding, synthetic turf can be a viable option.

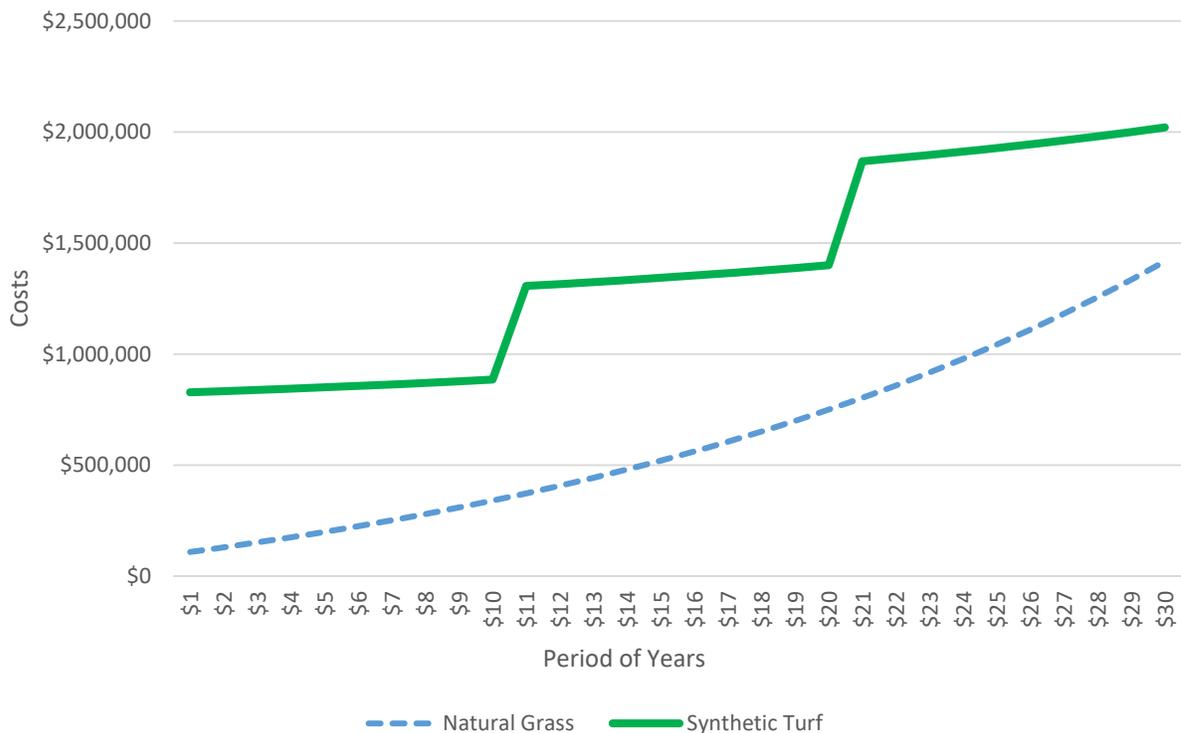
The proposed design plans for the synthetic turf fields can be found on pages 12 & 14.

The following two charts below illustrate the costs of installing and maintaining a synthetic field on a per acre basis as compared to a natural turf field.

Comparison Graph for Net Cost per Acre of Synthetic Turf verse Natural Grass

This graph illustrates the starting and annual cost difference between installing and maintaining an existing natural grass field compared to installing and maintaining a new synthetic turf field over a period of thirty years. See Page 4 for a chart of the cost figures associated to this graph.

Net Cost Comparison of Synthetic verse Natural per Acre of Turf



Synthetic turf has an initial installation cost of approximately \$827,640 per acre compared to a natural grass sod installation at \$108,900 per acre. The ten year replacement costs are shown for the synthetic turf, the cost is generally about 50-60% of the initial install. Maintenance costs were calculated assuming a 5% annual cost increase in maintenance expenditures.

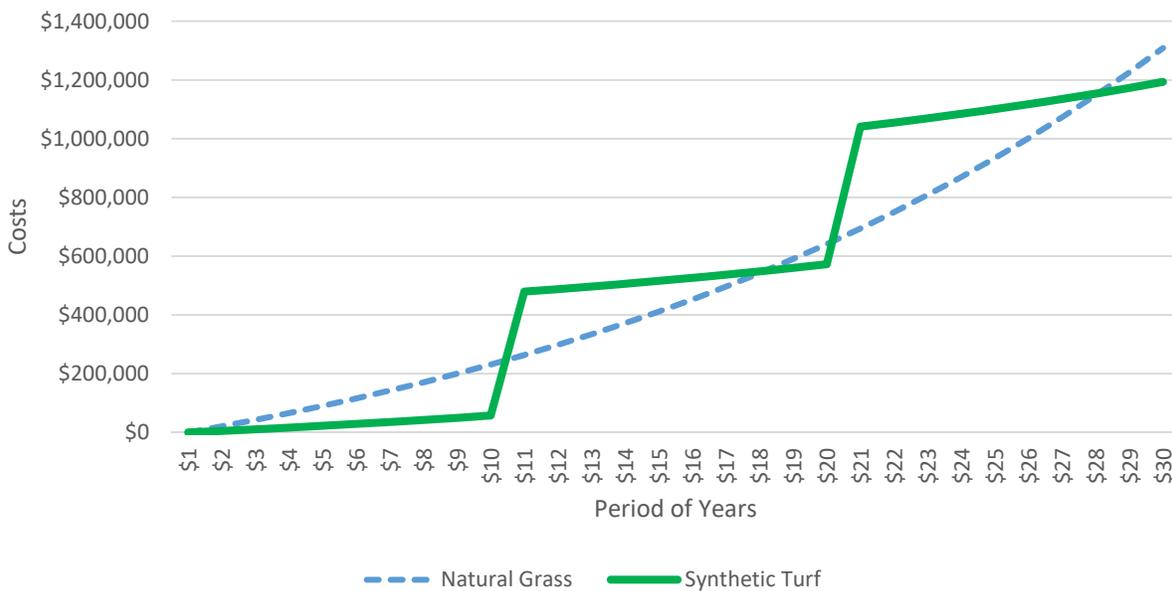
Comparison Chart for Net Costs per Acre of Synthetic Turf verse Natural Grass

	Natural Grass		Synthetic Turf	
Initial Starting Costs				
Natural Turf Sod Renovation	\$108,900		\$827,640	Synthetic Field Construction
Irrigation Water and Maintenance	\$21,000		\$5,200	Annual Maintenance
	Year			
Annual Grass Maintenance Costs	1	\$21,000	\$5,200	Annual Field Maintenance Cost
with 5% annual cost increase	2	\$22,050	\$5,460	with 5% annual cost increase
	3	\$23,153	\$5,733	
	4	\$24,310	\$6,020	
	5	\$25,526	\$6,321	
	6	\$26,802	\$6,637	
	7	\$28,142	\$6,968	
	8	\$29,549	\$7,317	
	9	\$31,027	\$7,683	
	10	\$32,578	\$8,067	
Total Costs after 10 years*		<u>\$373,036</u>	<u>\$893,045</u>	Total Costs after 10 years
			\$413,820	10yr Field Replacement
	11	\$34,207	\$8,470	
	12	\$35,917	\$8,894	
	13	\$37,713	\$9,338	
	14	\$39,599	\$9,805	
	15	\$41,579	\$10,296	
	16	\$43,657	\$10,810	
	17	\$45,840	\$11,351	
	18	\$48,132	\$11,918	
	19	\$50,539	\$12,514	
	20	\$53,066	\$13,140	
Total Costs after 20 years*		<u>\$585,485</u>	<u>\$1,413,403</u>	Total Costs after 20 years
			\$455,202	20yr Field Replacement
	21	\$55,719	\$13,797	
	22	\$58,505	\$14,487	
*(Total Costs include	23	\$61,430	\$15,211	
Maintenance, Renovation and	24	\$64,502	\$15,972	
the Initial Starting Costs)	25	\$67,727	\$16,771	
	26	\$71,113	\$17,609	
	27	\$74,669	\$18,489	
	28	\$78,403	\$19,414	
	29	\$82,323	\$20,385	
Total of all Costs after 30 years	30	<u>\$86,439</u>	<u>\$21,404</u>	
		<u>\$1,504,116</u>	<u>\$2,042,144</u>	

**Comparison Graph for Net Maintenance Cost per Acre of Synthetic Turf
Verse Natural Grass Without the Installation Costs**

This graph illustrates the annual cost difference associated with maintaining a new synthetic turf field compared to an existing natural grass field over a period of thirty years. For the synthetic turf, the initial construction installation costs would be funded by outside sources such as grants, donations, etc. See Page 6 for a chart of the cost figures associated for each turf type in this graph.

Synthetic Turf Versus Natural Grass
Net Cost Comparison per Acre of Turf



Maintenance costs for natural grass assume a 5% annual cost increase in maintenance expenditures. Annual costs include:

- \$16,600 for labor/overhead for mowing and aerating, material/overhead for fertilizing.
- \$4,400 for irrigation water costs (cost is an average of the usage at the Sports Park using the 2020 and 2021 billing rate of \$2.10 per unit).

The maintenance of synthetic turf assumes a 5% annual cost increase in expenditures. The annual cost \$5,200 includes but is not limited to: labor for brushing, grooming, decompaction and repairs of turf, and material costs for additional infill material as needed. The capital investment of grooming equipment is not included in the annual maintenance cost.

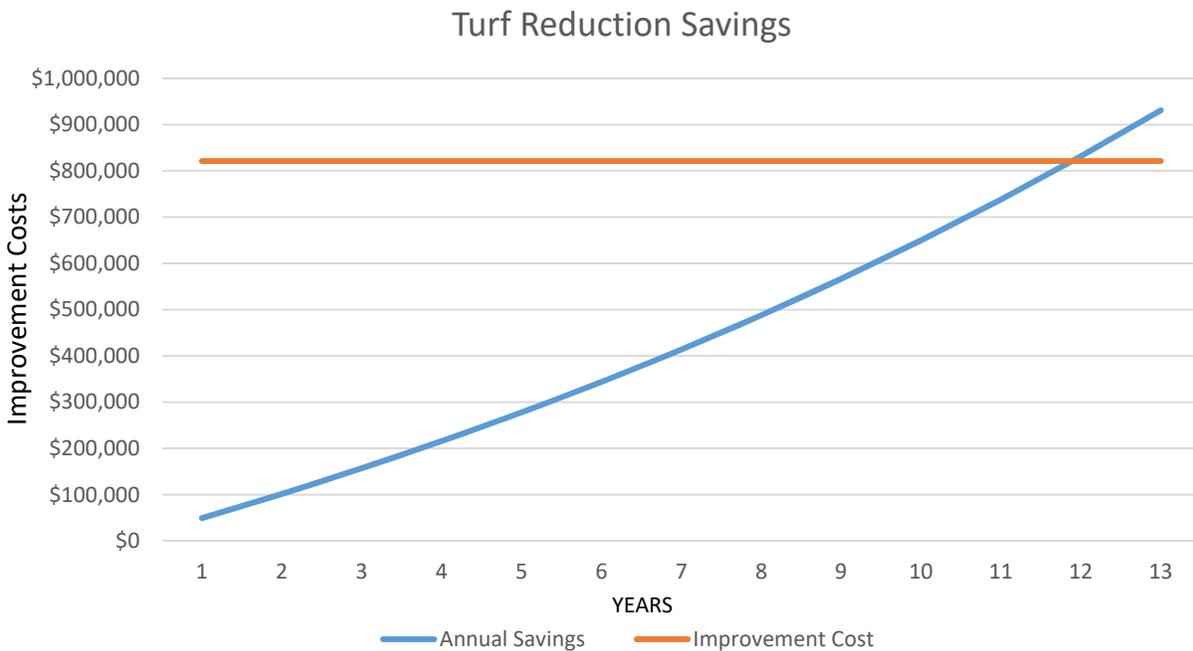
**Comparison Chart for Maintenance Costs per Acre of Synthetic Turf verse
Natural Grass Without the Installation Costs**

	Natural Grass		Synthetic Turf	
	Initial Starting Costs			
Existing Natural Grass Field	\$0		\$0 Synthetic Field Construction	
Irrigation Water and Maintenance	\$21,000		\$5,200 Maintenance	
	Year			
Annual Grass Maintenance Costs	1	\$21,000		\$5,200 Annual Field Maintenance Cost
with 5% annual cost increase	2	\$22,050		with 5% annual cost increase
	3	\$23,153		\$5,733
	4	\$24,310		\$6,020
	5	\$25,526		\$6,321
	6	\$26,802		\$6,637
	7	\$28,142		\$6,968
	8	\$29,549		\$7,317
	9	\$31,027		\$7,683
	10	\$32,578		\$8,067
Total Costs after 10 years*		<u>\$264,136</u>		<u>\$65,405</u> Total Costs after 10 years
			<u>\$413,820</u> 10yr Field Replacement	
	11	\$34,207		\$8,470
	12	\$35,917		\$8,894
	13	\$37,713		\$9,338
	14	\$39,599		\$9,805
	15	\$41,579		\$10,296
	16	\$43,657		\$10,810
	17	\$45,840		\$11,351
	18	\$48,132		\$11,918
	19	\$50,539		\$12,514
	20	\$53,066		\$13,140
Total Costs after 20 years*		<u>\$694,385</u>		<u>\$585,763</u> Total Costs after 20 years
			<u>\$455,202</u> 20yr Field Replacement	
	21	\$55,719		\$13,797
	22	\$58,505		\$14,487
	23	\$61,430		\$15,211
*(Total Costs include	24	\$64,502		\$15,972
Maintenance, Renovation and	25	\$67,727		\$16,771
the Initial Starting Costs)	26	\$71,113		\$17,609
	27	\$74,669		\$18,489
	28	\$78,403		\$19,414
	29	\$82,323		\$20,385
	30	\$86,439		\$21,404
Total of all Costs after 30 years		<u>\$1,395,216</u>		<u>\$1,214,504</u>

The costs for the ten year synthetic turf replacements are assumed to be funded from the City's budget.

Passive Landscape - The next recommendation would be to convert about 110,200 sq. ft. of underused, passive grass areas to a decomposed granite groundcover. Groupings of appropriate, low water use trees and plants could be placed throughout the areas. A conversion to a more drought tolerant landscape will not only save \$45,550 annually in water and maintenance costs, it will also be a practical demonstration of the City’s commitment to conserving water in the landscape. Converting areas to decomposed granite will not affect the overall sports recreation space in the park. Refer to page 14 for the detailed improvement costs and page 15 for the proposed design plan. An alternate proposed design on pages 16 & 17 would increase water and maintenance savings to \$75,942 per year but there would be a decrease in playable turf area.

The chart below shows how the projected water and maintenance cost savings will repay the improvement costs within a twelve year period.

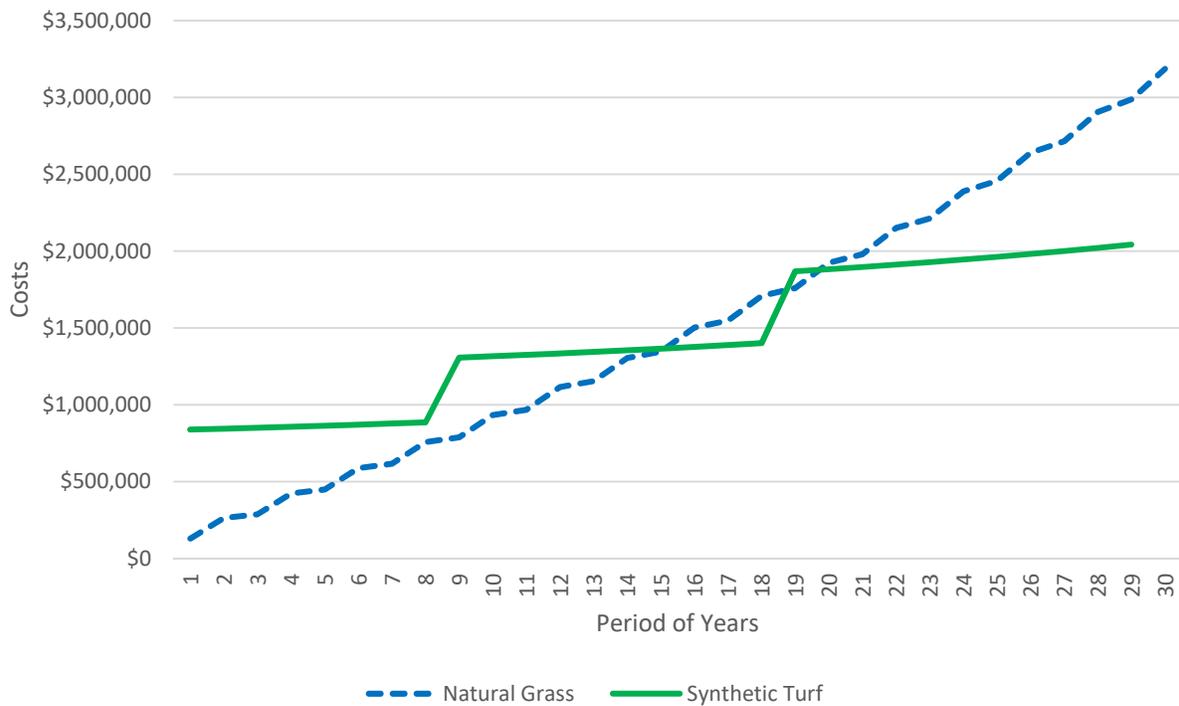


The annual maintenance saving costs for natural grass assume a 5% annual cost increase in the maintenance expenditures.

Turf Renovation - Sod replacement costs about \$108,900 per acre to remove the existing grass and install new turf. In addition to the costs, the fields must be closed to all activity for a period of several weeks in order to let the grass establish. The chart below compares the costs of a biannual turf replacement with a synthetic turf installation.

**Comparison Graph for Net Cost per Acre for a Turf Renovation Program
Verse Synthetic Turf**

This graph illustrates the cost difference between maintaining an acre of natural grass field with a biannual sod replacement program as compared to installing and maintaining an acre of new synthetic turf field over a period of thirty years. See Page 9 for a chart of the cost figures associated for each program in this graph



**Comparison Chart for Net Cost per Acre for a Turf Renovation Program
Verse a Synthetic Turf**

	Natural Grass		Synthetic Turf	
Initial Starting Costs				
Natural Turf Sod Renovation	\$108,900		\$827,640	Synthetic Field Construction
Irrigation Water and Maintenance	\$21,000		\$5,200	Annual Maintenance
	Year	Biannual renovation		
Annual Grass Maintenance Costs	1	\$21,000		\$5,200 Annual Field Maintenance Cost
with 5% annual cost increase	2	\$22,050	\$112,167	\$5,460 with 5% annual cost increase
	3	\$23,153		\$5,733
	4	\$24,310	\$115,532	\$6,020
	5	\$25,526		\$6,321
	6	\$26,802	\$118,998	\$6,637
	7	\$28,142		\$6,968
	8	\$29,549	\$122,568	\$7,317
	9	\$31,027		\$7,683
	10	\$32,578	\$126,245	\$8,067
Total Costs after 10 years*		\$968,546		\$893,045 Total Costs after 10 years
	11	\$34,207		\$413,820 10yr Field Replacement
	12	\$35,917	\$130,032	\$8,470
	13	\$37,713		\$8,894
	14	\$39,599	\$133,933	\$9,338
	15	\$41,579		\$9,805
	16	\$43,657	\$137,951	\$10,296
	17	\$45,840		\$10,810
	18	\$48,132	\$142,090	\$11,351
	19	\$50,539		\$11,918
	20	\$53,066	\$146,352	\$12,514
Total Costs after 20 years*		\$1,120,608		\$1,413,403 Total Costs after 20 years
	21	\$55,719		\$455,202 20yr second Field Replacement
	22	\$58,505	\$150,743	\$13,797
	23	\$61,430		\$14,487
	24	\$64,502	\$155,265	\$15,211
	25	\$67,727		\$15,972
	26	\$71,113	\$159,923	\$16,771
	27	\$74,669		\$17,609
	28	\$78,403	\$164,721	\$18,489
	29	\$82,323		\$19,414
	30	\$86,439	\$169,663	\$20,385
Total of all Costs after 30 years		\$1,501,146		\$2,042,144

In the Comparison Chart, the initial starting costs for natural grass would be for the removal of the existing turf, minor irrigation upgrades and the installation of new sod. For synthetic turf, the construction costs include removal of the existing natural grass and installation of the synthetic turf system (new base material, turf fabric and infill material).

Turf Reduction Improvement Costs by installing Synthetic Turf fields:

Replace the existing natural turf fields with a synthetic turf and install DG with some trees in the underutilized areas. Refer to the plan on page 11 for an illustration of the proposed design. Below is a cost breakdown of construction costs and water cost savings:

Turf Square Footage:	421,900 sf
D.G. Square Footage:	<u>110,200 sf</u>
Total Demolition Square Footage:	532,100 sf
Demolition Cost: (remove irrigation and sod)	\$239,445
Synthetic Turf Installation Cost: (grading, subbase, turf)	\$8,016,100
D.G. Installation Cost: (grading, decomposed granite)	<u>\$771,400</u>
Total Costs:	\$9,026,945
Annual Turf Water Cost Savings:	\$42,612
Annual Turf Maintenance Savings:	\$153,150
Annual DG Water Cost Savings:	\$11,130
Annual DG Maintenance Savings:	<u>\$39,837</u>
Annual Maintenance Savings:	\$246,729

**Return on Investment (R.O.I.) for synthetic turf and decomposed granite –
Water & Maintenance Cost Savings / Install Costs = 21 years**

Refer to Pages 3 – 6 for the Cost Comparison Charts
Assume a 5% annual cost increase in the maintenance expenditures



REPLACEMENT WITH SYNTHETIC TURF:

	REPLACEMENT AREA	REPLACEMENT COST PER SQUARE FOOT	TOTAL REPLACEMENT COST	ANNUAL IRRIGATION WATER USE REDUCTION	ANNUAL WATER COST SAVINGS
 REMOVE EXISTING FIELD TURF & REPLACE WITH SYNTHETIC FIELD TURF	421,900 SQ. FT.	\$19.00	\$8,016,100	18,460 B.U. (B.U. = 748 GAL) <small>NOTE: WATER REDUCTION BASED ON WATER BUDGET CALCULATIONS</small>	\$42,612
 REMOVE EXISTING TURF & REPLACE WITH DECOMPOSED GRANITE	110,200 SQ. FT.	\$7.00	\$771,400	6068 B.U.	\$11,130

LEGEND

-  NEW DECOMPOSED GRANITE GROUNDCOVER (110,200 SQ. FT.)
-  NEW SYNTHETIC TURF (421,900 SQ. FT.)
-  EXISTING TURF TO REMAIN (123,100 SQ. FT.)
-  EXISTING TREE TO REMAIN
-  NEW TREE



Beaumont Sports Park

Synthetic Turf Site Plan

September 14, 2022

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.

RHA# 22138

0' 50' 100' 150'

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Alternate Design for Turf Reduction

Improvement Costs by installing Synthetic Turf fields:

Replace the existing natural turf fields with a synthetic turf and install DG with some trees in the underutilized areas. Refer to the plan on page 13 for an illustration of the proposed design. Below is a cost breakdown of construction costs and water cost savings:

Turf Square Footage:	362,415 sf
D.G. Square Footage:	<u>169,685 sf</u>
Total Demolition Square Footage:	532,100 sf
Demolition Cost: (remove irrigation and sod)	\$239,445
Turf Installation Cost: (grading, subbase, turf)	\$6,885,885
D.G. Installation Cost: (grading, decomposed granite)	<u>\$1,187,795</u>
Total Costs:	\$8,313,125
Annual Turf Water Cost Savings:	\$36,604
Annual Turf Maintenance Savings:	\$131,557
Annual DG Water Cost Savings:	\$17,138
<u>Annual DG Maintenance Savings:</u>	<u>\$61,341</u>
Annual Maintenance Savings:	\$246,640

**Return on Investment (R.O.I.) for synthetic turf and decomposed granite –
Water & Maintenance Cost Savings / Install Costs = 20 years**

Refer to Pages 3 – 6 for the Cost Comparison Charts
Assume a 5% annual cost increase in the maintenance expenditures



REPLACEMENT WITH SYNTHETIC TURF:

	REPLACEMENT AREA	REPLACEMENT COST PER SQUARE FOOT	TOTAL REPLACEMENT COST	ANNUAL IRRIGATION WATER USE REDUCTION	ANNUAL WATER COST SAVINGS
 REMOVE EXISTING FIELD TURF & REPLACE WITH SYNTHETIC FIELD TURF	362,415 SQ. FT.	\$19.00	\$6,885,885	18,460 B.U. (B.U. = 748 GAL) <small>NOTE: WATER REDUCTION BASED ON WATER BUDGET CALCULATIONS</small>	\$36,604
 REMOVE EXISTING TURF & REPLACE WITH DECOMPOSED GRANITE	169,685 SQ. FT.	\$7.00	\$1,187,795	6068 B.U.	\$17,138

LEGEND

-  NEW DECOMPOSED GRANITE GROUNDCOVER (169,685 SQ. FT.)
-  NEW SYNTHETIC TURF (362,415 SQ. FT.)
-  EXISTING TURF TO REMAIN (123,100 SQ. FT.)
-  EXISTING TREE TO REMAIN
-  NEW TREE



Beaumont Sports Park

Synthetic Turf Site Plan (Alternate Design)



Turf Reduction Improvement Costs by Replacing Turf with Decomposed Granite:

Replace selected areas of the existing natural turf with Decomposed Granite and add some spaces with drought tolerant plantings thus reducing the annual water cost by 85% and maintenance cost by 75% in that area. Refer to the map on page 15 for an illustration of the proposed design. Below is a cost breakdown of the construction costs and water cost savings:

Conversion Square Footage:	110,200 sf
Demolition Cost: (remove irrigation and sod)	\$49,590
Installation Cost: (drip irrigation, soil prep & plants)	\$771,400
Total Costs:	\$820,990
Annual Water Cost Savings: (irrigation reduced 85%)	\$9,460
Annual Turf Maintenance Savings: (maintenance reduced 75%)	\$39,837
Annual Savings:	\$49,297

R.O.I. – Water Cost Savings / Replacement Costs = 12 years
Assuming an 5% annual cost increase in maintenance expenditures

<u>Year</u>	<u>Annual Costs</u>	<u>Cumulative Savings</u>
1	\$49,297	\$49,297
2	\$52,255	\$101,552
3	\$55,390	\$156,942
4	\$58,714	\$215,655
5	\$62,236	\$277,892
6	\$65,971	\$343,862
7	\$69,929	\$413,791
8	\$74,124	\$487,915
9	\$78,572	\$566,487
10	\$83,286	\$649,774
11	\$88,283	\$738,057
12	\$93,580	\$831,637



TURF REDUCTION:

	REPLACEMENT AREA	REPLACEMENT COST PER SQUARE FOOT	TOTAL REPLACEMENT COST	ANNUAL IRRIGATION WATER REDUCTION	ANNUAL WATER COST SAVINGS
 REMOVE EXISTING TURF AND REPLACE WITH DEPOSED GRANITE	110,200 SQ. FT.	\$7.00	\$771,400	8,500 B.U.	\$18,093
 REPLACE REMAINING EXISTING TURF WITH A HYBRID BERMUDA TURF	485,450 SQ. FT.	\$2.50	\$1,213,625		

NOTE: WATER REDUCTION BASED ON WATER BUDGET CALCULATIONS

LEGEND

-  NEW DECOMPOSED GRANITE GROUNDCOVER (110,200 SQ. FT.)
-  RESOD WITH NEW TURF (485,450 SQ. FT.)
-  EXISTING TREE TO REMAIN
-  NEW TREE



Beaumont Sports Park

Turf Reduction Site Plan



Alternate Design for Maximizing Turf Reduction

Improvement Costs by Replacing Turf with Decomposed Granite:

Replace larger areas of the existing natural turf with Decomposed Granite and drought tolerant plantings in order to maximize annual water savings and maintain the most useable turf space. Refer to the map on page 17 for an illustration of the proposed design. Below is a cost breakdown of the construction costs and water cost savings:

Conversion Square Footage:	169,760 sf
Demolition Cost: (remove irrigation and sod)	\$76,392
Installation Cost: (drip irrigation, soil prep & plants)	\$1,188,320
Total Costs:	\$1,264,712
Annual Water Cost Savings: (irrigation reduced 85%)	\$14,574
Annual Turf Maintenance Savings: (maintenance reduced 75%)	\$61,368
Annual Savings:	\$75,942

R.O.I. – Water Cost Savings / Replacement Costs = 12 years
Assuming an 5% annual cost increase in maintenance expenditures

<u>Year</u>	<u>Annual Costs</u>	<u>Cumulative Savings</u>
1	\$75,942	\$75,942
2	\$80,499	\$156,441
3	\$85,328	\$241,769
4	\$90,448	\$332,217
5	\$95,875	\$428,092
6	\$101,628	\$529,720
7	\$107,725	\$637,445
8	\$114,189	\$751,634
9	\$121,040	\$872,674
10	\$128,302	\$1,000,976
11	\$136,001	\$1,136,976
12	\$144,161	\$1,281,137



TURF REDUCTION:

	REPLACEMENT AREA	REPLACEMENT COST PER SQUARE FOOT	TOTAL REPLACEMENT COST	ANNUAL IRRIGATION WATER REDUCTION	ANNUAL WATER COST SAVINGS
 REMOVE EXISTING TURF AND REPLACE WITH DEPOSED GRANITE	169,760 SQ. FT.	\$7.00	\$1,188,320	8,500 B.U.	\$18,093
 REPLACE REMAINING EXISTING TURF WITH A HYBRID BERMUDA TURF	485,450 SQ. FT.	\$2.50	\$1,213,625		

NOTE: WATER REDUCTION BASED ON WATER BUDGET CALCULATIONS

LEGEND

-  NEW DECOMPOSED GRANITE GROUNDCOVER (169,760 SQ. FT.)
-  RESOD WITH NEW TURF (485,450 SQ. FT.)
-  EXISTING TREE TO REMAIN
-  NEW TREE



Beaumont Sports Park

Turf Reduction Site Plan (Alternative Design)



Improvement Cost for Renovating all the Turf Fields:

Replace existing turf grass at a schedule interval with a Bermuda hybrid turf. Refer to map on page 19 for a map illustration of proposed design. Below is a cost breakdown of grass replacement costs:

Square Footage:	655,350 sf
Demolition Cost: (remove sod)	\$294,900
Installation Cost: (irrigation repair, soil prep & sod)	\$1,409,000
Total Costs:	\$1,703,900



TURF SOD RENOVATION:

	AREA	REPLACEMENT COST PER SQUARE FOOT	TOTAL REPLACEMENT COST	ANNUAL IRRIGATION WATER BUDGET	ANNUAL WATER COST
REPLACE ALL EXISTING TURF WITH A HYBRID BERMUDA TURF	655,350 SQ. FT.	\$2.50	\$1,638,375	30,100 B.U. (B.U. = 748 GAL.)	\$66,220

LEGEND

 RESOD WITH NEW TURF (655,350 SQ. FT.)

 EXISTING TREE TO REMAIN



Beaumont Sports Park

Turf Renovation Site Plan



September 14, 2022
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RHA# 22138



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APPENDIX

Landscape Improvement and Maintenance Costs Appendix A
Synthetic Turf Guide Appendix B

Appendix A

Landscape Improvement and Maintenance Item Costs

Itemized breakdown of costs related to the removal of existing turf grass, installation costs related to new turf sod, decomposed granite and synthetic turf. Maintenance costs are annual expenditures for turf irrigation water, turf grass maintenance (mowing, fertilizers, repairs, etc.) and maintenance for a synthetic turf field (labor for brushing, grooming, decompaction and repairs of turf, and material costs for additional infill material as needed). The costs shown are for budget estimation, actual improvement costs may vary.

<u>Item:</u>	<u>Cost per Square Foot</u>	<u>Cost per Acre</u>
Demolition Cost (remove irrigation and sod)	\$0.45	\$19,602
Turf Sod Installation Cost (soil prep & sod)	\$2.15	\$93,654
Decomposed Granite Installation Cost	\$7.00	\$304,920
Synthetic Turf Installation Cost	\$19.00	\$827,640
Annual Turf Irrigation Water Cost	\$0.101	\$4,400
Annual Turf Maintenance Cost	\$0.381	\$16,600
Annual Synthetic Turf Maintenance Cost	\$0.119	\$5,200

Appendix B

Synthetic Turf Guide



Synthetic Turf 360°

A Guide for Today's Synthetic Turf





Synthetic Turf 360°

A Guide for Today's Synthetic Turf
2011

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Why Synthetic Turf?

There are many reasons why synthetic turf has become so popular.

A heightened sense of environmental awareness prompts interest in its ability to conserve billions of gallons of water each year. Increased user requirements and intense competition have given rise to a new generation of synthetic turf systems that replicate the look and playability of natural, lush grass.

Athletes enjoy significantly more playing time without the need for resource-intensive maintenance. Homeowners, businesses, parks, municipalities and government entities use synthetic grass as an attractive landscape solution that saves time, money and water.

The Synthetic Turf Council (STC) created this guide to showcase the numerous uses and benefits of synthetic turf. It features information about athletic fields and the growing landscape and recreation category, which includes parks, playgrounds, homes, businesses, golf courses and more.



If you would like to learn more, we invite you to visit www.syntheticurfCouncil.org. Thanks for your interest in synthetic turf!



Athletic Fields

Popular, versatile solution

At the beginning of 2011, more than 6,000 synthetic turf fields were being used in North America by a growing number of high school and collegiate athletes playing and practicing football, soccer, hockey, baseball, rugby, lacrosse and many other sports.

About half of all NFL teams currently play their games on synthetic turf and, since 2003, over 70 FIFA U-17 and U-20 World Cup matches have been played on synthetic turf soccer fields.





Significant environmental benefits

Depending on the region of the country, one full-size synthetic turf sports field saves 500,000 to 1,000,000 gallons of water each year. During 2010, between 3 billion and 6 billion gallons of water were conserved through its use. According to the EPA, the average American family of four uses 400 gallons of water a day.¹ Therefore, a savings of 3 billion to 6 billion gallons of water equates to the annual water usage of over 20,000 to 40,000 average American families of four.

For a multi-use field in Texas, where there is little rain, the water savings is much greater. School officials with the El Paso Independent School District stated that their 10 new synthetic turf sports fields will save more than 80 million gallons of water every year, or 8 million gallons of water per field.



The estimated amount of synthetic turf currently installed has eliminated the need for nearly a billion pounds of harmful pesticides and fertilizers, which has significant health and environmental implications.

Example:

In a July 7, 2007, article entitled "Grass Warfare," the Wall Street Journal states, "The pesticides used in lawn-care products found on shelves nationwide are considered legal by government standards. But broader research on health risks from such chemicals has prompted general warnings. The EPA, which regulates pesticide use, notes on its own website that kids are at greater peril from pesticides because their internal organs and immune systems are developing."²

According to the North Carolina Department of Environment and Natural Resources polluted storm water run-off is the No. 1 cause of water pollution in their state, with common examples including over-fertilizing lawns and excessive pesticide use.³

The EPA has identified run-off of toxic pesticides and fertilizers as a principal cause of water pollution. According to that federal agency, approximately 375,000 acres of lakes, 1,900 miles of rivers and streams and 550 square miles of estuaries in Florida are known to be impaired by nutrient pollution, a primary source of which is excess fertilizer.⁴

¹ WaterSense, an EPA publication, www.epa.gov/watersense/pubs/indoor.html

² Gwendolyn Bounds, "Grass Warfare" (Wall Street Journal, July 7, 2007)

³ Stormwater FAQs, (North Carolina Department of Environment and Natural Resources website)

⁴ Public Q&A Index - Florida (EPA website)



Most of the 6,000-plus synthetic turf sports fields in use today use crumb rubber infill recycled from used tires, keeping more than 105 million tires out of landfills.

Synthetic turf helps reduce noxious emissions.

According to the EPA, "lawn mowers emit high levels of carbon monoxide, a poisonous gas, as well as hydrocarbons and nitrogen oxides that contribute to the formation of ground level ozone, a noxious pollutant that impairs lung function, inhibits plant growth and is a key ingredient of smog."⁵ The EPA also reports that a push mower emits as much pollution in one hour as 11 cars and a riding mower emits as much as 34 cars.⁶

In 2010, a BASF Corporation Eco-Efficiency Analysis, which compared synthetic turf athletic fields with professionally installed and maintained grass alternatives, concluded that synthetic turf can lower consumption of energy and raw materials and generation of solid waste depending on field usage. BASF also found that the average life-cycle costs over 20 years of a natural grass field are 15 percent higher than the synthetic turf alternatives.

A synthetic turf company and STC member has forged a recycling partnership with Yellowstone National Park to divert nearly 300 million plastic bottles from landfills each year. The plastic bottles will be recycled into select synthetic turf products and backing for carpet.

Using synthetic turf can help environmentally conscious builders and specifiers with LEED® (Leadership in Energy and Environmental Design) project certification from the U.S. Green Building Council in the areas of Water Efficient Landscaping, Recycled Content, Rapidly Renewable Material and Innovation in Design.



"With synthetic turf, we use a lot less water. It used to be 3 million gallons of water each year with regular grass and now we probably use a tenth of that amount."

— Bob Sube, Director of Facilities and Construction, Fillmore Unified School District, California

⁵ Your Yard and Clean Air, EPA Office of Mobile Sources, (Fact Sheet OMS-19, May 1996)
⁶ Small Engine Rule to Bring Big Emissions Cuts, (EPA News Release, April 17, 2007)



Increased playing time and safety

Synthetic turf can be utilized around 3,000 hours per year with no “rest” required, more than three times that of natural grass. This creates increased practice and play time as well as the valuable flexibility to use your field for other events. The opportunity to be active and participate in sports is critical for the fitness, mental health, self-esteem and leadership development of youth.

It is a smart solution for playing fields that have become unsafe from overuse or severe climatic conditions. A grass field simply cannot remain lush and resilient if it is used more than three to four days a week, in the rain, or during months when grass doesn’t grow. Rain-outs are eliminated since highly permeable synthetic turf quickly drains excess water off the field.

Made with resilient materials for safety, synthetic turf sports fields provide a uniform and consistent playing surface.



Traction, rotation and slip resistance, surface abrasion and stability meet the rigorous requirements of the most respected sports leagues and federations. Some of the published studies of the comparative safety of synthetic turf include:

- A 2004 NCAA study among schools nationwide comparing injury rates between natural and synthetic turf; the injury rate during practice was 4.4% on natural turf, and 3.5% on synthetic turf.
- An analysis by FIFA’s Medical Assessment and Research Centre of the incidence and severity of injuries sustained on grass and synthetic turf during two FIFA U-17 World Championships. According to FIFA, “The research showed that there was very little difference in the incidence, nature and causes of injuries observed during games played on artificial turf compared with those played on grass.”⁷

- Three 2010 long-term studies published by researchers from Norway and Sweden comparing acute injuries on synthetic turf and grass. The studies examined the type, location and severity of injuries sustained by hundreds of players during thousands of hours of matches and training over a four-to-five-year period. Many types of acute injuries to men and women soccer players, particularly knee injury, ankle sprain, muscle strains, concussions, MCL tears and fractures were evaluated. The researchers concluded that the injury risk of playing on artificial turf is no greater than playing on natural grass.⁸

These studies and many more, including the FIFA comparative results of its exhaustive research, are posted on the Synthetic Turf Council’s website under Research & Latest Thinking.

⁷ “Very Positive Medical Research on Artificial Turf” (Turf Roots Magazine 01, pp. 8-10, FIFA)

⁸ Bjørneboe J, Bahr R, Andersen TE (2010) Risk of injury on third generation artificial turf in Norwegian professional football. *British Journal of Sports Medicine*, 44: 794-798. Ekstrand J, Häggglund M, Fuller CW (2010) Comparison of injuries sustained on artificial turf and grass by male and female elite football players. *Scandinavian Journal of Medicine and Science in Sports*, DOI: 10.1111/j.1600-0838.2010.01118.x

Soligard T, Bahr R, Andersen TE (2010) Injury risk on artificial turf and grass in youth tournament football. *Scandinavian Journal of Medicine and Science in Sports*, DOI: 10.1111/j.1600-0838.2010.01174.x



Cost-effectiveness

According to Cory Jenner, a landscape architecture professional in Syracuse, N.Y., the cost of installing and maintaining a synthetic turf sports field over a 20-year period (including one replacement field) is over three times less expensive per event than the cost of a grass field over the same period of time. This is because many more events can be held on a synthetic turf sports field. This cost-per-event advantage is validated by other authorities and field owners.



Because synthetic turf can withstand so much wear and tear, many schools rent their fields to local sports teams and organizations to bring in extra funding. At Cincinnati's Turpin High School, the field is rented 80 percent of the evenings between January and October — raising \$40,000/year for the last two years from rental fees.

"The synthetic field completely revolutionized our sports program. We now have a multi-dimensional facility with activities scheduled year-round, nearly around the clock. Along with football, Newman Field now hosts an incredible range of activities — intramural sports, lacrosse sports, lacrosse playoffs, soccer leagues, local high school events, such as sports camps, cheerleading competitions and much more."

— Rob Coleman, Athletic Director, Whittier College, California



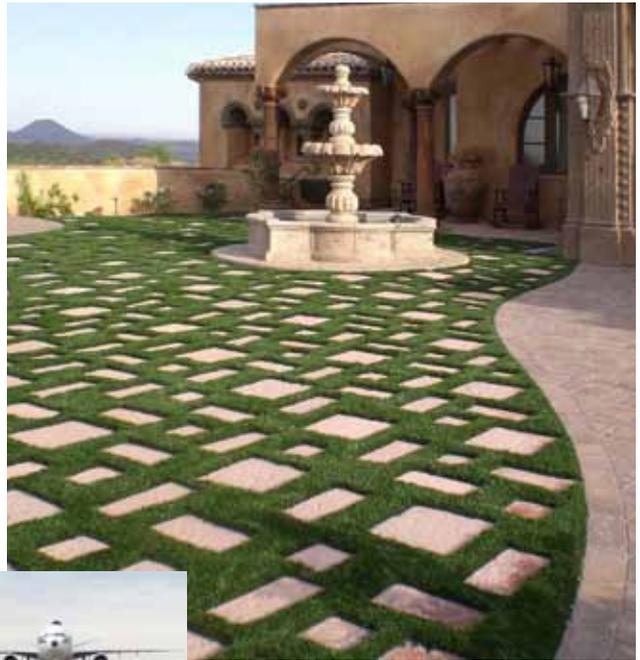
Landscape and Recreation

Various applications

Beautifully landscaped synthetic turf can often be installed in places where grass can't grow or be effectively maintained.

Applications include:

- Airport grounds
- Businesses/commercial developments
- Golf courses
- Highway medians
- Homes/residential communities
- Municipalities
- Parklands
- Pet parks
- Playgrounds
- Rooftops
- Tennis courts
- Closed landfills



Closed Landfill



Eco-friendly solution

From Disneyland and the Wynn Hotel to the Twentynine Palms Marine Corps Base and your neighbor's yard, thousands of homes, businesses, golf courses and public spaces have turned to synthetic grass to provide a lush, attractive landscape solution that requires minimal resources and maintenance.

Water conservation is a necessity. In March 2011, Wharton published a report about the growing scarcity of water. It references a prediction by the 2030 Water Resources Group that by 2030 global water requirements will be "a full 40 percent above the current accessible, reliable supply." Further, less than 3 percent of all available water is fresh and drinkable. Underground aquifers hold almost all the potable water available in liquid form, and their rate of depletion more than doubled between 1960 and 2000.⁹ Yet, the EPA states that nationwide landscape irrigation is estimated to account for almost one-third of all residential water use, totaling more than 7 billion gallons per day.¹⁰

Synthetic turf promotes greater utilization of land, as you can do more with the same space surfaced with synthetic turf than with natural grass. Rooftops once deemed unusable for high-rises and residential buildings can now feature inviting green areas. Hotels that had to restrict the use of the lawns for parties and events can now schedule as many functions as they can book.

The Southern Nevada Water Authority estimates that every square foot of natural grass replaced saves 55 gallons of water per year.¹¹ If an average lawn is 1,800 square feet, then Las Vegas homeowners with synthetic turf could save 99,000 gallons of water each year or about \$400 annually. In Atlanta, homeowners could save \$715 a year, not including much higher sewer charges.

In its report, "Municipal Solid Waste in the United States, 2009 Facts and Figures," the EPA estimates that 33.2 million tons of yard trimmings were generated in 2009, the third largest component of Municipal Solid Waste in landfills.¹² As yard trimmings decompose, they generate methane gas, an explosive greenhouse gas and acidic leachate.¹³

A June 2008 National Public Radio report called "Water-Thirsty Golf Courses Need to Go Green" reported "Audubon International estimates that the average American golf course uses 312,000 gallons of water per day. In a place like Palm Springs, where 57 golf courses challenge the desert, each course eats up a million gallons a day. That is, each course each day in Palm Springs consumes as much water as an American family of four uses in four years."¹⁴

Impermeable synthetic turf is being used as an economical and environmentally effective solution for the closure of landfills, mine spoils and hazardous sites. Among the many reasons: it provides a perennially green landscape cover; dramatically reduces construction and long-term maintenance costs; improves stability; prevents erosion; controls gas and odor; and reduces leachate.

"The inclusion of synthetic grass in our landscape has proven to be a smart choice for the resort and Mother Earth. Since the conversion, we are able to accommodate increased capacity and utilize a greater percentage of grassy areas, while providing an enhanced event experience, without damaging the grass. This year, there will be 8 million gallons of water conserved and our new synthetic lawn allows us to eliminate the use of fertilizers, pesticides and herbicides on ground in close proximity to the beach."

— Rodrigo A. Carrillo, Project Manager,
Fontainebleau Hotel, Miami Beach, Fla.

⁹ "Valuing Water: How Can Businesses Manage the Coming Scarcity?" (Wharton School of the University of Pennsylvania, March 2011)

¹⁰ Outdoor Water Use in the United States, (EPA-832-F-06-005, August 2008)

¹¹ Water Smart Landscapes Rebate (Southern Nevada Water Authority website)

¹² "Municipal Solid Waste in the United States, 2009 Facts and Figures," (EPA Office of Solid Waste, EPA530-R-10-012, December 2010)

¹³ Frequent Questions about Yard Trimmings, (EPA website, December 2010)

¹⁴ Frank Deford, "Water-Thirsty Golf Courses Need to Go Green," (National Public Radio, June 11, 2008)



Saves money

A growing number of tax credits and rebates are available since synthetic turf conserves water. For example, the Central Basin Municipal Water District in California reports that Golden State Water Company customers replacing their irrigated areas with synthetic turf can save \$1 per square foot, up to a \$1,000 rebate.

Many public spaces, from government grounds and highway medians to airport entrances, are turning to synthetic grass for appealing, water-saving landscape solutions that reduce operating and maintenance expenditures.



Rooftop Garden



Promotes accessibility

Play areas are among the public spaces covered by the Americans with Disabilities Act. The 2010 Standards for Accessible Design (Sections 240, 1008) addresses play areas designed, constructed and altered for children ages 2 and over in a variety of settings, including parks, schools, childcare facilities, shopping centers and public gathering areas. According to the standards, “the surfaces that are universally accessible and go beyond ADA to be actually usable for children with disabilities include artificial grass with rubber underneath. The benefit of these surfaces besides the accessibility is the maintenance. You do not need to do daily maintenance to ensure that safety is maintained.”¹⁵



Making recreation for the disabled as inclusive as possible is a growing priority. “Inclusive recreation is one of the fastest growing needs in more and more parks and recreation agencies across the United States,” said Elizabeth Kessler, 2009-2010 National Recreation and Park Association president, during the 11th annual National Institute on Recreation Inclusion conference in November 2010.

“Our new artificial lawn helps keep the dogs and the facility clean and the yard will be better for people in wheelchairs to use when practicing with their dogs. We are so thankful to have this big improvement.”

— Mo Maurer, founder and owner of Hawaii Canines for Independence

Synthetic turf creates more recreation opportunities for people with disabilities and physical challenges. Wheelchairs roll easily and crutches won’t sink into park and landscape surfaces, like those used by the Miracle League nationwide to help youth with physical disabilities play baseball.

Many retirement communities use extensive amounts of synthetic turf for landscaping to assist residents with mobility challenges. People using wheelchairs, canes or walkers can easily move across the turf. Because they are easy to maintain, synthetic turf surfaces also offer seniors the beauty of a decorative lawn without the expense, labor and time of weekly yard work during much of the year.

¹⁵ Fact Sheet, Adoption of the 2010 Standards for Accessible Design (ADA website)



Promotes safety and security

Local communities need accessible, versatile play surfaces for its youth and people of all ages. Parks and playgrounds that use synthetic turf allow kids to be active year-round on safe and resilient sports surfaces.

With synthetic turf, kids and parents don't have to worry about mildew and bacteria from wet mulch, allergies associated with natural grasses or other potential health irritants.

Owners of second homes that landscape with synthetic turf don't need a lawn maintenance crew that may be tempted by a vacant home.

"In 2009 the City of Lakeland opened Common Ground, our first inclusive playground featuring unique play experiences for children of varying physical and cognitive abilities. We utilized synthetic turf to cover over 25,000 square feet of play zones to connect our barrier free play elements. The surface creates the natural looking green environment so critical to our design, provides barrier free safety fall zones that protect our children, drains almost instantly even after a tropical torrential rain and it remains cooler than other safety surface options. Maximizing our children's outdoor play time, Common Ground is a community dream come true."

— Pam Page, Assistant Director of Parks & Recreation, City of Lakeland Parks & Recreation Department, Lakeland, Fla.



Common Ground Park, Lakeland, Florida



Community and lifestyle enhancement

By making continuous and safe play possible, synthetic turf promotes a healthy lifestyle, which enhances community well-being. It also helps increase childhood fitness, an important objective of the "Let's Move!" program championed by First Lady Michelle Obama, and the NFL's "Play 60" campaign.

Synthetic grass creates low-maintenance, pet-friendly lawns that keep man's best friend safe and healthy while controlling odors.

Homeowners remove the headaches of ongoing lawn care, adding more leisure time back into their already busy lives.



Synthetic turf can come in many colors, like the orange, blue and yellow grass at the Sunflower Preschool Playground at Barnett Family Park in Lakeland, Florida.



Pixie Hollow Fairy Garden, 2011 Epcot International Flower and Garden Festival, Disney World, Orlando, Florida



Ready to get started with synthetic turf?
Visit our [Online Buyers Guide and Member Directory at www.syntheticurfCouncil.org](http://www.syntheticurfCouncil.org).

THE SCIENCE BEHIND THE SURFACE

shaw[®]
SPORTS TURF

WHAT IS GEOFILL?

Geofill is an organic material primarily composed of coconut husks and fibers. This completely natural material is the leading alternative infill in the synthetic turf market. Coconut fibers are 100% organic and are a rapidly renewable resource. They also have excellent water retention qualities, this helps keep surfaces cooler. The presence of water in Geofill has been shown to keep synthetic turf fields up to 40 degrees cooler.

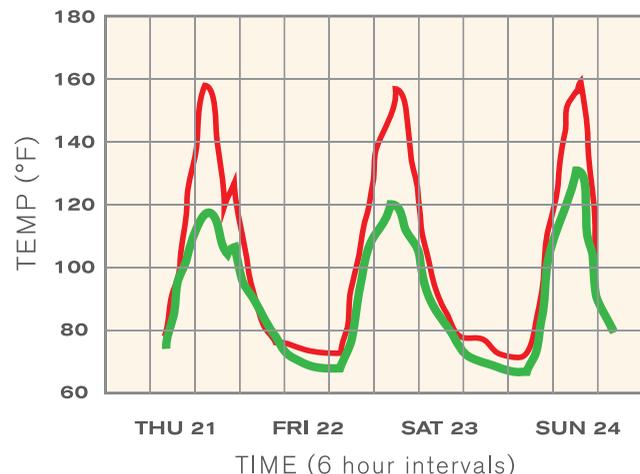
HOW DOES GEOFILL KEEP YOUR SURFACE COOL?

Geofill uses a process known as evaporative cooling to keep surfaces cooler. Evaporative cooling is the process in which liquid evaporates, decreasing the temperature of the surface. For example, when athletes sweat moisture evaporates from the surface of their skin causing a cooling effect, which regulates body temperature.

Heat and evaporation are key components to understanding the evaporative cooling process. Water can hold a lot of heat, the heat stored in water is known as latent heat. As water absorbs enough heat, it changes from liquid to gas, it evaporates. When it leaves the surface as gas it takes the heat with it, resulting in decreased surface temperature.

Geofill uses its water retention capabilities and the evaporative cooling process to create a cooler more comfortable playing surface for athletes. As the intensity of the sun increases, the amount of water evaporating in Geofill increases, this causes more of the cooling effect to take place.

**STANDARD RUBBER &
HYDRATED ORGANIC INFILL OVER THREE DAYS**



- When compared to crumb rubber infilled fields, fields with Geofill have been seen to be 40° F cooler than traditional synthetic turf fields.
- Geofill does not absorb energy like other synthetic alternative fields, therefore it is naturally cooler. Other composite or synthetic alternatives cannot provide the cooling effect that Geofill can.

OTHER BENEFITS TO GEOFILL

Geofill's water retention and cooling capabilities also help to maximize your water resources. Geofill systems are the only infill systems that are capable of holding 6 to 8 times its weight in moisture. This means Geofill's water retention and cooling capabilities help to maximize your water resources and reduce your heat footprint.

While fields containing Geofill have the same natural ability to absorb and release moisture like natural soils and grass, Geofill does not require watering every day. In fact, many fields with Geofill rely solely on natural hydration to keep the fields biomechanical performance metrics at peak levels. For those who demand the highest performing surfaces on gameday, irrigation systems can be added to the design of the field, providing unmatched performance and a natural feeling only found on professional grass fields. Water savings from using Geofill will also reduce the cost of maintenance.





Staff Report

TO: City Council
FROM: Jennifer Ustation, Finance Director
DATE: September 20, 2022
SUBJECT: Cost of Services Study

Background and Analysis:

State and local governments use charges and fees to help fund services. The Government Finance Officers Association recommends that when a certain service provided especially benefit a particular group, then the government should consider charges and fees on the direct recipients of those that receive benefits from such services.

As such, the City of Beaumont's Financial Management Policy states that the City will attempt to recover the costs of services providing a private benefit to users through the imposition of user fees and charges. The fees and charges will be based on cost accounting standards consistent with state and federal law when applicable. Fees and charges should include full costs i.e. direct, indirect, depreciation, interest charges, etc. and the Finance Director will ensure an annual user fee and charges schedule is regularly updated and approved by council.

The last fee study was completed and adopted by the City Council in October 2017. The City issued a request for proposals (RFP) on September 28, 2021, for a Cost Allocation and Comprehensive User Fee Study. The RFP stated the City's desire to examine whether a reasonable relationship exists between the cost of providing services and the City's current user fee schedule with significant consideration to recent state and municipal statutory code changes and requirements under Proposition 218 and 26. A contract was approved with Revenue and Cost Specialists on December 7, 2021, to prepare a Cost Allocation and Comprehensive User Fee Study.

The City Council adopted the Cost Allocation Plan that was prepared by RCS as a part of their contract on June 21, 2022. In addition to collecting the direct cost of labor and materials associated with processing and administering user services, it is common for local governments to recover indirect support costs. Indirect costs are those costs

relating to a local government's central service departments (i.e. Finance, Human Resources, and City Clerk) that are properly allocated to the local government's operating departments. The Cost Allocation Plan was then used to provide indirect overhead percentages to determine the burden placed upon central services by the operating departments to allocate a proportionate share of central services costs.

Revenue and Cost Specialists (RCS) has prepared a detailed user fee analysis which is included in this report as Attachment A. This analysis was designed to provide the city with a systematic and documented approach to understand, control, and recapture the costs which are forced on it by normal service demands, growth, and general economic inflation.

Methodology

The methodology used for this analysis is the "costs reasonably borne" test established by Section 8c of Proposition 4, now Article XIII B of the California Constitution. This methodology determines the full business cost of providing the reported City services. It also identifies the beneficiaries of those services and determines if they are paying in relationship to benefits derived or if they are deserving of a subsidy paid from the taxes paid by all local citizens and businesses.

Identifying Service Center

The "service revenue," fee or charge for service, and the related "service cost" comprise a "service center". RCS used the following steps to identify service center:

1. Identify services offered by the City
2. Service costs are calculated
3. Review revenue currently received and match to the cost of providing the service to determine if there is a subsidy from taxes.

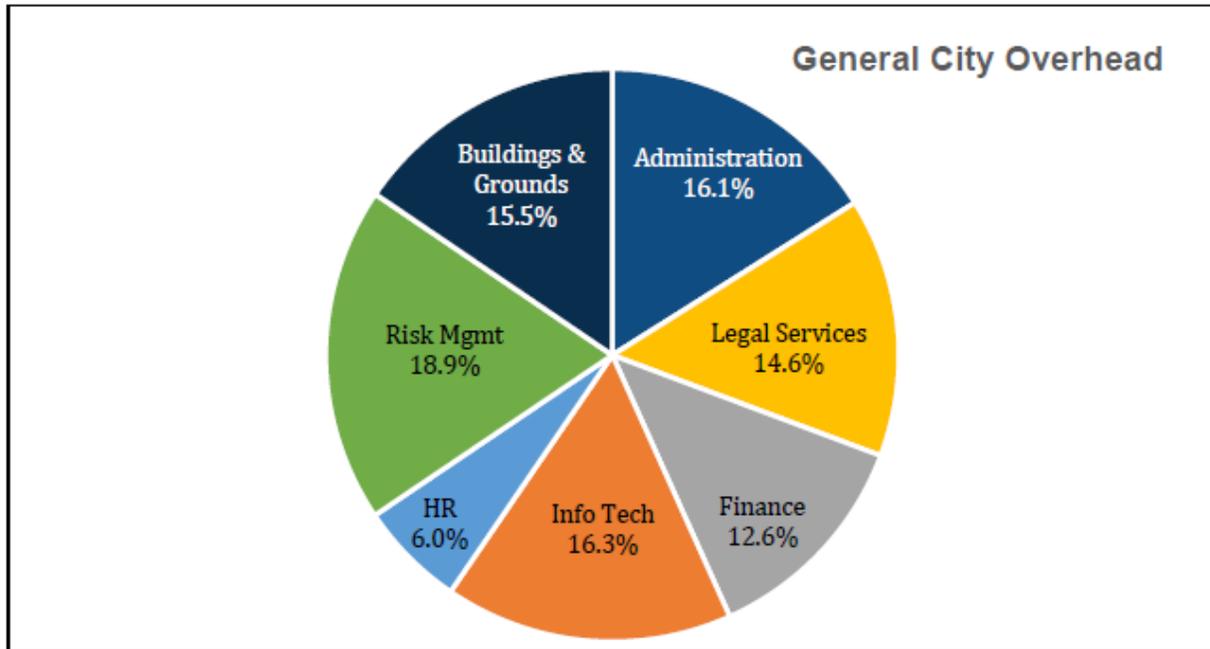
RCS met with City staff from each department, developed a list of services, and then allocated staff time to the appropriate service. Multiple meetings with staff were conducted to ensure that all available staff time was allocated and represented an accurate allocation.

Service costs calculated include the following types of costs:

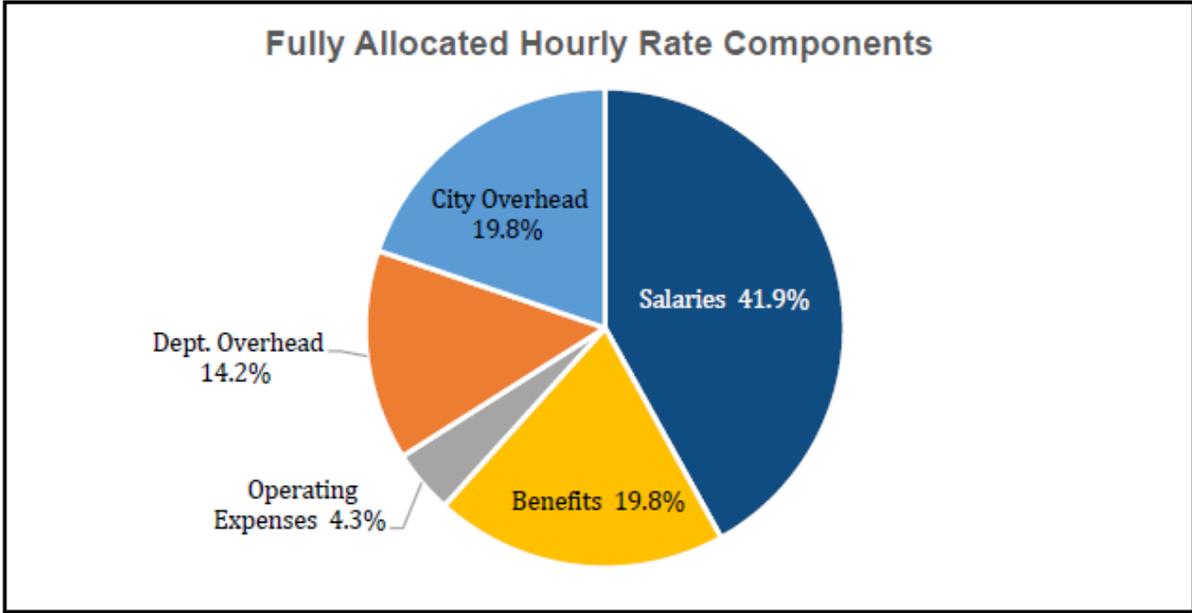
- Salaries and wages
- Employee fringe benefits

- Maintenance and operation costs
- General and departmental overhead costs (identified in Cost Allocation Plan (CAP))

General City overhead are services who primarily set policy and support other departments without providing a deliverable service to the public. If these departments do perform an end-user service, then they have not been included. Costs in the general administration category include the following:



All the above costs make up the fully allocated hourly rate which is calculated for each position in the city. The makeup of each component of the City-wide fully allocated hourly rate is detailed in the chart below:



The study accounts for all revenue but focuses on the relationship between fees and taxes. RCS then determined what total service costs for each fee are and whether the revenue received supports the total cost or if the service is subsidized by taxes. The schedule provided in the report on page 19-23 shows that the city provides \$9.5M in fee services annually, and only recovers \$7.5M from fee revenues. Each year, an additional \$2M, coming from other funding sources, is needed to pay for these fee services as outlined in the table below.

SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
				ACTUAL (6)	SUGGEST (7)	
[S-001 to S-106] COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%	VAR.	\$255,550
[S-107 to S-153] PUBLIC SAFETY	\$376,296	\$1,082,598	(\$706,302)	34.8%	VAR.	\$234,850
[S-154 to S-156] LEISURE & CULTURAL	\$149,770	\$1,655,091	(\$1,505,321)	9.0%	VAR.	\$0
[S-157 to S-162] ENTERPRISE	\$3,084,384	\$2,454,603	\$629,781	125.7%	VAR.	\$44,700
[S-163 to S-171] ADMINISTRATIVE	\$85,789	\$248,175	(\$162,386)	34.6%	VAR.	\$167,200
	\$7,501,223	\$9,477,193	(\$1,975,970)	79.2%		\$702,300

Service Groups

RCS suggests that services that are Personal Choice as opposed to Community Supported Services should be paid for by the service requestor rather than subsidized by the entire community, however, the City Council has final decision on the nature of the service and whether it deserves to be subsidized.

Personal Choice Services in the report have been categorized into the following service groups:

1. Community Development Services
2. Public Safety Services
3. Leisure & Cultural Services
4. Enterprise Services
5. Administration Services

Community Development Services

The tables on pages 27-29 of Attachment A include services provided by the Community Development Service Group. Development services provided to individuals and businesses account for \$3,804,984 in total service cost recovery revenue for the City through fees. The City is able to recover 94.3% from the current fees, and RCS' suggested fees will potentially recover an additional \$255,550 for the City if all recommended fees are approved.

TABLE 1 – COMMUNITY DEVELOPMENT SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-001	CONDITIONAL USE PERMIT	N/A	N/A	N/A	N/A	100%	\$0
S-002	CONDITIONAL USE PERMIT AMENDMENT	\$0	\$2,713	(\$2,713)	0.0%	100%	\$0
S-003	FINDINGS OF PUBLIC CONV/NECESSITY	\$0	\$2,006	(\$2,006)	0.0%	100%	\$0
S-004	CUP TIME EXTENSION	\$829	\$1,968	(\$1,139)	42.1%	100%	\$0
S-005	LARGE GROUP HOME CUP	\$1,118	\$3,729	(\$2,611)	30.0%	100%	\$0
S-006	GENERAL PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-007	ZONING ORDINANCE TEXT CHANGE	N/A	N/A	N/A	N/A	100%	\$0
S-008	SPECIFIC PLAN	N/A	N/A	N/A	N/A	100%	\$0
S-009	SPECIFIC PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-010	SPEC PLAN CONFORMITY DETERMINATION	N/A	N/A	N/A	N/A	100%	\$0
S-011	ANNEXATION	N/A	N/A	N/A	N/A	100%	\$0
S-012	PLAN OF SERVICES	N/A	N/A	N/A	N/A	100%	\$0
S-013	DEVELOPMENT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-014	DEVELOPMENT AGREEMENT ANNUAL REVIEW	\$3,027	\$2,165	\$862	139.8%	100%	\$0
S-015	DEVELOPMENT AGREEMENT AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-016	DEVELOPMENT AGREEMENT ASSIGNMENT	N/A	N/A	N/A	N/A	100%	\$0
S-017	ESTOPPEL CERTIFICATE	N/A	N/A	N/A	N/A	100%	\$0
S-018	ENVIRONMENTAL REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-019	FACILITY FEE CREDIT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-020	DENSITY BONUS AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-021	PRE-APPLICATION MEETING	\$23,606	\$57,488	(\$33,882)	41.1%	100%	\$16,950
S-022	ZONING MAP CHANGE	N/A	N/A	N/A	N/A	100%	\$0
S-023	TENTATIVE PARCEL MAP	N/A	N/A	N/A	N/A	100%	\$0
S-024	TENTATIVE TRACT MAP	N/A	N/A	N/A	N/A	100%	\$0
S-025	TENTATIVE MAP TIME EXTENSION	\$847	\$2,188	(\$1,341)	38.7%	100%	\$0
S-026	CONDOMINIUM CONVERSION	N/A	N/A	N/A	N/A	100%	\$0
S-027	VARIANCE	\$19,900	\$33,266	(\$13,366)	59.8%	100%	\$13,400
S-028	MINOR VARIANCE/MODIF OF STANDARDS	\$155	\$246	(\$91)	63.0%	100%	\$0
S-029	PLOT PLAN	N/A	N/A	N/A	N/A	100%	\$0
S-030	PLOT PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-031	PLOT PLAN TIME EXTENSION	\$565	\$2,006	(\$1,441)	28.2%	100%	\$0
S-032	RESIDENTIAL ADMIN PLOT PLAN	\$10,845	\$19,395	(\$8,550)	55.9%	100%	\$8,600
S-033	NON-RESIDENTIAL ADMIN PLOT PLAN	\$29,954	\$59,852	(\$29,898)	50.0%	100%	\$29,900
S-034	MINOR PLOT PLAN - STAFF	\$9,759	\$11,483	(\$1,724)	85.0%	100%	\$1,700
S-035	MINOR PLOT PLAN - PLAN COMM	\$1,220	\$3,230	(\$2,010)	37.8%	100%	\$0
S-036	PICK A LOT SITE PLAN REVIEW	\$103	\$317	(\$214)	32.5%	100%	\$0
S-037	MAP/PLOT PLAN CONFORMITY DETERMIN.	N/A	N/A	N/A	N/A	100%	\$0
S-038	LANDSCAPE PLAN REVIEW	\$744	\$857	(\$113)	86.8%	100%	\$100
S-039	LANDSCAPE PLAN AMENDMENT	\$615	\$857	(\$242)	71.8%	100%	\$200
S-040	LANDSCAPE INSPECTION	\$82	\$205	(\$123)	40.0%	100%	\$100

S-041	SIGN PROGRAM	\$1,653	\$1,872	(\$219)	88.3%	100%	\$200
S-042	SIGN PROGRAM AMENDMENT	\$970	\$1,872	(\$902)	51.8%	100%	\$900
S-043	SIGN PERMIT	\$207	\$376	(\$169)	55.1%	100%	\$200
S-044	SIGN PERMIT PANEL CHANGE	\$83	\$170	(\$87)	48.8%	100%	\$100
S-045	TEMPORARY SIGN PERMIT	\$0	\$170	(\$170)	0.0%	100%	\$200
S-046	UNLICENSED GROUP HOME PERMIT	\$1,600	\$6,671	(\$5,071)	24.0%	100%	\$5,100
S-047	AUTOMOBILE FOR HIRE REVIEW	\$413	\$2,718	(\$2,305)	15.2%	100%	\$0
S-048	HOME OCCUPATION PERMIT	\$77	\$225	(\$148)	34.2%	100%	\$100
S-049	MINOR SPECIAL EVENT PERMIT	\$1,162	\$19,327	(\$18,165)	6.0%	100%	\$18,200
S-050	MAJOR SPECIAL EVENT PERMIT	\$387	\$10,392	(\$10,005)	3.7%	100%	\$10,000
S-051	MISCELLANEOUS SPECIAL EVENT PERMIT	\$77	\$1,000	(\$923)	7.7%	100%	\$900
S-052	APPEAL TO PLANNING COMISSION	\$642	\$2,583	(\$1,941)	24.9%	100%	\$0
S-053	APPEAL TO CITY COUNCIL	\$1,946	\$2,986	(\$1,040)	65.2%	100%	\$0
S-054	PLANNING INFORMATION REQUEST	\$57	\$225	(\$168)	25.3%	100%	\$0
S-055	MISCELLANEOUS PLANNING REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-056	COM DEV TECHNOLOGY SURCHARGE	\$169,000	\$170,000	(\$1,000)	99.4%	100%	\$0
S-057	BUILDING PLAN CHECK/INSPECTION	\$2,876,175	\$2,549,034	\$327,141	112.8%	100%	\$0
S-058	FINAL PARCEL MAP	N/A	N/A	N/A	N/A	100%	\$0
S-059	FINAL TRACT MAP	N/A	N/A	N/A	N/A	100%	\$0
S-060	TENTATIVE REVERSION TO ACREAGE	N/A	N/A	N/A	N/A	100%	\$0
S-061	LOT LINE ADJUSTMENT/PARCEL MERGER	N/A	N/A	N/A	N/A	100%	\$0
S-062	FINAL MONUMENT SETTING	N/A	N/A	N/A	N/A	100%	\$0
S-063	FINAL MONUMENT INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-064	PRELIMINARY GRADING PLAN CHECK	\$0	\$8,460	(\$8,460)	0.0%	100%	\$8,500
S-065	RESIDENTIAL GRADING PLAN CHECK	\$50,282	\$68,439	(\$18,157)	73.5%	100%	\$18,200
S-066	RES GRADING PLAN CHECK AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-067	RES GRADING PLAN CHECK ADD'L REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-068	COMMERCIAL GRADING PLAN CHECK	\$19,509	\$29,268	(\$9,759)	66.7%	100%	\$9,800
S-069	COMMERCIAL GRADING PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-070	COMM GRADING PLAN CHECK ADD'L REV	N/A	N/A	N/A	N/A	100%	\$0
S-071	GRADING/STOCKPILE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-072	GRADING/STOCKPILE RES. INFILL INSP	\$434	\$411	\$23	105.6%	100%	\$0
S-073	STREET LIGHT PLAN REVIEW	\$6,864	\$24,792	(\$17,928)	27.7%	100%	\$17,900
S-074	IMPROVEMENT CONSTRUCTION PLAN CHECK	\$58,385	\$95,699	(\$37,314)	61.0%	100%	\$37,300
S-075	IMPROVEMENT CONSTRUCTION PLAN AMEND	N/A	N/A	N/A	N/A	100%	\$0
S-076	IMPROVEMENT CONSTRUCTION INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-077	SUBDIVISION/IMPROVEMENT AGREEMENT	\$7,781	\$19,620	(\$11,839)	39.7%	100%	\$11,800
S-078	PERFORMANCE BOND RELEASE	\$7,751	\$14,624	(\$6,873)	53.0%	100%	\$6,900
S-079	BOND RELEASE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-080	MAINTENANCE BOND RELEASE	\$2,907	\$5,484	(\$2,577)	53.0%	100%	\$2,600
S-081	MAINTENANCE BOND INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-082	SUSPENSION OF IMPROVEMENT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-083	APPEAL SUSPENSION OF IMPROVEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-084	STREET VACATION/OFFER OF DEDICATION	N/A	N/A	N/A	N/A	100%	\$0
S-085	NON-STANDARD ENCROACH PERMIT APPL	\$12,706	\$14,192	(\$1,486)	89.5%	100%	\$1,500
S-086	EXIST RESID STANDARD ENCROACH PRMT	\$2,179	\$2,818	(\$639)	77.3%	100%	\$600
S-087	NON-STANDARD ENCROACH PLAN CHECK	\$80	\$225	(\$145)	35.6%	100%	\$0
S-088	NON-STANDARD ENCROACH INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-089	CERTIFICATE OF COMPLIANCE/CORRECT.	N/A	N/A	N/A	N/A	100%	\$0
S-090	PUBLIC WORKS PERMIT ISSUANCE	\$9,199	\$11,697	(\$2,498)	78.6%	100%	\$2,500
S-091	WATER QUALITY MGMT PRELIM PLAN CHK	\$44,756	\$25,681	\$19,075	174.3%	100%	(\$19,100)
S-092	WATER QUALITY MGMT FINAL PLAN CHECK	\$4,411	\$19,699	(\$15,288)	22.4%	100%	\$15,300
S-093	PRELIM HYDROLOGY/HYDRAULIC STUDY	\$0	\$39,549	(\$39,549)	0.0%	100%	\$39,500
S-094	FINAL HYDROLOGY/HYDRAULIC STUDY	\$50,040	\$39,549	\$10,491	126.5%	100%	(\$10,500)
S-095	STORMWATER POLLUTION PROTECT REVIEW	N/A	N/A	N/A	N/A	100%	\$0

S-096	STORMWATER POST-CONSTRUCT INSPECT	N/A	N/A	N/A	N/A	100%	\$0
S-097	SEWER CONNECTION/LATERAL INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-098	LANDSCAPE PLAN CHECK	\$9,866	\$15,783	(\$5,917)	62.5%	100%	\$5,900
S-099	LANDSCAPE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-100	TRAFFIC STUDY REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-101	SCOPING AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-102	TRANSPORTATION WIDE LOAD PERMIT	\$16	\$20	(\$4)	80.0%	80%	\$0
S-103	HAUL ROUTE REVIEW	\$0	\$245	(\$245)	0.0%	100%	\$0
S-104	DEVELOPMENT ENGINEERING DEPOSIT SVC	\$360,000	\$626,879	(\$266,879)	57.4%	100%	\$0
S-105	ENGINEERING EXTRA PLAN CHECK	N/A	N/A	N/A	N/A	100%	\$0
S-106	MISCELLANEOUS ENGINEERING SERVICES	N/A	N/A	N/A	N/A	100%	\$0

COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%		\$255,550
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Public Safety Services

The tables on pages 30-31 of Attachment A include services provided by the Public Safety Service Group. Public safety services provided to individuals and businesses account for \$376,296 in total service cost recovery revenue for the for the City through fees. The City is able to recover 34.8% from the current fees, and RCS' suggested fees will potentially recover an additional \$234,850 for the City if all recommendations are approved.

TABLE 2 – PUBLIC SAFETY SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-107	CODE ENFORCEMENT INSPECTION	\$0	\$122	(\$122)	0.0%	100%	\$0
S-108	INSPECTION WARRANT	N/A	N/A	N/A	N/A	100%	\$0
S-109	ABATEMENT WARRANT	N/A	N/A	N/A	N/A	100%	\$0
S-110	CODE ENFORCEMENT CITATION HEARING	\$0	\$14,813	(\$14,813)	0.0%	100%	\$0
S-111	ABANDONED PROP. INIT. REGISTRATION	\$0	\$2,196	(\$2,196)	0.0%	100%	\$2,200
S-112	ABANDONED PROPERTY MONTHLY INSPECT.	\$0	\$732	(\$732)	0.0%	100%	\$700
S-113	WEED ABATEMENT	\$3,875	\$7,564	(\$3,689)	51.2%	100%	\$3,700
S-114	WEED ABATEMENT SUBSCRIPTION PROGRAM	\$4,425	\$14,396	(\$9,971)	30.7%	100%	\$10,000
S-115	FIRE PLAN CHECK/INSPECTION	\$164,911	\$396,626	(\$231,715)	41.6%	100%	\$115,850
S-116	STORED VEHICLE RELEASE	\$43,125	\$101,137	(\$58,012)	42.6%	100%	\$58,000
S-117	STORED VEHICLE RELEASE - DUI	\$3,750	\$7,269	(\$3,519)	51.6%	100%	\$3,500
S-118	VIN VERIFICATION	\$165	\$643	(\$478)	25.7%	100%	\$500
S-119	TRAFFIC CITATION SIGN OFF	\$105	\$166	(\$61)	63.3%	100%	\$100
S-120	POLICE ALARM LICENSE	\$31,500	\$41,850	(\$10,350)	75.3%	100%	\$10,400
S-121	AUTO REPOSSESSION PROCESSING	\$0	\$19	(\$19)	0.0%	80%	\$0
S-122	SECOND HAND DEALER LICENSE	\$749	\$1,634	(\$885)	45.8%	100%	\$900
S-123	FORTUNETELLER PERMIT	\$240	\$542	(\$302)	44.3%	100%	\$0
S-124	MASSAGE TECHNICIAN PERMIT - NEW	\$100	\$542	(\$442)	18.5%	100%	\$0
S-125	MASSAGE TECHNICIAN PERMIT - RENEWAL	\$100	\$44	\$56	227.3%	100%	\$0
S-126	MASSAGE ESTABLISHMENT PERMIT	\$1,010	\$2,240	(\$1,230)	45.1%	100%	\$1,200
S-127	ADULT ORIENTED ESTABLISHMENT PERMIT	\$424	\$983	(\$559)	43.1%	100%	\$0
S-128	TOBACCO RETAILER PERMIT	\$250	\$983	(\$733)	25.4%	100%	\$0
S-129	GRAFFITI IMPLEMENTATION SALE PERMIT	\$25	\$141	(\$116)	17.7%	100%	\$0
S-130	TOW YARD INSPECTION	\$429	\$1,060	(\$631)	40.5%	100%	\$600
S-131	PEDDLER SOLICITOR PERMIT	\$750	\$2,704	(\$1,954)	27.7%	100%	\$2,000
S-132	BINGO PERMIT	\$100	\$926	(\$826)	10.8%	10%	\$0
S-133	RV PARKING PERMIT	\$60	\$88	(\$28)	68.2%	100%	\$0
S-134	GOLF CART PERMIT	\$500	\$1,733	(\$1,233)	28.9%	100%	\$1,200
S-135	CONCEALED WEAPON CARRY PERMIT	\$100	\$383	(\$283)	26.1%	25%	\$0
S-136	RECORDS CHECK/IMMIGRATION LETTER	\$190	\$496	(\$306)	38.3%	100%	\$300
S-137	FINGERPRINTING	\$18,320	\$35,111	(\$16,791)	52.2%	100%	\$16,800
S-138	BICYCLE REGISTRATION	\$0	\$26	(\$26)	0.0%	15%	\$0
S-139	CITATION PROCESSOR LATE FEE	\$30	\$34	(\$4)	88.2%	100%	\$0
S-140	POLICE REPORT COPY	\$0	\$672	(\$672)	0.0%	25%	\$0
S-141	POLICE ELECTRONIC FILE COPY	\$168	\$702	(\$534)	23.9%	25%	\$0
S-142	ANIMAL RELINQUISHMENT	\$440	\$3,551	(\$3,111)	12.4%	100%	\$3,100
S-143	ANIMAL IMPOUND/RETURN TO OWNER	\$3,600	\$3,891	(\$291)	92.5%	100%	\$300
S-144	DECEASED ANIMAL PICK UP	\$1,272	\$2,781	(\$1,509)	45.7%	100%	\$1,500
S-145	ANIMAL QUARANTINE	\$120	\$581	(\$461)	20.7%	100%	\$500
S-146	DANGEROUS ANIMAL REGISTRATION	\$677	\$661	\$16	102.4%	100%	\$0
S-147	ANIMAL TRAP RENTAL	\$760	\$1,194	(\$434)	63.7%	100%	\$400
S-148	DOG SILENCER RENTAL	\$93	\$166	(\$73)	56.0%	100%	\$0
S-149	KENNEL LICENSE	\$668	\$1,037	(\$369)	64.4%	100%	\$0
S-150	SENTRY KENNEL LICENSE	\$910	\$1,079	(\$169)	84.3%	100%	\$0
S-151	MICROCHIP IDENTIFICATION DEVICE	\$2,520	\$3,644	(\$1,124)	69.2%	100%	\$1,100
S-152	ANIMAL CONTROL RESPONSE	\$153	\$202	(\$49)	75.7%	100%	\$0
S-153	ANIMAL CONTROL SERVICES	\$89,682	\$425,234	(\$335,552)	21.1%	100%	\$0

PUBLIC SAFETY

\$376,296

\$1,082,598

(\$706,302)

34.8%

\$234,850

Leisure and Cultural Services

The table on page 52 of Attachment A include services provided for the Leisure and Cultural Service Group. These types of services provided account for \$149,770 in total

service cost recovery revenue for the City through fees. The City is able to recover 9% from the current fees. The findings suggest that a subsidy level exists for leisure and cultural activities. RCS recommends that leisure and cultural service cost recovery goals be set as a percentage of their program costs. They also suggest that the City Council develop a conscious policy as to what programs and service centers, and to what extent, should be subsidized with tax monies in promoting social benefit.

TABLE 3 - LEISURE & CULTURAL SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-154	RECREATION PROGRAMS	\$18,750	\$816,542	(\$797,792)	2.3%	2%	\$0
S-155	FACILITY RENTALS	\$128,520	\$221,180	(\$92,660)	58.1%	58%	\$0
S-156	BALLFIELD RENTALS	\$2,500	\$617,369	(\$614,869)	0.4%	1%	\$0
LEISURE & CULTURAL		\$149,770	\$1,655,091	(\$1,505,321)	9.0%		\$0

Enterprise Services

Enterprise services represents the enterprising operations within the City, such as transit services and wastewater services. RCS recommended new fees within this category could potentially recover an additional \$44,700 for the wastewater enterprise fund.

TABLE 4 - ENTERPRISE SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-157	FATS, OILS OR GREASE INSPECTION	\$0	\$33,334	(\$33,334)	0.0%	100%	\$33,300
S-158	INDUSTRIAL WASTE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-159	WASTEWATER SURVEY	\$0	\$11,400	(\$11,400)	0.0%	100%	\$11,400
S-160	SEWER FLOW MODELING	N/A	N/A	N/A	N/A	100%	\$0
S-161	SEWAGE SPILL RESPONSE	N/A	N/A	N/A	N/A	100%	\$0
ENTERPRISE		\$0	\$44,734	(\$44,734)	0.0%		\$44,700

Administrative Services

The table on page 34 of Attachment A includes services provided for Administrative Services Group. These types of services provided account for \$85,789 in total service cost recovery to the City through fees. The City is able to recover 34.6% from the current fees, and RCS' suggested fees will potentially recover an additional \$167,200 for the City if all recommendations are approved.

TABLE 5 – ADMINISTRATIVE SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-163	NEW BUSINESS LICENSE PROCESSING	\$9,145	\$23,187	(\$14,042)	39.4%	100%	\$14,000
S-164	BUSINESS LICENSE RENEWAL PROCESSING	\$19,455	\$50,972	(\$31,517)	38.2%	100%	\$31,500
S-165	RELEASE OF LIEN	\$17,850	\$12,929	\$4,921	138.1%	100%	\$0
S-166	NON-UTILITY NSF CHECK/ACH PROCESS	\$0	\$35	(\$35)	0.0%	100%	\$0
S-167	UTILITY BILLING ACH RETURN PROCESS	\$0	\$11	(\$11)	0.0%	100%	\$0
S-168	CREDIT CARD PROCESSING	\$39,316	\$161,000	(\$121,684)	24.4%	100%	\$121,700
S-169	DOCUMENT REPRODUCTION	\$1	\$1	\$0	100.0%	100%	\$0
S-170	ELECTRONIC FILE REPRODUCTION	\$7	\$4	\$3	175.0%	100%	\$0
S-171	PUBLIC NOTARY	\$15	\$36	(\$21)	41.7%	50%	\$0
ADMINISTRATIVE		\$85,789	\$248,175	(\$162,386)	34.6%		\$167,200

Recommendations

If all RCS recommendations and suggestions are adopted, the City would potentially raise \$702,300 on an annual basis. The table on page 35 of Attachment A shows that the City is subsidizing \$1,975,970 of Personal Choice Services with City tax dollars. Should the City Council feel that tax dollars are insufficient, or use for different purposes, this report has shown that there are opportunities to either increase the user fees or lower the cost of Personal Choice Services.

RCS recommends that the City adopt a Master Fee Resolution which the Finance Department updates and the City Council adopts annually. It is also recommended that the City Council adopt a policy of not starting any new service without a cost analysis, using the costing approach utilized in this report, to determine ways in which the service could be fee-financed, if possible.

Next Steps

City staff anticipates that it will take time to go through the 435-page report. It is suggested that a special workshop is scheduled to go through the items that the City Council would like to review in detail. Government code 66017 requires entities taking any action adopting a fee or charge, or increasing a fee or charge adopted upon a development project shall be enacted in accordance with the notice and public hearing procedures and shall be effective no sooner than 60 days following the final action on the adoption of the fee or charge or increase in the fee or charge.

Fiscal Impact:

There is no fiscal impact until the actual fee schedule is updated and adopted. The cost to prepare this report is estimated to be \$445.

Recommended Action:

Set a date, time and place for a special workshop and provide direction to City staff on the material they would like to see at that workshop.

Attachments:

- A. Cost of Services Study for the City of Beaumont
- B. RCS Presentation

Cost of Services Study for the City of Beaumont

September 2022



Prepared by:
Revenue & Cost Specialists, LLC
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Fullerton, CA 92831
www.revenuecost.com
(714) 992-9020



September 6, 2022

Honorable Mayor and City Council
via Jennifer Ustation, Director of Finance
City of Beaumont
550 E 6th Street
Beaumont, Ca 92223

Honorable Mayor, City Council, and Ms. Ustation:

This Report is submitted pursuant to our contract with the City to perform a revenue and cost analysis for the City for its services.

The motivation for this study is the need of both the City Council and City staff to maintain City's services at a level commensurate with the standards previously set by the City Council, and to maintain effective policy and management control of City services.

This Report provides currently useful information about the City's status on recovery of costs for all City services. In addition, it will assist in projecting and determining the future level and equity of these City services.

RCS wishes to thank all City department heads and staff for their assistance and cooperation extended to us during the accomplishment of our work, without whose aid this Report could not have been produced. The response, awareness and information gathered and supplied by numerous City employees make this Report the sound one we believe it to be.

We also believe that your constituents will appreciate your subjecting the City's operations to business costing methodologies, and your willingness to be informed of the true and full costs of those services which you have decided the City should provide its citizens.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Eric Johnson', written over a white background.

ERIC JOHNSON
President

A handwritten signature in black ink, appearing to read 'Chu Thai', written over a white background.

CHU THAI
Vice President

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EXECUTIVE SUMMARY

Revenue & Cost Specialists (RCS) has subjected the City's operations to a detailed analysis seeking alternate and more equitable ways to finance its services. This report presents the analytical advantages which are available to the City through the institution of a comprehensive system designed by RCS to implement Article XIII B of the California Constitution.

Based on data presented in this report, the City Council can better respond to the limits on tax revenues available to the City as well as the constant demand for higher and more operational services and capital improvements. Due to demands made of the City, it is essential that the Council and City management have additional information upon which to assist in charting a future financial course that will preserve the quality of life which its citizens have come to expect.

Systematic and Documented Approach. This analysis was designed to provide the City with a systematic and documented approach to understand, control, and recapture the costs which are forced on it by normal service demands, growth and general economic inflation.

Constitutional Methodology. The methodology used for this analysis is the "costs reasonably borne" test established by Section 8(c) of Proposition 4, now Article XIII B of the California Constitution. In following that process, RCS has analyzed the ways in which City services can be financed more equitably to assure the City's future financial viability.

Full Business Costs Determined. The methodology followed by both the Authors of Proposition 4, and consequently by RCS, determines the full business cost of providing the reported City services. It also identifies the beneficiaries of those services and determines if they are paying in relationship to benefits derived or if they are deserving of a subsidy paid from the taxes paid by all local citizens and businesses. Thus, the City Council will have full knowledge of costs which are actually occurring.

Financial Integrity Established. This report summarizes the work accomplished and presents recommendations. These recommendations, if implemented, would establish the financial integrity of the analyzed City services and would establish a continuing cost control system following the business principles which are generally espoused for government, but often are ignored in application.

Identifying Service Center

There are three basic steps in the process used by RCS. The first step is to identify the services offered by the City. Next, the service costs are calculated. Finally, the revenue currently received is matched to the cost of providing the service to determine if there is a subsidy from taxes.

Refinement Process. In a series of meetings held with City staff, department by department, we developed a list of services, and then allocated staff time to the appropriate services. This service time was refined over the course of these meetings until all available staff time was allocated and represented an accurate allocation.

Personal Choice versus Community Supported Services

Personal Choice Services are those offered to identifiable customers at a measured level. They are also services that can be withheld for non-payment. These services are not precisely likened to fee-based services to the extent that policy makers may have decided to subsidize them in full or part. These services are distinguished from Community Supported Services that carry an implicit requirement and rationale for setting a level of subsidization typically based on social, safety or general community welfare.

Summary of Results

If all the recommendations and suggestions made in this Report are adopted, the City of Beaumont would increase cost recovery by \$702,300 on an annual basis. By taking such actions, far more equity between taxpayers and fee-payers would be gained, and the City's financial picture would be improved.

SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
				ACTUAL (6)	SUGGEST (7)	
[S-001 to S-106] COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%	VAR.	\$255,550
[S-107 to S-153] PUBLIC SAFETY	\$376,296	\$1,082,598	(\$706,302)	34.8%	VAR.	\$234,850
[S-154 to S-156] LEISURE & CULTURAL	\$149,770	\$1,655,091	(\$1,505,321)	9.0%	VAR.	\$0
[S-157 to S-162] ENTERPRISE	\$0	\$44,734	(\$44,734)	0.0%	VAR.	\$44,700
[S-163 to S-171] ADMINISTRATIVE	\$85,789	\$248,175	(\$162,386)	34.6%	VAR.	\$167,200
	\$4,416,839	\$7,067,324	(\$2,650,485)	62.5%		\$702,300

Policy Review Information

As the Council conducts its policy review of each of the revenue-cost match-ups, it should refer to Appendix A and also to the text in Chapter IV to assist in that review.

The policy review should assess the tax revenues used to subsidize each service and address the following options available to the City for each service center:

1. Reduce costs and thereby the tax subsidy by reducing the level of service or restructuring the service to provide it differently.
2. Adjust or institute a fee or charge to recover all of the "costs reasonably borne".
3. Eliminate a tax subsidy to another "less deserving" service to utilize the taxes in order to provide this service.

If all the recommendations and suggestions made in this Report are adopted, the City of Beaumont would increase cost recovery by \$702,300 on an annual basis

Result of Acceptance of Fee Suggestions

If the suggestions in Chapter IV and in the fee recommendations in Appendix A are adopted in full then a significant amount of added revenues will be available to the City, which would provide taxpayer equity. Most of these new revenues will be from fee increases to replace tax monies used to make up the difference between fees collected and costs incurred in providing the services, which will then be available for those services which can only be funded from taxes.

These tax "diversions" are the now-documented tax subsidies to potentially self-supporting City services. Thus, additional monies could be made available for police services, infrastructure maintenance, and other City services which are not generally conducive to service charges, thereby achieving much closer equity between benefits and associated payments.

Policy Guidance. More importantly, the Council would be able to make its decisions based on business principles as much as is possible.

Understanding of Equitable Charging for Government. The City Council now has to assist its constituents to understand that under the California Constitution the intent is that:

- Taxes finance services for which there is no alternative way to finance them.
- Service charges should be utilized to finance those things for which benefits can be determined.
- Beneficiaries of such services be charged in direct relationship to the benefits derived.

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CHAPTER I – BACKGROUND OF STUDY

Revenue & Cost Specialist has subjected the City's operations to a detailed analysis seeking alternate and more equitable ways to finance its services. This report presents the analytical advantages which are available to the City through the institution of a comprehensive system designed by RCS to implement Article XIII B of the California Constitution.

Based on data presented in this report, the City Council can better respond to the limits on tax revenues available to the City as well as the constant demand for higher and more operational services and capital improvements. Due to demands made of the City, it is essential that the Council and City management have additional information upon which to assist in charting future financial course that will preserve the quality of life which its citizens have come to expect.

Systematic and Documented Approach. This analysis was designed to provide the City with a systematic and documented approach to understand, control, and recapture the costs which are forced on it by normal service demands, growth and general economic inflation.

Constitutional Methodology. The methodology used for this analysis is the "costs reasonably borne" test established by Section 8(c) of Proposition 4, now Article XIII B of the California Constitution. In following that process, RCS has analyzed the ways in which City services can be financed more equitably to assure the City's future financial viability.

Full Business Costs Determined. The methodology followed by both the Authors of Proposition 4, and consequently by RCS, determines the full business cost of providing the reported City services. It also identifies the beneficiaries of those services and determines if they are paying in relationship to benefits derived or if they are deserving of a subsidy paid from the taxes paid by all local citizens and businesses. Thus, the City Council will have full knowledge and cannot ignore costs which are actually occurring.

Financial Integrity Established. This text summarizes the work accomplished and presents recommendations. These recommendations, if implemented, would firmly establish the financial integrity of the analyzed City services and would establish a continuing cost control system following the business principles which are generally espoused for government, but often are ignored in application.

Financing Adjustments Pursuant to Proposition 4

Proposition 4, which is more commonly referred to as the "Gann Spirit of 13 'Let's Finish the Job' Initiative", was adopted by 74.3% of the voters of California on November 6, 1979. It became effective on July 1, 1980, retroactive to Fiscal Year 1978-1979. Statutes clarifying certain

provisions of the Proposition, which is now Article XIII B of the California Constitution, became effective January 1, 1981.

This report provides data to the City for reviewing the reported fee-financed services based on full-costing information and for implementing the "costs reasonably borne" provision of this Constitutional Article, within presently known legal parameters and the authors' pronounced and published intent.

Adjustments to Financing. As a result of this analysis, the City now possesses the basis for making necessary adjustments to its methods of financing services for those services reported on herein. It can achieve a more equitable and fair mix for financing those services and capital needs, using taxes and service charges, in the direction pointed by passage of Article XIII B, and the business methodologies inherent in that Article.

It should be remembered from the start that taxes are now limited and controlled, and therefore the capability of using these taxes to subsidize "special" services which are wholly or partially fee-financed is also limited.

The "Costs Reasonably Borne" Test. The "costs reasonably borne" process as envisioned by the Authors of Proposition 4 implies a direct relationship between payment of fees and charges and receipt of services. It also implies the use of taxes for financing those governmental activities which humanely and properly cannot be financed other than by taxes.

Desirability of Direct Relationship between Payment and Service

This direct fee-for-service and tax equity relationship does not exist when tax monies are used to subsidize services which are received by only a small portion of the taxpaying public or by non-residents. A major underlying goal of this project is to provide information and guidance to the Council on how the City can continue as a viable financial entity, finance the services and facilities that its citizens and business enterprises have come to expect, and yet in the long run be able to live within the limits imposed by Article XIII B and Propositions 13 and 218.

At the same time, the City can in great part re-establish basic fairness and equity between users of City services and those who pay for them and control those costs on a continuing basis.

Impact of Propositions 4, 13, 26, and 218

Initiative 4 of November 1979, coupled with its immediate predecessor – Proposition 13 of a year earlier – wrought the greatest changes in California governmental financing in a century. Proposition 218, passed in 1996 and becoming Articles XIII C & D, further limited local governments' revenue source options. Those propositions have had, and will continue to have, a profound effect on California governments.

Effects on the City. One effect of these propositions has been a constant search for new revenue sources to finance services required by the City. However, at the same time, State and Federal program revenues continue to decrease. Consequently, the City faces the prospect of declining revenue with which to fund City services.

Costs Exceeding Revenues. The full costs of delivering the City's defined fee-financed services -- as defined in business terms by the authors of Article XIII B, and as applied by the business methods of this analysis as based on that Constitutional Article -- are running at an annual rate beyond current or expected fee revenues. The result is the diversion of tax monies to make up the difference between fee revenues collected and full business costs incurred.

Variety of Equitable Revenue Sources. This analysis presents a wide variety of ways in which revenue can surely and legally be raised and as important, more equitably raised than at present. The amount of new revenues to be raised is dependent upon the Council's determination of the level of support for essential services.

Proposition 26. With the passage of Proposition 26 in 2010, these principles were codified with some changes. Article XIII C of the State Constitution was amended to formally declare that fees are not considered taxes if they do not exceed the reasonable costs of the service. Some of the types of services for which reasonable fees are allowable are:

- (1) A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
- (2) A charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.
- (3) A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.

Article XIII C also provides that a local government agency must demonstrate that the amount of revenue to be generated by a fee is no more than necessary to cover the reasonable costs of the governmental activity supported by the fee, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burdens on, or benefits received from, the governmental activity. This Report was prepared in accordance with these principles.

Text Topics

The remaining Chapters of this text address the following topics:

- II. Identifying and Costing Service Centers
- III. Overview of Service Revenues Matched Against Costs
- IV. Service Revenue Recommendations
- V. Conclusion

CHAPTER II – IDENTIFYING AND COSTING SERVICES

There are three basic steps in the process used by RCS to identify and cost out service centers. The first step is to identify the services offered by the City. Next, the service costs are calculated. Finally, the revenue currently received is matched to the cost of providing the service to determine if there is a subsidy from taxes. This chapter covers the first two steps and Chapter III shows the match-up of revenues and costs.

Identifying Service Centers

Two techniques were utilized to identify the service centers for which revenue and cost data were gathered and around which the service cost analysis of this Report is built.

Revenue Analysis. The first technique involved gathering revenue information for the past fiscal year, and then updating and revising the budget estimates for the same revenue sources for the fiscal year during which the analysis was performed by RCS. The Budget and financial reports for the current fiscal year were secured and analyzed. Budgeted and received revenues for all fee-supported services were extracted from those reports, where such information was available. RCS has divided services into far smaller "service centers" than the City has traditionally designated.

Service Center Identification. The second technique involved several scheduled meetings with City staff to identify each type of service being provided with or without charge. In a series of meetings held with City staff, department by department, RCS developed a comprehensive list of services, and then allocated staff time to the appropriate services. This service time was refined over the course of these meetings until all available staff time was allocated and represented an accurate allocation.

Resultant Service Centers

"Service Center" Defined. The "service revenue," fee or charge for a service, and the related "service cost" comprise a "service center". Each service center has a unique "Revenue and Cost Summary Worksheet" and a matching "Cost Detail Worksheet", which are found in Appendix B of this Report. These "Service Center Worksheets" are matched to one another on facing pages.

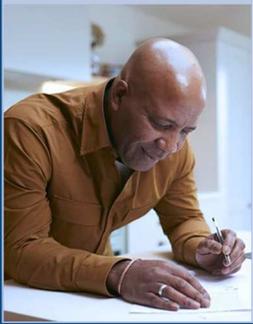
Detailed Back-Up Workpapers. The costs are backed up by detailed analyses, which have been turned over to the City in several volumes of work papers and detailed cost distribution reports.

Constitutional Basis for Cost of Services

The costs determined by RCS for the various service centers are based on the definitions of "costs reasonably borne" as utilized in Article XIII B (Proposition 4) and as further defined by its Authors

CHAPTER II – IDENTIFYING AND COSTING SERVICES

To validate the reasonableness of the Study, 100% of the available work hours for all City employees were distributed and accounted for, even if it's not public serving.



in their background documents. The Authors of Proposition 4 intended their full business costing definitions to be used by California governments. Thus, the City can know and control its costs, using those Constitutionally-set business principles and legally set elements and definitions of “costs reasonably borne”.

Listing of Detailed Full Business Cost Definitions. Thus, the following are put forward by the Authors as the accepted elements of “costs reasonably borne”:

- a) Labor costs
- b) Employee benefit costs
- c) Operational services and supply expenses
- d) Overhead expense
- e) Administrative costs
- f) Start-up costs
- g) Future capital expenses
- h) Capital replacement expense
- i) Costs of expansion of services
- j) Repayment of debt

Authors' Background. It is not surprising that the authors used such business definitions and elements of “cost” as quoted herein. They represented several known business organizations:

- The California Taxpayers Association
- The California Chamber of Commerce
- The National Tax Limitation Committee
- The California Association of Realtors

In effect, the pillars of California business and their thinking were represented, and their ideas were adopted overwhelmingly by the electorate of California at referendum. Thus, by definition, the premises of this report process have a California electoral mandate.

Principle Involved. A basic principle involved in this report was the recognition of those full business costs as used and as defined by the authors of the Constitutional amendment.

Types of Costs

The following costs, identified above as part of “costs reasonably borne” by the Authors of Proposition 4, make up the cost detail found on the right-hand page in Appendix B for each service center.

Salaries and Wages. City government is in fact a service industry, and therefore, it is natural that salaries make up the largest single element of cost for most services. In order to allocate the

CHAPTER II – IDENTIFYING AND COSTING SERVICES

salaries, lengthy interviews were held, documents sought and researched, and reports and accounting records examined by RCS. The result was, in most cases, a percentage or hours distribution of individual employee personal services costs.

To validate the reasonableness of the Study, 100% of the available work hours for all City employees were distributed and accounted for, even if it's not public serving. In other words, one staff member cannot state they overworked on fee services beyond 100% of their hours, and another staff member cannot account for 100% of their time. No judgments were made about what personnel should or might be doing. Their time was distributed to those service centers where the time was expended.

Employee Fringe Benefits. Since fractional time, to as low as three minutes per unit of service or one-twentieth of a percent of the annual time of an employee has been allocated to service centers, fringe benefit costs also must be fractionalized to carefully and accurately distribute those ancillary personnel costs.

The City finances numerous benefits for its employees, thereby incurring measurable costs for these items, including:

- Retirement and pension liabilities
- Group Health Insurance
- Life Insurance
- Medicare Insurance
- State Unemployment Insurance
- Workers Compensation Insurance

All of these costs are current operating expenses, and the amounts were isolated. Actual costs were determined and reduced to a percentage of salary for each of the positions.

Available Work-Hours. After the individual elements of cost for positions was compiled, the total cost for each position was divided by the number of available work-hours. Available work hours were calculated as the total possible work-hours in a year, 2,080, less the following away-from-work benefit hours:

- Holidays
- Vacations
- Personal Leave
- Sick Leave
- Morning/Afternoon Breaks
- Start Up/Down Time

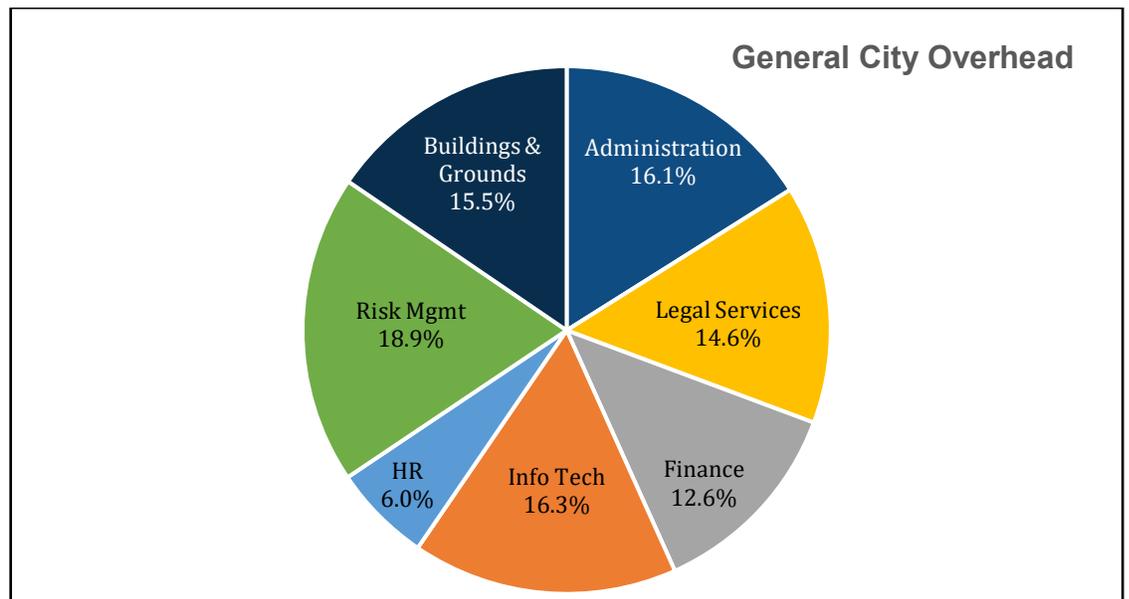
CHAPTER II – IDENTIFYING AND COSTING SERVICES

Maintenance and Operation Costs. All maintenance and operation costs, including non-personnel expenses such as professional services, insurance, operating supplies etc., were derived from the current year Council-approved budget and allocated via percentages or through actual allocation to each of the service centers identified in a department or division.

General and Departmental Overhead Costs. Overhead costs provide the vital glue that holds an organization together operationally and provide important coordinating capabilities. They also provide the day-to-day support services and facilities required for the organization to function effectively. RCS calculated Beaumont’s Cost Allocation Plan (CAP) to identify and allocate these costs to the remainder of the City organization. In the CAP, costs were allocated to end-user departments and divisions by applying an agreed-upon overhead allocation factor. Each factor was related to the work effort of its particular overhead element and was assessed for relevance and reasonableness.

Full Cost Distribution. The purpose of deriving overhead costs to apportion these amounts to direct service program costs. By adopting this method, the City will be aware of its true costs and be able to emulate business methods. Article XIII B’s (Proposition 4 of 1979) authors intended this, defining as part of “costs reasonably borne” a calculated “reasonable allocation for overhead and administration.”

General City Overhead. These services primarily set policy and support other departments without providing a deliverable service to the public. Where they do perform an end-user service, such costs have not been allocated to other departments. Costs in this general administration category include the following functions:

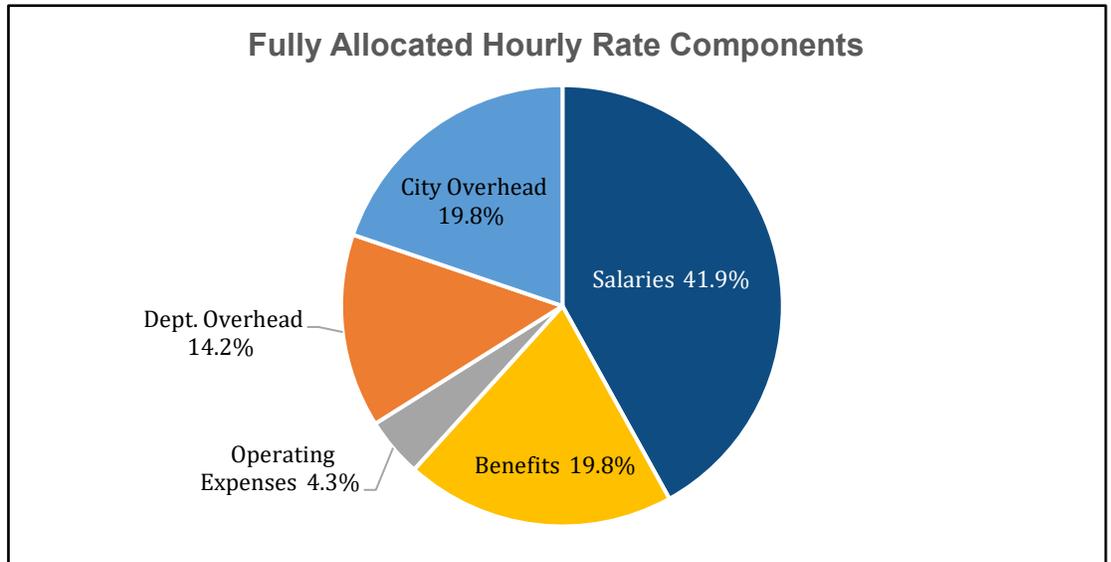


CHAPTER II – IDENTIFYING AND COSTING SERVICES

Departmental Administration. Costs in this category involve intra-departmental support functions, outside the above listed general City overhead functions, and involve the allocation of staff time within and among departmental functions. These services also do not provide end-user deliverables to the public, but instead provide vital administrative support within specific departments.

Fully Allocated Hourly Rates (FAHR)

All of the above items make up the fully allocated hourly rate which is calculated for each position in the City. The makeup of each component of the City-wide average fully allocated hourly rate is detailed in the chart below.



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CHAPTER III – REVENUES MATCHED AGAINST COSTS

In the last chapter the method of calculating the costs for all City services was identified. This chapter begins with a Summary that itemizes the revenues and costs by service center. Then, an overview is presented of what will be presented in the following chapter, which shows that there is no one solution to the City's financial challenge.

Accounting for All Revenues – Fees and Taxes

Local government funding comes from a multitude of revenue sources such as taxes, fines, grants, use of property, user fees, utility rates, etc. Our Study accounts for all revenues, and focuses on the relationship between fees and taxes. As an example, Large Group Home CUP (S-005) in the following schedule estimates the full costs at \$3,729. These expenses are offset by current fee revenues of \$1,118, and tax revenues of \$2,611 must pay for the remaining. This subsidy can be eliminated by raising the relevant fees. To the extent that the fees are NOT increased, general City taxes paid by all taxpayers are the only alternative revenue source.

SCHEDULE 1

CITY OF BEAUMONT

SUMMARY OF FEE SERVICES AND CURRENT FINANCING

FISCAL YEAR 2021-22

REF# (1)	FEE SERVICE (2)	TOTAL SERVICE COST (3)	RESOURCES USED TO FINANCE SERVICE	
			FEES (4)	TAXES (5)
COMMUNITY DEVELOPMENT				
S-001	CONDITIONAL USE PERMIT	\$0	\$0	\$0
S-002	CONDITIONAL USE PERMIT AMENDMENT	\$2,713	\$0	\$2,713
S-003	FINDINGS OF PUBLIC CONV/NECESSITY	\$2,006	\$0	\$2,006
S-004	CUP TIME EXTENSION	\$1,968	\$829	\$1,139
S-005	LARGE GROUP HOME CUP	\$3,729	\$1,118	\$2,611
S-006	GENERAL PLAN AMENDMENT	\$0	\$0	\$0
S-007	ZONING ORDINANCE TEXT CHANGE	\$0	\$0	\$0
S-008	SPECIFIC PLAN	\$0	\$0	\$0
S-009	SPECIFIC PLAN AMENDMENT	\$0	\$0	\$0
S-010	SPEC PLAN CONFORMITY DETERMINATION	\$0	\$0	\$0
S-011	ANNEXATION	\$0	\$0	\$0
S-012	PLAN OF SERVICES	\$0	\$0	\$0
S-013	DEVELOPMENT AGREEMENT	\$0	\$0	\$0
S-014	DEVELOPMENT AGREEMENT ANNUAL REVIEW	\$2,165	\$3,027	(\$862)
S-015	DEVELOPMENT AGREEMENT AMENDMENT	\$0	\$0	\$0
S-016	DEVELOPMENT AGREEMENT ASSIGNMENT	\$0	\$0	\$0
S-017	ESTOPPEL CERTIFICATE	\$0	\$0	\$0
S-018	ENVIRONMENTAL REVIEW	\$0	\$0	\$0

CHAPTER III – REVENUES MATCHED AGAINST COSTS

REF# (1)	FEE SERVICE (2)	TOTAL SERVICE COST (3)	RESOURCES USED TO FINANCE SERVICE	
			FEES (4)	TAXES (5)
S-019	FACILITY FEE CREDIT AGREEMENT	\$0	\$0	\$0
S-020	DENSITY BONUS AGREEMENT	\$0	\$0	\$0
S-021	PRE-APPLICATION MEETING	\$57,488	\$23,606	\$33,882
S-022	ZONING MAP CHANGE	\$0	\$0	\$0
S-023	TENTATIVE PARCEL MAP	\$0	\$0	\$0
S-024	TENTATIVE TRACT MAP	\$0	\$0	\$0
S-025	TENTATIVE MAP TIME EXTENSION	\$2,188	\$847	\$1,341
S-026	CONDOMINIUM CONVERSION	\$0	\$0	\$0
S-027	VARIANCE	\$33,266	\$19,900	\$13,366
S-028	MINOR VARIANCE/MODIF OF STANDARDS	\$246	\$155	\$91
S-029	PLOT PLAN	\$0	\$0	\$0
S-030	PLOT PLAN AMENDMENT	\$0	\$0	\$0
S-031	PLOT PLAN TIME EXTENSION	\$2,006	\$565	\$1,441
S-032	RESIDENTIAL ADMIN PLOT PLAN	\$19,395	\$10,845	\$8,550
S-033	NON-RESIDENTIAL ADMIN PLOT PLAN	\$59,852	\$29,954	\$29,898
S-034	MINOR PLOT PLAN - STAFF	\$11,483	\$9,759	\$1,724
S-035	MINOR PLOT PLAN - PLAN COMM	\$3,230	\$1,220	\$2,010
S-036	PICK A LOT SITE PLAN REVIEW	\$317	\$103	\$214
S-037	MAP/PLOT PLAN CONFORMITY DETERMIN.	\$0	\$0	\$0
S-038	LANDSCAPE PLAN REVIEW	\$857	\$744	\$113
S-039	LANDSCAPE PLAN AMENDMENT	\$857	\$615	\$242
S-040	LANDSCAPE INSPECTION	\$205	\$82	\$123
S-041	SIGN PROGRAM	\$1,872	\$1,653	\$219
S-042	SIGN PROGRAM AMENDMENT	\$1,872	\$970	\$902
S-043	SIGN PERMIT	\$376	\$207	\$169
S-044	SIGN PERMIT PANEL CHANGE	\$170	\$83	\$87
S-045	TEMPORARY SIGN PERMIT	\$170	\$0	\$170
S-046	UNLICENSED GROUP HOME PERMIT	\$6,671	\$1,600	\$5,071
S-047	AUTOMOBILE FOR HIRE REVIEW	\$2,718	\$413	\$2,305
S-048	HOME OCCUPATION PERMIT	\$225	\$77	\$148
S-049	MINOR SPECIAL EVENT PERMIT	\$19,327	\$1,162	\$18,165
S-050	MAJOR SPECIAL EVENT PERMIT	\$10,392	\$387	\$10,005
S-051	MISCELLANEOUS SPECIAL EVENT PERMIT	\$1,000	\$77	\$923
S-052	APPEAL TO PLANNING COMMISSION	\$2,583	\$642	\$1,941
S-053	APPEAL TO CITY COUNCIL	\$2,986	\$1,946	\$1,040
S-054	PLANNING INFORMATION REQUEST	\$225	\$57	\$168
S-055	MISCELLANEOUS PLANNING REVIEW	\$0	\$0	\$0
S-056	COM DEV TECHNOLOGY SURCHARGE	\$170,000	\$169,000	\$1,000
S-057	BUILDING PLAN CHECK/INSPECTION	\$2,549,034	\$2,876,175	(\$327,141)
S-058	FINAL PARCEL MAP	\$0	\$0	\$0
S-059	FINAL TRACT MAP	\$0	\$0	\$0
S-060	TENTATIVE REVERSION TO ACREAGE	\$0	\$0	\$0
S-061	LOT LINE ADJUSTMENT/PARCEL MERGER	\$0	\$0	\$0
S-062	FINAL MONUMENT SETTING	\$0	\$0	\$0
S-063	FINAL MONUMENT INSPECTION	\$0	\$0	\$0

CHAPTER III – REVENUES MATCHED AGAINST COSTS

REF# (1)	FEE SERVICE (2)	TOTAL SERVICE COST (3)	RESOURCES USED TO FINANCE SERVICE	
			FEES (4)	TAXES (5)
S-064	PRELIMINARY GRADING PLAN CHECK	\$8,460	\$0	\$8,460
S-065	RESIDENTIAL GRADING PLAN CHECK	\$68,439	\$50,282	\$18,157
S-066	RES GRADING PLAN CHECK AMENDMENT	\$0	\$0	\$0
S-067	RES GRADING PLAN CHECK ADD'L REVIEW	\$0	\$0	\$0
S-068	COMMERCIAL GRADING PLAN CHECK	\$29,268	\$19,509	\$9,759
S-069	COMMERCIAL GRADING PLAN AMENDMENT	\$0	\$0	\$0
S-070	COMM GRADING PLAN CHECK ADD'L REV	\$0	\$0	\$0
S-071	GRADING/STOCKPILE INSPECTION	\$0	\$0	\$0
S-072	GRADING/STOCKPILE RES. INFILL INSP	\$411	\$434	(\$23)
S-073	STREET LIGHT PLAN REVIEW	\$24,792	\$6,864	\$17,928
S-074	IMPROVEMENT CONSTRUCTION PLAN CHECK	\$95,699	\$58,385	\$37,314
S-075	IMPROVEMENT CONSTRUCTION PLAN AMEND	\$0	\$0	\$0
S-076	IMPROVEMENT CONSTRUCTION INSPECTION	\$0	\$0	\$0
S-077	SUBDIVISION/IMPROVEMENT AGREEMENT	\$19,620	\$7,781	\$11,839
S-078	PERFORMANCE BOND RELEASE	\$14,624	\$7,751	\$6,873
S-079	BOND RELEASE INSPECTION	\$0	\$0	\$0
S-080	MAINTENANCE BOND RELEASE	\$5,484	\$2,907	\$2,577
S-081	MAINTENANCE BOND INSPECTION	\$0	\$0	\$0
S-082	SUSPENSION OF IMPROVEMENT AGREEMENT	\$0	\$0	\$0
S-083	APPEAL SUSPENSION OF IMPROVEMENT	\$0	\$0	\$0
S-084	STREET VACATION/OFFER OF DEDICATION	\$0	\$0	\$0
S-085	NON-STANDARD ENCROACH PERMIT APPL	\$14,192	\$12,706	\$1,486
S-086	EXIST RESID STANDARD ENCROACH PRMT	\$2,818	\$2,179	\$639
S-087	NON-STANDARD ENCROACH PLAN CHECK	\$225	\$80	\$145
S-088	NON-STANDARD ENCROACH INSPECTION	\$0	\$0	\$0
S-089	CERTIFICATE OF COMPLIANCE/CORRECT.	\$0	\$0	\$0
S-090	PUBLIC WORKS PERMIT ISSUANCE	\$11,697	\$9,199	\$2,498
S-091	WATER QUALITY MGMT PRELIM PLAN CHK	\$25,681	\$44,756	(\$19,075)
S-092	WATER QUALITY MGMT FINAL PLAN CHECK	\$19,699	\$4,411	\$15,288
S-093	PRELIM HYDROLOGY/HYDRAULIC STUDY	\$39,549	\$0	\$39,549
S-094	FINAL HYDROLOGY/HYDRAULIC STUDY	\$39,549	\$50,040	(\$10,491)
S-095	STORMWATER POLLUTION PROTECT REVIEW	\$0	\$0	\$0
S-096	STORMWATER POST-CONSTRUCT INSPECT	\$0	\$0	\$0
S-097	SEWER CONNECTION/LATERAL INSPECTION	\$0	\$0	\$0
S-098	LANDSCAPE PLAN CHECK	\$15,783	\$9,866	\$5,917
S-099	LANDSCAPE INSPECTION	\$0	\$0	\$0
S-100	TRAFFIC STUDY REVIEW	\$0	\$0	\$0
S-101	SCOPING AGREEMENT	\$0	\$0	\$0
S-102	TRANSPORTATION WIDE LOAD PERMIT	\$20	\$16	\$4
S-103	HAUL ROUTE REVIEW	\$245	\$0	\$245
S-104	DEVELOPMENT ENGINEERING DEPOSIT SVC	\$626,879	\$360,000	\$266,879
S-105	ENGINEERING EXTRA PLAN CHECK	\$0	\$0	\$0
S-106	MISCELLANEOUS ENGINEERING SERVICES	\$0	\$0	\$0

SUBTOTAL - COMMUNITY DEVELOPMENT	\$4,036,726	\$3,804,984	\$231,742
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CHAPTER III – REVENUES MATCHED AGAINST COSTS

REF# (1)	FEE SERVICE (2)	TOTAL SERVICE COST (3)	RESOURCES USED TO FINANCE SERVICE	
			FEES (4)	TAXES (5)
PUBLIC SAFETY				
S-107	CODE ENFORCEMENT INSPECTION	\$122	\$0	\$122
S-108	INSPECTION WARRANT	\$0	\$0	\$0
S-109	ABATEMENT WARRANT	\$0	\$0	\$0
S-110	CODE ENFORCEMENT CITATION HEARING	\$14,813	\$0	\$14,813
S-111	ABANDONED PROP. INIT. REGISTRATION	\$2,196	\$0	\$2,196
S-112	ABANDONED PROPERTY MONTHLY INSPECT.	\$732	\$0	\$732
S-113	WEED ABATEMENT	\$7,564	\$3,875	\$3,689
S-114	WEED ABATEMENT SUBSCRIPTION PROGRAM	\$14,396	\$4,425	\$9,971
S-115	FIRE PLAN CHECK/INSPECTION	\$396,626	\$164,911	\$231,715
S-116	STORED VEHICLE RELEASE	\$101,137	\$43,125	\$58,012
S-117	STORED VEHICLE RELEASE - DUI	\$7,269	\$3,750	\$3,519
S-118	VIN VERIFICATION	\$643	\$165	\$478
S-119	TRAFFIC CITATION SIGN OFF	\$166	\$105	\$61
S-120	POLICE ALARM LICENSE	\$41,850	\$31,500	\$10,350
S-121	AUTO REPOSSESSION PROCESSING	\$19	\$0	\$19
S-122	SECOND HAND DEALER LICENSE	\$1,634	\$749	\$885
S-123	FORTUNETELLER PERMIT	\$542	\$240	\$302
S-124	MASSAGE TECHNICIAN PERMIT - NEW	\$542	\$100	\$442
S-125	MASSAGE TECHNICIAN PERMIT - RENEWAL	\$44	\$100	(\$56)
S-126	MASSAGE ESTABLISHMENT PERMIT	\$2,240	\$1,010	\$1,230
S-127	ADULT ORIENTED ESTABLISHMENT PERMIT	\$983	\$424	\$559
S-128	TOBACCO RETAILER PERMIT	\$983	\$250	\$733
S-129	GRAFFITI IMPLEMENTATION SALE PERMIT	\$141	\$25	\$116
S-130	TOW YARD INSPECTION	\$1,060	\$429	\$631
S-131	PEDDLER SOLICITOR PERMIT	\$2,704	\$750	\$1,954
S-132	BINGO PERMIT	\$926	\$100	\$826
S-133	RV PARKING PERMIT	\$88	\$60	\$28
S-134	GOLF CART PERMIT	\$1,733	\$500	\$1,233
S-135	CONCEALED WEAPON CARRY PERMIT	\$383	\$100	\$283
S-136	RECORDS CHECK/IMMIGRATION LETTER	\$496	\$190	\$306
S-137	FINGERPRINTING	\$35,111	\$18,320	\$16,791
S-138	BICYCLE REGISTRATION	\$26	\$0	\$26
S-139	CITATION PROCESSOR LATE FEE	\$34	\$30	\$4
S-140	POLICE REPORT COPY	\$672	\$0	\$672
S-141	POLICE ELECTRONIC FILE COPY	\$702	\$168	\$534
S-142	ANIMAL RELINQUISHMENT	\$3,551	\$440	\$3,111
S-143	ANIMAL IMPOUND/RETURN TO OWNER	\$3,891	\$3,600	\$291
S-144	DECEASED ANIMAL PICK UP	\$2,781	\$1,272	\$1,509
S-145	ANIMAL QUARANTINE	\$581	\$120	\$461
S-146	DANGEROUS ANIMAL REGISTRATION	\$661	\$677	(\$16)
S-147	ANIMAL TRAP RENTAL	\$1,194	\$760	\$434
S-148	DOG SILENCER RENTAL	\$166	\$93	\$73
S-149	KENNEL LICENSE	\$1,037	\$668	\$369
S-150	SENTRY KENNEL LICENSE	\$1,079	\$910	\$169

CHAPTER III – REVENUES MATCHED AGAINST COSTS

REF# (1)	FEE SERVICE (2)	TOTAL SERVICE COST (3)	RESOURCES USED TO FINANCE SERVICE	
			FEES (4)	TAXES (5)
S-151	MICROCHIP IDENTIFICATION DEVICE	\$3,644	\$2,520	\$1,124
S-152	ANIMAL CONTROL RESPONSE	\$202	\$153	\$49
S-153	ANIMAL CONTROL SERVICES	\$425,234	\$89,682	\$335,552

SUBTOTAL - PUBLIC SAFETY	\$1,082,598	\$376,296	\$706,302
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LEISURE & CULTURAL SERVICES

S-154	RECREATION PROGRAMS	\$816,542	\$18,750	\$797,792
S-155	FACILITY RENTALS	\$221,180	\$128,520	\$92,660
S-156	BALLFIELD RENTALS	\$617,369	\$2,500	\$614,869

SUBTOTAL - LEISURE & CULTURAL SERVICES	\$1,655,091	\$149,770	\$1,505,321
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ENTERPRISE SERVICES

S-157	FATS, OILS OR GREASE INSPECTION	\$33,334	\$0	\$33,334
S-158	INDUSTRIAL WASTE INSPECTION	\$0	\$0	\$0
S-159	WASTEWATER SURVEY	\$11,400	\$0	\$11,400
S-160	SEWER FLOW MODELING	\$0	\$0	\$0
S-161	SEWAGE SPILL RESPONSE	\$0	\$0	\$0

SUBTOTAL - ENTERPRISE SERVICES	\$44,734	\$0	(\$44,734)
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ADMINISTRATIVE SERVICES

S-162	NEW BUSINESS LICENSE PROCESSING	\$23,187	\$9,145	\$14,042
S-163	BUSINESS LICENSE RENEWAL PROCESSING	\$50,972	\$19,455	\$31,517
S-164	RELEASE OF LIEN	\$12,929	\$17,850	(\$4,921)
S-165	NON-UTILITY NSF CHECK/ACH PROCESS	\$35	\$0	\$35
S-166	UTILITY BILLING ACH RETURN PROCESS	\$11	\$0	\$11
S-167	CREDIT CARD PROCESSING	\$161,000	\$39,316	\$121,684
S-168	DOCUMENT REPRODUCTION	\$1	\$1	\$0
S-169	ELECTRONIC FILE REPRODUCTION	\$4	\$7	(\$3)
S-170	PUBLIC NOTARY	\$36	\$15	\$21

SUBTOTAL - ADMINISTRATIVE SERVICES	\$248,175	\$85,789	\$162,386
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GRAND TOTAL	\$7,067,324	\$4,416,839	\$2,650,485
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Schedule 1 above shows that the City provides \$7.1 million in fee services annually, and only recovers \$4.4 million from fee revenues. Each year, an additional \$2.65 million, coming from other funding sources, is needed to pay for these fee services.

Policy Review Information

As the Council conducts its policy review of each of the revenue-cost match-ups in the next chapter, it should refer to comments on the bottom of the service center worksheets in Appendix B and also in the text in the next chapter to assist in that review.

The policy review should assess the tax revenues used to subsidize each service and address the following options available to the City for each service center:

1. Reduce costs and thereby the tax subsidy by reducing the level of service or restructuring the service to provide it differently.
2. Adjust or institute a fee or charge to recover all of the "costs reasonably borne".
3. Eliminate a tax subsidy to another "less deserving" service to utilize the taxes in order to provide this service.

Result of Acceptance of Fee Suggestions

If the suggestions in the following Chapter and on the Service Center Worksheets are adopted in full then a significant amount of added revenues will be available to the City, which would provide taxpayer equity. Most of these new revenues will be from fee increases to replace tax monies used to make up the difference between fees collected and costs incurred in providing the services, which will then be available for those services which can only be funded from taxes.

These tax "diversions" are the now-documented tax subsidies to potentially self-supporting City services. Thus, additional monies could be made available for police services, infrastructure maintenance, and other City services which are not generally conducive to service charges, thereby achieving much closer equity between benefits and associated payments.

Policy Guidance. More importantly, the Council would be able to make its decisions based on business principles as much as is possible.

Understanding of Equitable Charging for Government. The City Council now has to assist its constituents to understand that under the California Constitution the intent is:

- That taxes finance those services for which there is no other alternative way to finance them.
- That service charges and special assessments should be utilized to finance those things for which benefits can be determined.
- That the beneficiaries of such services be charged in direct relationship to the benefits derived.

Then there no longer will be a feeling that the old definitional saw of "a good tax" being "the one which you pay and from which I get the benefits" exists in the City.

[T]he City provides \$7.1 million in fee services, and only recovers \$4.4 million from fee revenues. Each year, an additional \$2.65 million, coming from other funding sources, is needed to pay for these fee services.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

The purpose of this Chapter is to present the services which RCS has initially labeled as Personal Choice and to suggest the magnitude of tax revenues that could be diverted from these services to Community Supported Services.

City Council has Final Judgment. It must be understood that considerable judgment, albeit experienced, was exercised by RCS in suggesting what services were Personal Choice as opposed to Community Supported Services and in suggesting that most Personal Choice Services should be paid for by the service requestor rather than subsidized by the entire community. However, the final decision on the nature of the service and whether it deserves to be subsidized will have to be made by the City Council.

Service Groups

RCS has organized Personal Choice Services into the following service groups for purposes of discussion:

1. Community Development Services
2. Public Safety Services
3. Leisure & Cultural Services
4. Enterprise Services
5. Administrative Services

These groups, explained in turn, are program oriented. Each group includes a table summarizing the revenues and costs of each service. The table summarizing the group tables is found at the end of this Chapter.

Appendix A, following the text, summarizes the current fees and the proposed fees for each of the Personal Choice service centers

Service Center details found in **Appendix B**, are in sequence by the Reference Number (Column 1 on each of the following Tables), include detail information for each service on two facing pages. The left page has textual and summary information including RCS's suggested service fee. The right page has the service cost detail.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

General Commentary on Chapter Tables

Each table has eight columns, explained here:

- Column 1 is the Report Reference Number.
- Column 2 is the title of the service.
- Columns 3, 4 & 5 are the same amounts for revenue, cost and profit (subsidy) found on the left page of the detail service sheets in Appendix B.
- Column 6 is the current percentage of costs recovered from the user fees and charges with the difference being subsidized by taxes.
- Column 7 is the percentage of user fee cost recovery which might be obtainable without tax subsidy. Of course, decisions regarding tax subsidies to a service are a City Council policy decision on how to allocate its tax and general revenues.
- Column 8 contains the estimated amount of revenues which RCS suggests could be raised or reduced.

Special Circumstances

The table also footnotes which identify special circumstances for some fees. A service that is marked (a) is suggested to be removed from the City's fee schedule for various reasons. When a service is marked (b), the fee is deposit based and financial estimations is not possible. For services marked (c), there is insufficient data to determine the financial impact. Services and services marked (d), is restricted by law, and cannot be adjusted for full cost recovery. For services marked (e), City staff recommends the service fee remaining subsidized.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Community Development Services

When basic City development services are supported by general taxes, there is little reason for taxes to also finance those Personal Choice services which mainly benefit a developer or specific property owner. Thus, the expenses distributed across these service centers are primarily the incremental additional expenses caused by community development. Were no development to take place, most of these costs could be eliminated, or at least significantly reduced.

TABLE 1 – COMMUNITY DEVELOPMENT SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)	
					ACTUAL (6)	SUGGEST (7)		
S-001	CONDITIONAL USE PERMIT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-002	CONDITIONAL USE PERMIT AMENDMENT	\$0	\$2,713	(\$2,713)	0.0%	100%	\$0	(a)
S-003	FINDINGS OF PUBLIC CONV/NECESSITY	\$0	\$2,006	(\$2,006)	0.0%	100%	\$0	(a)
S-004	CUP TIME EXTENSION	\$829	\$1,968	(\$1,139)	42.1%	100%	\$0	(a)
S-005	LARGE GROUP HOME CUP	\$1,118	\$3,729	(\$2,611)	30.0%	100%	\$0	(a)
S-006	GENERAL PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-007	ZONING ORDINANCE TEXT CHANGE	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-008	SPECIFIC PLAN	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-009	SPECIFIC PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-010	SPEC PLAN CONFORMITY DETERMINATION	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-011	ANNEXATION	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-012	PLAN OF SERVICES	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-013	DEVELOPMENT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-014	DEVELOPMENT AGREEMENT ANNUAL REVIEW	\$3,027	\$2,165	\$862	139.8%	100%	\$0	(a)
S-015	DEVELOPMENT AGREEMENT AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-016	DEVELOPMENT AGREEMENT ASSIGNMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-017	ESTOPPEL CERTIFICATE	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-018	ENVIRONMENTAL REVIEW	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-019	FACILITY FEE CREDIT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-020	DENSITY BONUS AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-021	PRE-APPLICATION MEETING	\$23,606	\$57,488	(\$33,882)	41.1%	100%	\$16,950	(d)
S-022	ZONING MAP CHANGE	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-023	TENTATIVE PARCEL MAP	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-024	TENTATIVE TRACT MAP	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-025	TENTATIVE MAP TIME EXTENSION	\$847	\$2,188	(\$1,341)	38.7%	100%	\$0	(a)
S-026	CONDOMINIUM CONVERSION	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-027	VARIANCE	\$19,900	\$33,266	(\$13,366)	59.8%	100%	\$13,400	(a)
S-028	MINOR VARIANCE/MODIF OF STANDARDS	\$155	\$246	(\$91)	63.0%	100%	\$0	(a)
S-029	PLOT PLAN	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-030	PLOT PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-031	PLOT PLAN TIME EXTENSION	\$565	\$2,006	(\$1,441)	28.2%	100%	\$0	(a)
S-032	RESIDENTIAL ADMIN PLOT PLAN	\$10,845	\$19,395	(\$8,550)	55.9%	100%	\$8,600	(a)
S-033	NON-RESIDENTIAL ADMIN PLOT PLAN	\$29,954	\$59,852	(\$29,898)	50.0%	100%	\$29,900	(a)
S-034	MINOR PLOT PLAN - STAFF	\$9,759	\$11,483	(\$1,724)	85.0%	100%	\$1,700	(a)
S-035	MINOR PLOT PLAN - PLAN COMM	\$1,220	\$3,230	(\$2,010)	37.8%	100%	\$0	(a)
S-036	PICK A LOT SITE PLAN REVIEW	\$103	\$317	(\$214)	32.5%	100%	\$0	(a)
S-037	MAP/PLOT PLAN CONFORMITY DETERMIN.	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-038	LANDSCAPE PLAN REVIEW	\$744	\$857	(\$113)	86.8%	100%	\$100	(a)
S-039	LANDSCAPE PLAN AMENDMENT	\$615	\$857	(\$242)	71.8%	100%	\$200	(a)
S-040	LANDSCAPE INSPECTION	\$82	\$205	(\$123)	40.0%	100%	\$100	(a)

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

REF #	SERVICE	TOTAL FEE REVENUE	TOTAL SERVICE COST	TOTAL PROFIT/ (SUBSIDY)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE
					ACTUAL	SUGGEST	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
S-041	SIGN PROGRAM	\$1,653	\$1,872	(\$219)	88.3%	100%	\$200
S-042	SIGN PROGRAM AMENDMENT	\$970	\$1,872	(\$902)	51.8%	100%	\$900
S-043	SIGN PERMIT	\$207	\$376	(\$169)	55.1%	100%	\$200
S-044	SIGN PERMIT PANEL CHANGE	\$83	\$170	(\$87)	48.8%	100%	\$100
S-045	TEMPORARY SIGN PERMIT	\$0	\$170	(\$170)	0.0%	100%	\$200
S-046	UNLICENSED GROUP HOME PERMIT	\$1,600	\$6,671	(\$5,071)	24.0%	100%	\$5,100
S-047	AUTOMOBILE FOR HIRE REVIEW	\$413	\$2,718	(\$2,305)	15.2%	100%	\$0
S-048	HOME OCCUPATION PERMIT	\$77	\$225	(\$148)	34.2%	100%	\$100
S-049	MINOR SPECIAL EVENT PERMIT	\$1,162	\$19,327	(\$18,165)	6.0%	100%	\$18,200
S-050	MAJOR SPECIAL EVENT PERMIT	\$387	\$10,392	(\$10,005)	3.7%	100%	\$10,000
S-051	MISCELLANEOUS SPECIAL EVENT PERMIT	\$77	\$1,000	(\$923)	7.7%	100%	\$900
S-052	APPEAL TO PLANNING COMMISSION	\$642	\$2,583	(\$1,941)	24.9%	100%	\$0
S-053	APPEAL TO CITY COUNCIL	\$1,946	\$2,986	(\$1,040)	65.2%	100%	\$0
S-054	PLANNING INFORMATION REQUEST	\$57	\$225	(\$168)	25.3%	100%	\$0
S-055	MISCELLANEOUS PLANNING REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-056	COM DEV TECHNOLOGY SURCHARGE	\$169,000	\$170,000	(\$1,000)	99.4%	100%	\$0
S-057	BUILDING PLAN CHECK/INSPECTION	\$2,876,175	\$2,549,034	\$327,141	112.8%	100%	\$0
S-058	FINAL PARCEL MAP	N/A	N/A	N/A	N/A	100%	\$0
S-059	FINAL TRACT MAP	N/A	N/A	N/A	N/A	100%	\$0
S-060	TENTATIVE REVERSION TO ACREAGE	N/A	N/A	N/A	N/A	100%	\$0
S-061	LOT LINE ADJUSTMENT/PARCEL MERGER	N/A	N/A	N/A	N/A	100%	\$0
S-062	FINAL MONUMENT SETTING	N/A	N/A	N/A	N/A	100%	\$0
S-063	FINAL MONUMENT INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-064	PRELIMINARY GRADING PLAN CHECK	\$0	\$8,460	(\$8,460)	0.0%	100%	\$8,500
S-065	RESIDENTIAL GRADING PLAN CHECK	\$50,282	\$68,439	(\$18,157)	73.5%	100%	\$18,200
S-066	RES GRADING PLAN CHECK AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-067	RES GRADING PLAN CHECK ADD'L REVIEW	N/A	N/A	N/A	N/A	100%	\$0
S-068	COMMERCIAL GRADING PLAN CHECK	\$19,509	\$29,268	(\$9,759)	66.7%	100%	\$9,800
S-069	COMMERCIAL GRADING PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0
S-070	COMM GRADING PLAN CHECK ADD'L REV	N/A	N/A	N/A	N/A	100%	\$0
S-071	GRADING/STOCKPILE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-072	GRADING/STOCKPILE RES. INFILL INSP	\$434	\$411	\$23	105.6%	100%	\$0
S-073	STREET LIGHT PLAN REVIEW	\$6,864	\$24,792	(\$17,928)	27.7%	100%	\$17,900
S-074	IMPROVEMENT CONSTRUCTION PLAN CHECK	\$58,385	\$95,699	(\$37,314)	61.0%	100%	\$37,300
S-075	IMPROVEMENT CONSTRUCTION PLAN AMEND	N/A	N/A	N/A	N/A	100%	\$0
S-076	IMPROVEMENT CONSTRUCTION INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-077	SUBDIVISION/IMPROVEMENT AGREEMENT	\$7,781	\$19,620	(\$11,839)	39.7%	100%	\$11,800
S-078	PERFORMANCE BOND RELEASE	\$7,751	\$14,624	(\$6,873)	53.0%	100%	\$6,900
S-079	BOND RELEASE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-080	MAINTENANCE BOND RELEASE	\$2,907	\$5,484	(\$2,577)	53.0%	100%	\$2,600
S-081	MAINTENANCE BOND INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-082	SUSPENSION OF IMPROVEMENT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-083	APPEAL SUSPENSION OF IMPROVEMENT	N/A	N/A	N/A	N/A	100%	\$0
S-084	STREET VACATION/OFFER OF DEDICATION	N/A	N/A	N/A	N/A	100%	\$0
S-085	NON-STANDARD ENCROACH PERMIT APPL	\$12,706	\$14,192	(\$1,486)	89.5%	100%	\$1,500
S-086	EXIST RESID STANDARD ENCROACH PRMT	\$2,179	\$2,818	(\$639)	77.3%	100%	\$600
S-087	NON-STANDARD ENCROACH PLAN CHECK	\$80	\$225	(\$145)	35.6%	100%	\$0
S-088	NON-STANDARD ENCROACH INSPECTION	N/A	N/A	N/A	N/A	100%	\$0
S-089	CERTIFICATE OF COMPLIANCE/CORRECT.	N/A	N/A	N/A	N/A	100%	\$0
S-090	PUBLIC WORKS PERMIT ISSUANCE	\$9,199	\$11,697	(\$2,498)	78.6%	100%	\$2,500
S-091	WATER QUALITY MGMT PRELIM PLAN CHK	\$44,756	\$25,681	\$19,075	174.3%	100%	(\$19,100)
S-092	WATER QUALITY MGMT FINAL PLAN CHECK	\$4,411	\$19,699	(\$15,288)	22.4%	100%	\$15,300
S-093	PRELIM HYDROLOGY/HYDRAULIC STUDY	\$0	\$39,549	(\$39,549)	0.0%	100%	\$39,500
S-094	FINAL HYDROLOGY/HYDRAULIC STUDY	\$50,040	\$39,549	\$10,491	126.5%	100%	(\$10,500)
S-095	STORMWATER POLLUTION PROTECT REVIEW	N/A	N/A	N/A	N/A	100%	\$0

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

REF #	SERVICE	TOTAL FEE REVENUE	TOTAL SERVICE COST	TOTAL PROFIT/ (SUBSIDY)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE	
					ACTUAL	SUGGEST		
S-096	STORMWATER POST-CONSTRUCT INSPECT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-097	SEWER CONNECTION/LATERAL INSPECTION	N/A	N/A	N/A	N/A	100%	\$0	(e)
S-098	LANDSCAPE PLAN CHECK	\$9,866	\$15,783	(\$5,917)	62.5%	100%	\$5,900	
S-099	LANDSCAPE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-100	TRAFFIC STUDY REVIEW	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-101	SCOPING AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-102	TRANSPORTATION WIDE LOAD PERMIT	\$16	\$20	(\$4)	80.0%	80%	\$0	(c)
S-103	HAUL ROUTE REVIEW	\$0	\$245	(\$245)	0.0%	100%	\$0	(a)
S-104	DEVELOPMENT ENGINEERING DEPOSIT SVC	\$360,000	\$626,879	(\$266,879)	57.4%	100%	\$0	
S-105	ENGINEERING EXTRA PLAN CHECK	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-106	MISCELLANEOUS ENGINEERING SERVICES	N/A	N/A	N/A	N/A	100%	\$0	(b)

COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%	\$255,550
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NOTES:

- (a) Insufficient data to determine financial impact
- (b) Deposit based service/fee
- (c) Fee restricted by Law
- (d) Fees are market sensitive
- (e) Deletion of service/fee

Development services provided to individuals and businesses account for \$3,804,984 in total service costs for the City. The City is able to recover 94.3% from the current fees, and RCS' suggested fees will recover an additional \$255,550 for the City.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Public Safety Services

While the majority of public safety services are tax-based programs such as patrol and investigation, the list below are user fee-based services provided to the public. These service centers are identified for those who use safety services disproportionately from others.

TABLE 2 – PUBLIC SAFETY SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)	
					ACTUAL (6)	SUGGEST (7)		
S-107	CODE ENFORCEMENT INSPECTION	\$0	\$122	(\$122)	0.0%	100%	\$0	(a)
S-108	INSPECTION WARRANT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-109	ABATEMENT WARRANT	N/A	N/A	N/A	N/A	100%	\$0	(b)
S-110	CODE ENFORCEMENT CITATION HEARING	\$0	\$14,813	(\$14,813)	0.0%	100%	\$0	(b)
S-111	ABANDONED PROP. INIT. REGISTRATION	\$0	\$2,196	(\$2,196)	0.0%	100%	\$2,200	
S-112	ABANDONED PROPERTY MONTHLY INSPECT.	\$0	\$732	(\$732)	0.0%	100%	\$700	
S-113	WEED ABATEMENT	\$3,875	\$7,564	(\$3,689)	51.2%	100%	\$3,700	
S-114	WEED ABATEMENT SUBSCRIPTION PROGRAM	\$4,425	\$14,396	(\$9,971)	30.7%	100%	\$10,000	
S-115	FIRE PLAN CHECK/INSPECTION	\$164,911	\$396,626	(\$231,715)	41.6%	100%	\$115,850	
S-116	STORED VEHICLE RELEASE	\$43,125	\$101,137	(\$58,012)	42.6%	100%	\$58,000	
S-117	STORED VEHICLE RELEASE - DUI	\$3,750	\$7,269	(\$3,519)	51.6%	100%	\$3,500	
S-118	VIN VERIFICATION	\$165	\$643	(\$478)	25.7%	100%	\$500	
S-119	TRAFFIC CITATION SIGN OFF	\$105	\$166	(\$61)	63.3%	100%	\$100	
S-120	POLICE ALARM LICENSE	\$31,500	\$41,850	(\$10,350)	75.3%	100%	\$10,400	
S-121	AUTO REPOSSESSION PROCESSING	\$0	\$19	(\$19)	0.0%	80%	\$0	(c)
S-122	SECOND HAND DEALER LICENSE	\$749	\$1,634	(\$885)	45.8%	100%	\$900	
S-123	FORTUNETELLER PERMIT	\$240	\$542	(\$302)	44.3%	100%	\$0	(a)
S-124	MASSAGE TECHNICIAN PERMIT - NEW	\$100	\$542	(\$442)	18.5%	100%	\$0	(a)
S-125	MASSAGE TECHNICIAN PERMIT - RENEWAL	\$100	\$44	\$56	227.3%	100%	\$0	(a)
S-126	MASSAGE ESTABLISHMENT PERMIT	\$1,010	\$2,240	(\$1,230)	45.1%	100%	\$1,200	
S-127	ADULT ORIENTED ESTABLISHMENT PERMIT	\$424	\$983	(\$559)	43.1%	100%	\$0	(a)
S-128	TOBACCO RETAILER PERMIT	\$250	\$983	(\$733)	25.4%	100%	\$0	(a)
S-129	GRAFFITI IMPLEMENTATION SALE PERMIT	\$25	\$141	(\$116)	17.7%	100%	\$0	(a)
S-130	TOW YARD INSPECTION	\$429	\$1,060	(\$631)	40.5%	100%	\$600	
S-131	PEDDLER SOLICITOR PERMIT	\$750	\$2,704	(\$1,954)	27.7%	100%	\$2,000	
S-132	BINGO PERMIT	\$100	\$926	(\$826)	10.8%	10%	\$0	(c)
S-133	RV PARKING PERMIT	\$60	\$88	(\$28)	68.2%	100%	\$0	
S-134	GOLF CART PERMIT	\$500	\$1,733	(\$1,233)	28.9%	100%	\$1,200	
S-135	CONCEALED WEAPON CARRY PERMIT	\$100	\$383	(\$283)	26.1%	25%	\$0	(c)
S-136	RECORDS CHECK/IMMIGRATION LETTER	\$190	\$496	(\$306)	38.3%	100%	\$300	
S-137	FINGERPRINTING	\$18,320	\$35,111	(\$16,791)	52.2%	100%	\$16,800	
S-138	BICYCLE REGISTRATION	\$0	\$26	(\$26)	0.0%	15%	\$0	(c)
S-139	CITATION PROCESSOR LATE FEE	\$30	\$34	(\$4)	88.2%	100%	\$0	
S-140	POLICE REPORT COPY	\$0	\$672	(\$672)	0.0%	25%	\$0	(c)
S-141	POLICE ELECTRONIC FILE COPY	\$168	\$702	(\$534)	23.9%	25%	\$0	(c)
S-142	ANIMAL RELINQUISHMENT	\$440	\$3,551	(\$3,111)	12.4%	100%	\$3,100	
S-143	ANIMAL IMPOUND/RETURN TO OWNER	\$3,600	\$3,891	(\$291)	92.5%	100%	\$300	
S-144	DECEASED ANIMAL PICK UP	\$1,272	\$2,781	(\$1,509)	45.7%	100%	\$1,500	
S-145	ANIMAL QUARANTINE	\$120	\$581	(\$461)	20.7%	100%	\$500	
S-146	DANGEROUS ANIMAL REGISTRATION	\$677	\$661	\$16	102.4%	100%	\$0	
S-147	ANIMAL TRAP RENTAL	\$760	\$1,194	(\$434)	63.7%	100%	\$400	
S-148	DOG SILENCER RENTAL	\$93	\$166	(\$73)	56.0%	100%	\$0	(a)
S-149	KENNEL LICENSE	\$668	\$1,037	(\$369)	64.4%	100%	\$0	(a)
S-150	SENTRY KENNEL LICENSE	\$910	\$1,079	(\$169)	84.3%	100%	\$0	(a)

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-151	MICROCHIP IDENTIFICATION DEVICE	\$2,520	\$3,644	(\$1,124)	69.2%	100%	\$1,100
S-152	ANIMAL CONTROL RESPONSE	\$153	\$202	(\$49)	75.7%	100%	\$0
S-153	ANIMAL CONTROL SERVICES	\$89,682	\$425,234	(\$335,552)	21.1%	100%	\$0

PUBLIC SAFETY	\$376,296	\$1,082,598	(\$706,302)	34.8%	\$234,850
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NOTES:

- (a) Insufficient data to determine financial impact
- (b) Deposit based service/fee
- (c) Fee restricted by Law
- (d) Fees are market sensitive
- (e) Deletion of service/fee

Adopting RCS's suggested fees would increase public safety cost recovery by \$234,850 per year.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Leisure & Cultural Services

TABLE 3 – LEISURE & CULTURAL SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-154	RECREATION PROGRAMS	\$18,750	\$816,542	(\$797,792)	2.3%	2%	\$0 (d)
S-155	FACILITY RENTALS	\$128,520	\$221,180	(\$92,660)	58.1%	58%	\$0 (d)
S-156	BALLFIELD RENTALS	\$2,500	\$617,369	(\$614,869)	0.4%	1%	\$0 (d)
LEISURE & CULTURAL		\$149,770	\$1,655,091	(\$1,505,321)	9.0%		\$0

NOTES:

- (a) Insufficient data to determine financial impact
- (b) Deposit based service/fee
- (c) Fee restricted by Law
- (d) Fees are market sensitive
- (e) Deletion of service/fee

Conclusion of Leisure & Cultural Services. Leisure & Cultural Services include fees from the Community Services Department. As anticipated, the above findings suggest that a subsidy level exists for leisure & cultural activities. This report recommends that leisure and cultural service cost recovery goals be set as a percentage of their program costs. This practice is quite common in local government operations, not because indirect costs do not exist and are not important, but rather to ensure that the cost recovery goals remain relevant, market competitive, and are easily reproducible.

Social Policy. The City Council should develop a conscious policy as to what programs and service centers, and to what extent, should be subsidized with tax monies in promoting social benefit. It may well be that some level of subsidy for many of the services identified in this group is not only necessary, but also appropriate. If that is deemed to be the case, subsidy levels can be set as part of a budgetary or programmatic policy statement. These policy statements can also explicitly describe the social reasoning involved in the decision-making process.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Enterprise Services

Enterprise services represents the enterprise operations within the City, such as wastewater services.

TABLE 4 – ENTERPRISE SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-157	FATS, OILS OR GREASE INSPECTION	\$0	\$33,334	(\$33,334)	0.0%	100%	\$33,300
S-158	INDUSTRIAL WASTE INSPECTION	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-159	WASTEWATER SURVEY	\$0	\$11,400	(\$11,400)	0.0%	100%	\$11,400
S-160	SEWER FLOW MODELING	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-161	SEWAGE SPILL RESPONSE	N/A	N/A	N/A	N/A	100%	\$0 (b)
ENTERPRISE		\$0	\$44,734	(\$44,734)	0.0%		\$44,700

NOTES:

- (a) Insufficient data to determine financial impact
- (b) Deposit based service/fee
- (c) Fee restricted by Law
- (d) Fees are market sensitive
- (e) Deletion of service/fee

With RCS's suggested fee changes, the City will achieve \$44,700 in additional cost recovery.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Administrative Services

Miscellaneous administrative service centers fall into this group.

TABLE 5 – ADMINISTRATIVE SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-162	NEW BUSINESS LICENSE PROCESSING	\$9,145	\$23,187	(\$14,042)	39.4%	100%	\$14,000
S-163	BUSINESS LICENSE RENEWAL PROCESSING	\$19,455	\$50,972	(\$31,517)	38.2%	100%	\$31,500
S-164	RELEASE OF LIEN	\$17,850	\$12,929	\$4,921	138.1%	100%	\$0
S-165	NON-UTILITY NSF CHECK/ACH PROCESS	\$0	\$35	(\$35)	0.0%	100%	\$0
S-166	UTILITY BILLING ACH RETURN PROCESS	\$0	\$11	(\$11)	0.0%	100%	\$0
S-167	CREDIT CARD PROCESSING	\$39,316	\$161,000	(\$121,684)	24.4%	100%	\$121,700
S-168	DOCUMENT REPRODUCTION	\$1	\$1	\$0	100.0%	100%	\$0 (c)
S-169	ELECTRONIC FILE REPRODUCTION	\$7	\$4	\$3	175.0%	100%	\$0 (c)
S-170	PUBLIC NOTARY	\$15	\$36	(\$21)	41.7%	50%	\$0 (c)
ADMINISTRATIVE		\$85,789	\$248,175	(\$162,386)	34.6%		\$167,200

NOTES:

- (a) Insufficient data to determine financial impact
- (b) Deposit based service/fee
- (c) Fee restricted by Law
- (d) Fees are market sensitive
- (e) Deletion of service/fee

With RCS’s suggested fee changes, the City will achieve \$167,200 in additional cost recovery, with most coming from a new credit card processing fee. Several administrative services are limited by State law.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Summary of Personal Choice Services

The following Table summarizes the recommendations and suggestions made in this Chapter.

TABLE 6 – SUMMARY

SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
				ACTUAL (6)	SUGGEST (7)	
[S-001 to S-106] COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%	VAR.	\$255,550
[S-107 to S-153] PUBLIC SAFETY	\$376,296	\$1,082,598	(\$706,302)	34.8%	VAR.	\$234,850
[S-154 to S-156] LEISURE & CULTURAL	\$149,770	\$1,655,091	(\$1,505,321)	9.0%	VAR.	\$0
[S-157 to S-162] ENTERPRISE	\$0	\$44,734	(\$44,734)	0.0%	VAR.	\$44,700
[S-163 to S-171] ADMINISTRATIVE	\$85,789	\$248,175	(\$162,386)	34.6%	VAR.	\$167,200
	\$4,416,839	\$7,067,324	(\$2,650,485)	62.5%		\$702,300

If all the recommendations and suggestions made in this Chapter and in Appendix A are adopted, the City would raise \$702,300 on an annual basis.

When calculating the possible new revenue, we want this number to be as realistic as possible. Therefore, the Possible New Revenue is less than the Total Subsidies in the above schedule. This occurs for the following reasons:

Some services occur infrequently and so no revenue is projected. Other services are market sensitive, and therefore the fees and possible new revenues are projected to be less than the subsidies so that the fees fit into the market.

Taxpayer Equity Achieved. By taking such positive actions, the City's financial picture would be improved, far more equity between taxpayers and fee-payers could be gained, and fairness between property-related and non-property-related services could be secured.

The above table shows that the City is subsidizing \$2,650,485 of Personal Choice Services with City tax dollars. Should the City Council feel that tax dollars are insufficient, or use for different purposes, this chapter has shown that there are opportunities to either increase the user fees or lower the cost of Personal Choice Services.

A Master Fee Resolution

RCS recommends that the City adopt a Master Fee Resolution which the Finance Department updates and the City Council adopts annually. RCS will work with Finance to help implement this Resolution.

CHAPTER IV – SERVICE REVENUE RECOMMENDATIONS

Policy Regarding “New” Services

RCS also recommends that the City Council adopt a policy of not starting any new service without a cost analysis, using the costing approach utilized in this Report, so as to determine ways in which the service could be fee-financed, if at all possible. This approach could be used when considering new parks or public buildings, improved police protection, or any other desired function or service.

Available to answer questions

RCS is available to discuss the process and results with the City Council. In addition, we can share our experience of doing this for hundreds of cities as the City Council determines what action to take.

CONCLUSION

Elimination of Subsidies

This Report highlights and recommends that most tax subsidies be eliminated as being unintentional. Service users thus can vote with their dollars and not use a service for which they are unwilling or unable to pay. Hidden subsidies, which have existed for many of the City's supposedly self-financed and self-supporting services, can now be re-evaluated.

Issues Involved

The basic issue involved in viewing the results of the analysis presented by this text is to what degree fees should be expected to support the costs of the services.

Or viewed another way, to what extent should general taxes be utilized to subsidize the difference between the costs of each service center and the revenue produced from fees paid by the user of that service'?

Pressure on Tax Money Use. The opposite side of this issue is the increasing pressure on the use of public tax monies. Tax monies have severely decreased for local government in California. If fees do not pay all costs, then taxes must make up the differences not paid for by fees generated by users of specific services, or those services are threatened with extinction.

Addressing of Issues by City Council

The City Council should address the principles and issues enumerated herein to determine where, and to what extent, taxes will be utilized to cover costs incurred in the provision of special services. This is the current nature of competition between deserving public services for the scarce tax dollar. Who gets the dollars -- Police or Public Works? City streets or persons wanting zone changes? Code Enforcement or Animal Control? This is the nature of the tough policy questions involved in being an elected official in local government today.

Specific Policy Alternatives to Be Answered. Once the above cost issues are determined then the City Council has four clear policy alternatives available as to the revenue/cost mix of each service center:

- Continue any tax subsidy which might be found.
- Eliminate the tax subsidy by increasing fees to cover all "costs reasonably borne".
- Reduce costs by reducing the level of service.
- Decide on an appropriate level of tax subsidy, being aware that taxes are now limited in rate, base and, consequently, in amounts yielded and available.

Conclusion

The City has appropriately responded to the mandate and spirit of Proposition 4. It is utilizing the passage of Propositions 4, 13 and 218 and the attention given to them as an opportunity to review its financial structure and philosophy, and to institute a businesslike cost control system, tailored to the City's needs, to supplement its governmental accounting and budgeting systems.

The cooperation, excellent support and data provided in accomplishment of the work reported herein speaks well of the way in which a City organization can adapt to the so-called "new realities" of California governmental finance.

APPENDIX A – SUMMARY OF CURRENT FEES AND PROPOSED FEES

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-001	TITLE: CONDITIONAL USE PERMIT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
Stand-alone - \$2,038.94 deposit	\$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-002	TITLE: CONDITIONAL USE PERMIT AMENDMENT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$2,715 per application

REF #: S-003	TITLE: FINDINGS OF PUBLIC CONV/NECESSITY
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$2,005 per application

REF #: S-004	TITLE: CUP TIME EXTENSION
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$829.42 per application	\$1,970 per application

REF #: S-005	TITLE: LARGE GROUP HOME CUP
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$1,117.60 per application	\$3,730 per application

REF #: S-006	TITLE: GENERAL PLAN AMENDMENT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
Up to 50 acres - \$3,368 deposit Over 50 acres - \$5,563 deposit	Up to 50 acres - \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs. Over 50 acres - \$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22

REF #: S-013	TITLE: DEVELOPMENT AGREEMENT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$42,426 deposit	\$25,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-014	TITLE: DEVELOPMENT AGREEMENT ANNUAL REVIEW
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$3,027.43 per review	\$2,165 per review

REF #: S-015	TITLE: DEVELOPMENT AGREEMENT AMENDMENT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$41,231 deposit	\$10,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-016	TITLE: DEVELOPMENT AGREEMENT ASSIGNMENT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$3,521.16 per application	\$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-017	TITLE: ESTOPPEL CERTIFICATE
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$3,521.16 per application	\$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-018	TITLE: ENVIRONMENTAL REVIEW
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
Actual consultant cost plus 20% Administrative fee	Actual consultant cost plus 20% Administrative fee
Filing Fees - Actual costs	Filing Fees - Actual costs

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-031 **TITLE: PLOT PLAN TIME EXTENSION**

CURRENT FEE

\$565 per application

RECOMMENDED FEE

\$2,005 per application

REF #: S-032 **TITLE: RESIDENTIAL ADMIN PLOT PLAN**

CURRENT FEE

\$516.45 per application

RECOMMENDED FEE

\$925 per application

REF #: S-033 **TITLE: NON-RESIDENTIAL ADMIN PLOT PLAN**

CURRENT FEE

\$516.45 per application

RECOMMENDED FEE

\$1,030 per application

REF #: S-034 **TITLE: MINOR PLOT PLAN - STAFF**

CURRENT FEE

\$1,219.85 per application

RECOMMENDED FEE

\$1,435 per application

REF #: S-035 **TITLE: MINOR PLOT PLAN - PLAN COMM**

CURRENT FEE

\$1,219.85 per application

RECOMMENDED FEE

\$3,230 per application

REF #: S-036 **TITLE: PICK A LOT SITE PLAN REVIEW**

CURRENT FEE

\$103.29 per lot

RECOMMENDED FEE

\$315 per lot

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-037	TITLE: MAP/PLOT PLAN CONFORMITY DETERMIN.
<u>CURRENT FEE</u> \$984 deposit	<u>RECOMMENDED FEE</u> \$2,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-038	TITLE: LANDSCAPE PLAN REVIEW
<u>CURRENT FEE</u> \$743.69 per application	<u>RECOMMENDED FEE</u> \$20 per application plus \$140 per sheet

REF #: S-039	TITLE: LANDSCAPE PLAN AMENDMENT
<u>CURRENT FEE</u> \$614.58 per application	<u>RECOMMENDED FEE</u> \$20 per application plus \$140 per sheet Cost is based on six sheets

REF #: S-040	TITLE: LANDSCAPE INSPECTION
<u>CURRENT FEE</u> \$81.60 per lot	<u>RECOMMENDED FEE</u> \$205 per lot

REF #: S-041	TITLE: SIGN PROGRAM
<u>CURRENT FEE</u> \$1,652.64 per application	<u>RECOMMENDED FEE</u> \$1,870 per application

REF #: S-042	TITLE: SIGN PROGRAM AMENDMENT
<u>CURRENT FEE</u> \$969.89 per application	<u>RECOMMENDED FEE</u> \$1,870 per application

**CITY OF BEAUMONT
FEE COMPARISON REPORT
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REF #: S-043	TITLE: SIGN PERMIT
<u>CURRENT FEE</u> \$206.58 per application	<u>RECOMMENDED FEE</u> \$375 per application

REF #: S-044	TITLE: SIGN PERMIT PANEL CHANGE
<u>CURRENT FEE</u> \$82.63 per application	<u>RECOMMENDED FEE</u> \$170 per application

REF #: S-045	TITLE: TEMPORARY SIGN PERMIT
<u>CURRENT FEE</u> None	<u>RECOMMENDED FEE</u> \$170 per application

REF #: S-046	TITLE: UNLICENSED GROUP HOME PERMIT
<u>CURRENT FEE</u> \$800 per application	<u>RECOMMENDED FEE</u> \$3,335 per application

REF #: S-047	TITLE: AUTOMOBILE FOR HIRE REVIEW
<u>CURRENT FEE</u> \$413.16 per application	<u>RECOMMENDED FEE</u> \$2,720 per application

REF #: S-048	TITLE: HOME OCCUPATION PERMIT
<u>CURRENT FEE</u> \$77.47 per application	<u>RECOMMENDED FEE</u> \$225 per application

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-055

TITLE: MISCELLANEOUS PLANNING REVIEW

CURRENT FEE

\$1,195 deposit
Planning Commission Hearing required by any action - \$786.04

RECOMMENDED FEE

Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-056

TITLE: COM DEV TECHNOLOGY SURCHARGE

CURRENT FEE

3.29% Of Building, Planning, and Engineering fees

RECOMMENDED FEE

3.29% Of Building, Planning, and Engineering fees

REF #: S-057

TITLE: BUILDING PLAN CHECK/INSPECTION

CURRENT FEE

See Appendix C for detail

RECOMMENDED FEE

See Appendix C for detail

REF #: S-058

TITLE: FINAL PARCEL MAP

CURRENT FEE

\$2,500 deposit

RECOMMENDED FEE

\$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-059

TITLE: FINAL TRACT MAP

CURRENT FEE

\$4,000 deposit

RECOMMENDED FEE

\$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-060

TITLE: TENTATIVE REVERSION TO ACREAGE

CURRENT FEE

\$1,000 deposit

RECOMMENDED FEE

This fee should be removed as the service is no longer provided.

CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22

REF #: S-061 **TITLE: LOT LINE ADJUSTMENT/PARCEL MERGER**

CURRENT FEE

\$1,200 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$1,200 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-062 **TITLE: FINAL MONUMENT SETTING**

CURRENT FEE

First four parcels/lots
- \$2,582.25 plus \$258.23 per each additional parcel/lot

RECOMMENDED FEE

This fee should be removed from the fee schedule as the service is no longer provided.

REF #: S-063 **TITLE: FINAL MONUMENT INSPECTION**

CURRENT FEE

First four parcels/lots
- \$1,032.90 plus \$25.82 per each additional parcel/lot

RECOMMENDED FEE

\$1,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-064 **TITLE: PRELIMINARY GRADING PLAN CHECK**

CURRENT FEE

None

RECOMMENDED FEE

\$565 per plan

REF #: S-065 **TITLE: RESIDENTIAL GRADING PLAN CHECK**

CURRENT FEE

Grading/Stockpile - \$620.77 per sheet
Wall/Fence - \$273.72 per sheet
Parking Lot Plan Check and Inspection - \$258.23 per sheet
Erosion Control - \$1,000 deposit

RECOMMENDED FEE

\$95 per plan plus \$750 per sheet

REF #: S-066 **TITLE: RES GRADING PLAN CHECK AMENDMENT**

CURRENT FEE

\$2,500 deposit

RECOMMENDED FEE

\$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-067

TITLE: RES GRADING PLAN CHECK ADD'L REVIEW

CURRENT FEE

\$1,000 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-068

TITLE: COMMERCIAL GRADING PLAN CHECK

CURRENT FEE

Grading/Stockpile - \$812.89 per sheet
Wall/Fence - \$273.72 per sheet
Parking Lot Plan Check and Inspection - \$258.23 per sheet
Erosion Control - \$1,000 deposit

RECOMMENDED FEE

\$95 per plan plus \$1,125 per sheet

REF #: S-069

TITLE: COMMERCIAL GRADING PLAN AMENDMENT

CURRENT FEE

\$2,500 deposit

RECOMMENDED FEE

\$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-070

TITLE: COMM GRADING PLAN CHECK ADD'L REV

CURRENT FEE

\$1,000 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-071

TITLE: GRADING/STOCKPILE INSPECTION

CURRENT FEE

2,000-10,000 CY - \$1,735.27 plus \$433.82 each additional 1,000 cubic Yards or fraction thereof up to 10,000 cubic yards
10,001-100,000 CY - \$3,904.36 plus \$63.01 each additional 1,000 cubic Yards or fraction thereof up to 100,000 cubic yards
100,001-200,000 CY - \$10,845.45 plus \$108.45 each additional 1,000 cubic Yards or fraction thereof up to 200,000 cubic yards
200,001+ CY - \$25,000 deposit
Clear & Grub - \$5,000 plus \$500 per acre over 10 acres deposit

RECOMMENDED FEE

Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

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REF #: S-084 **TITLE: STREET VACATION/OFFER OF DEDICATION**

CURRENT FEE

\$1,200 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$2,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-085 **TITLE: NON-STANDARD ENCROACH PERMIT APPL**

CURRENT FEE

\$51.65 per application

RECOMMENDED FEE

\$60 per application

REF #: S-086 **TITLE: EXIST RESID STANDARD ENCROACH PRMT**

CURRENT FEE

\$217.94 per permit

RECOMMENDED FEE

\$280 per permit

REF #: S-087 **TITLE: NON-STANDARD ENCROACH PLAN CHECK**

CURRENT FEE

Actual Cost

RECOMMENDED FEE

\$40 per plan plus charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-088 **TITLE: NON-STANDARD ENCROACH INSPECTION**

CURRENT FEE

\$500 deposit

RECOMMENDED FEE

Deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-089 **TITLE: CERTIFICATE OF COMPLIANCE/CORRECT.**

CURRENT FEE

\$1,000 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

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REF #: S-090 **TITLE: PUBLIC WORKS PERMIT ISSUANCE**

CURRENT FEE

Within One Year - \$75.40
After One Year - \$500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

RECOMMENDED FEE

Within One Year - \$95
After One Year - \$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-091 **TITLE: WATER QUALITY MGMT PRELIM PLAN CHK**

CURRENT FEE

0-10 acres - \$4,211.13 per plan
Above 10 acres - \$5,533.25 per plan

RECOMMENDED FEE

0-10 acres - \$2,345 per plan
Above 10 acres - \$3,465 per plan

REF #: S-092 **TITLE: WATER QUALITY MGMT FINAL PLAN CHECK**

CURRENT FEE

\$441.05 per plan

RECOMMENDED FEE

0-10 acres - \$1,855 per plan
Above 10 acres - \$2,420 per plan

REF #: S-093 **TITLE: PRELIM HYDROLOGY/HYDRAULIC STUDY**

CURRENT FEE

None

RECOMMENDED FEE

0-10 acres - \$2,345 per study
10-50 acres - \$3,095 per study
50-100 acres - \$3,840 per study
100+ acres - \$4,590 per study

REF #: S-094 **TITLE: FINAL HYDROLOGY/HYDRAULIC STUDY**

CURRENT FEE

0-10 acres - \$2,889.02 per study
10-50 acres - \$4,211.13 per study
50-100 acres - \$5,533.25 per study
100+ acres - \$8,177.47 per study

RECOMMENDED FEE

0-10 acres - \$2,345 per study
10-50 acres - \$3,095 per study
50-100 acres - \$3,840 per study
100+ acres - \$4,590 per study

CITY OF BEAUMONT FEE COMPARISON REPORT FY 2021/22

REF #: S-095

TITLE: STORMWATER POLLUTION PROTECT REVIEW

CURRENT FEE

Plan Check:
0-10 acres - \$4,211.13 per plan
Above 10 acres - \$5,533.25 per plan

RECOMMENDED FEE

This fee should be removed from the fee schedule as the service is provided by the State.

REF #: S-096

TITLE: STORMWATER POST-CONSTRUCT INSPECT

CURRENT FEE

None

RECOMMENDED FEE

Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

REF #: S-097

TITLE: SEWER CONNECTION/LATERAL INSPECTION

CURRENT FEE

\$75 per inspection

Special Construction or Construction under unusual conditions -
\$65 per hour (\$75 minimum)

RECOMMENDED FEE

This fee should be removed as the service cost is already covered as part an encroachment permit.

REF #: S-098

TITLE: LANDSCAPE PLAN CHECK

CURRENT FEE

\$411.09 per sheet

RECOMMENDED FEE

\$95 per plan plus \$560 per sheet

REF #: S-099

TITLE: LANDSCAPE INSPECTION

CURRENT FEE

Deposit of 50% of Engineers Estimate (\$500 minimum)

RECOMMENDED FEE

Deposit of 50% of Engineers Estimate (\$500 minimum)

REF #: S-100

TITLE: TRAFFIC STUDY REVIEW

CURRENT FEE

\$1,000 deposit with charges at contract cost plus 20% for administration

RECOMMENDED FEE

\$2,000 deposit with charges at contract cost plus 20% for administration

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REF #: S-107	TITLE: CODE ENFORCEMENT INSPECTION
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$120 per hour
REF #: S-108	TITLE: INSPECTION WARRANT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	Charge the fully allocated hourly rates for all personnel involved plus any outside costs.
REF #: S-109	TITLE: ABATEMENT WARRANT
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	Charge the fully allocated hourly rates for all personnel involved plus any outside costs.
REF #: S-110	TITLE: CODE ENFORCEMENT CITATION HEARING
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
REF #: S-111	TITLE: ABANDONED PROP. INIT. REGISTRATION
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$185 per property
REF #: S-112	TITLE: ABANDONED PROPERTY MONTHLY INSPECT.
<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	\$60 per month

**CITY OF BEAUMONT
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REF #: S-113 TITLE: WEED ABATEMENT

CURRENT FEE

\$125 plus actual cost of abatement

RECOMMENDED FEE

\$245 plus actual cost of abatement

REF #: S-114 TITLE: WEED ABATEMENT SUBSCRIPTION PROGRAM

CURRENT FEE

\$75 plus actual cost of abatement

RECOMMENDED FEE

\$245 or 20% of abatement cost, whichever is less, plus actual cost of abatement

REF #: S-115 TITLE: FIRE PLAN CHECK/INSPECTION

CURRENT FEE

See Appendix D for detail

RECOMMENDED FEE

See Appendix D for detail

REF #: S-116 TITLE: STORED VEHICLE RELEASE

CURRENT FEE

\$75 per release

RECOMMENDED FEE

\$175 per release

REF #: S-117 TITLE: STORED VEHICLE RELEASE - DUI

CURRENT FEE

\$150 per release

RECOMMENDED FEE

\$290 per release

REF #: S-118 TITLE: VIN VERIFICATION

CURRENT FEE

\$15 per vehicle

RECOMMENDED FEE

\$60 per vehicle

**CITY OF BEAUMONT
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REF #: S-119 **TITLE: TRAFFIC CITATION SIGN OFF**

CURRENT FEE

\$15 per citation

RECOMMENDED FEE

\$25 per citation

REF #: S-120 **TITLE: POLICE ALARM LICENSE**

CURRENT FEE

\$21 per license

RECOMMENDED FEE

\$28 per license

REF #: S-121 **TITLE: AUTO REPOSSESSION PROCESSING**

CURRENT FEE

None

RECOMMENDED FEE

Fee is set by State law:

\$15 per vehicle

REF #: S-122 **TITLE: SECOND HAND DEALER LICENSE**

CURRENT FEE

\$107 per application

RECOMMENDED FEE

\$235 per application

REF #: S-123 **TITLE: FORTUNETELLER PERMIT**

CURRENT FEE

\$240 per application per year

RECOMMENDED FEE

\$540 per application per year

REF #: S-124 **TITLE: MASSAGE TECHNICIAN PERMIT - NEW**

CURRENT FEE

\$100 per application

RECOMMENDED FEE

\$540 per application

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-125	TITLE: MASSAGE TECHNICIAN PERMIT - RENEWAL
<u>CURRENT FEE</u> \$100 per renewal	<u>RECOMMENDED FEE</u> \$45 per renewal

REF #: S-126	TITLE: MASSAGE ESTABLISHMENT PERMIT
<u>CURRENT FEE</u> \$101 per application, annually	<u>RECOMMENDED FEE</u> \$225 per application, annually

REF #: S-127	TITLE: ADULT ORIENTED ESTABLISHMENT PERMIT
<u>CURRENT FEE</u> \$424 per application, annually	<u>RECOMMENDED FEE</u> \$985 per application, annually

REF #: S-128	TITLE: TOBACCO RETAILER PERMIT
<u>CURRENT FEE</u> \$250 per application	<u>RECOMMENDED FEE</u> \$985 per application

REF #: S-129	TITLE: GRAFFITI IMPLEMENTATION SALE PERMIT
<u>CURRENT FEE</u> \$25 per application	<u>RECOMMENDED FEE</u> \$140 per application

REF #: S-130	TITLE: TOW YARD INSPECTION
<u>CURRENT FEE</u> \$143 per inspection	<u>RECOMMENDED FEE</u> \$355 per inspection

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-131 TITLE: PEDDLER SOLICITOR PERMIT

CURRENT FEE

\$50 per person, annually

RECOMMENDED FEE

\$180 per person, annually

REF #: S-132 TITLE: BINGO PERMIT

CURRENT FEE

\$50 per application

RECOMMENDED FEE

Remote Caller Game - \$465 per permit
Other - \$50 per application (limited by State law)

REF #: S-133 TITLE: RV PARKING PERMIT

CURRENT FEE

\$5 per permit

RECOMMENDED FEE

\$7.50 per permit

REF #: S-134 TITLE: GOLF CART PERMIT

CURRENT FEE

\$50 per application, annually

RECOMMENDED FEE

\$175 per application, annually

REF #: S-135 TITLE: CONCEALED WEAPON CARRY PERMIT

CURRENT FEE

\$100 per application

RECOMMENDED FEE

Fee is set by State Law:

New application - \$100 \$25 - renewal application
Amended application - \$10
Psychological testing costs are to be added to the above fee up to \$150

20% of the fee is collected upon filing of the initial application and is and is non-refundable. The balance of the fee is collected on issuance of the license.

REF #: S-136 TITLE: RECORDS CHECK/IMMIGRATION LETTER

CURRENT FEE

\$10 per check

RECOMMENDED FEE

\$25 per check

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-137 TITLE: FINGERPRINTING

<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
Resident - \$15 Non-Resident - \$25	Resident - \$25 Non-Resident - \$35

REF #: S-138 TITLE: BICYCLE REGISTRATION

<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
None	Per State Vehicle Code, Section 39004: New - \$4 Transfer - \$2 Replacement - \$2 Renewal - \$2

REF #: S-139 TITLE: CITATION PROCESSOR LATE FEE

<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$30 per citation	\$35 per citation

REF #: S-140 TITLE: POLICE REPORT COPY

<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
Black & White - \$0.35 per copy Color - \$0.45 per copy	Black & White - \$0.35 per copy Color - \$0.45 per copy

REF #: S-141 TITLE: POLICE ELECTRONIC FILE COPY

<u>CURRENT FEE</u>	<u>RECOMMENDED FEE</u>
\$7 per device	\$7 per device

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-142

TITLE: ANIMAL RELINQUISHMENT

CURRENT FEE

Pick up - \$20
Bring in - \$10
Shelter Cost - \$81

RECOMMENDED FEE

Beaumont:
Pick up - \$135
Bring In - \$115
Calimesa:
Pick up - \$135
Bring In - \$115
Shelter Cost - \$81

REF #: S-143

TITLE: ANIMAL IMPOUND/RETURN TO OWNER

CURRENT FEE

Beaumont - \$50
Calimesa - \$80

RECOMMENDED FEE

Beaumont - \$50
Calimesa - \$80

REF #: S-144

TITLE: DECEASED ANIMAL PICK UP

CURRENT FEE

Beaumont - \$40
Calimesa - \$132

RECOMMENDED FEE

Beaumont - \$140
Calimesa - \$140

REF #: S-145

TITLE: ANIMAL QUARANTINE

CURRENT FEE

\$40 per animal plus \$15 per day

RECOMMENDED FEE

Beaumont - \$175 per animal plus \$50 per day
Calimesa - \$175 per animal plus \$50 per day

REF #: S-146

TITLE: DANGEROUS ANIMAL REGISTRATION

CURRENT FEE

Beaumont - \$208
Calimesa - \$263

RECOMMENDED FEE

\$220 per animal

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-147 **TITLE: ANIMAL TRAP RENTAL**

CURRENT FEE

Beaumont - \$25 per trap plus \$10 per day after the fifth day
Calimesa - \$97 per trap plus \$12 per day after the fifth day

Small Trap Replacement:
Beaumont - \$149
Calimesa - \$157
Large Trap Replacement:
Beaumont - \$299
Calimesa - \$307

RECOMMENDED FEE

Beaumont - \$60 per trap plus \$10 per day after the fifth day
Calimesa - \$97 per trap plus \$12 per day after the fifth day

Plus deposit based on replacement cost of trap

REF #: S-148 **TITLE: DOG SILENCER RENTAL**

CURRENT FEE

Beaumont - \$20
Calimesa - \$73

Replacement:
Beaumont - \$154
Calimesa - \$162

RECOMMENDED FEE

Beaumont - \$60
Calimesa - \$73

Plus deposit based on replacement cost of trap

REF #: S-149 **TITLE: KENNEL LICENSE**

CURRENT FEE

Beaumont:
1 year - \$291
2 year - \$377

Late Fee Penalty - 50% of License Fee

RECOMMENDED FEE

Beaumont:
1 year - \$300
2 year - \$425
Calimesa:
1 year - \$300

Late Fee Penalty - 50% of License Fee

REF #: S-150 **TITLE: SENTRY KENNEL LICENSE**

CURRENT FEE

Beaumont:
1 year - \$338
2 year - \$572

Late Fee Penalty - 50% of License Fee

RECOMMENDED FEE

Beaumont:
1 year - \$365
2 year - \$715

Late Fee Penalty - 50% of License Fee

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-151 **TITLE: MICROCHIP IDENTIFICATION DEVICE**

CURRENT FEE

\$28 per device

RECOMMENDED FEE

Beaumont - \$35
Calimesa - \$35

REF #: S-152 **TITLE: ANIMAL CONTROL RESPONSE**

CURRENT FEE

Beaumont - \$59
Calimesa - \$94

RECOMMENDED FEE

Beaumont - \$75
Calimesa - \$94

REF #: S-153 **TITLE: ANIMAL CONTROL SERVICES**

CURRENT FEE

See Appendix E for detail

RECOMMENDED FEE

See Appendix E for detail

REF #: S-154 **TITLE: RECREATION PROGRAMS**

CURRENT FEE

Various fees

RECOMMENDED FEE

See Appendix F for detail

REF #: S-155 **TITLE: FACILITY RENTALS**

CURRENT FEE

Various fees

RECOMMENDED FEE

See Appendix F for detail

REF #: S-156 **TITLE: BALLFIELD RENTALS**

CURRENT FEE

Various fees

RECOMMENDED FEE

See Appendix F for detail

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-157**TITLE: FATS, OILS OR GREASE INSPECTION****CURRENT FEE**

None

RECOMMENDED FEE

General Facility - \$205 per first inspection
Dental Facility - \$205 per first inspection plus \$40 for Amalgam use
Reinspection - \$95

REF #: S-158**TITLE: INDUSTRIAL WASTE INSPECTION****CURRENT FEE**

Actual costs

RECOMMENDED FEE

Charges at the fully allocated hourly rates for all personnel involved
plus any outside costs.

REF #: S-159**TITLE: WASTEWATER SURVEY****CURRENT FEE**

\$25.82 per review (not currently charging)

RECOMMENDED FEE

\$30 per review

REF #: S-160**TITLE: SEWER FLOW MODELING****CURRENT FEE**

Actual cost plus 20% for administration

RECOMMENDED FEE

Charges at the fully allocated hourly rates for all personnel involved
plus any outside costs.

REF #: S-161**TITLE: SEWAGE SPILL RESPONSE****CURRENT FEE**

Actual cost plus 20% for administration

RECOMMENDED FEE

Charges at the fully allocated hourly rates for all personnel involved
plus any outside costs.

REF #: S-162**TITLE: NEW BUSINESS LICENSE PROCESSING****CURRENT FEE**

\$31 per application
On-Line - \$15 per application

RECOMMENDED FEE

\$80 per application

**CITY OF BEAUMONT
FEE COMPARISON REPORT
FY 2021/22**

REF #: S-169

TITLE: ELECTRONIC FILE REPRODUCTION

CURRENT FEE

Reproduction - \$7 per disc
Scan of documents to disc - \$0.25 per page
Scan of documents larger than 11 x 17 to disc - \$7 per page
Electronically transmitted documents - \$0.20 per image
Photographs from Development Center - Actual Costs

RECOMMENDED FEE

\$7 per device

REF #: S-170

TITLE: PUBLIC NOTARY

CURRENT FEE

\$15 per signature (fee is set by the State)

RECOMMENDED FEE

\$15 per signature (fee is set by the State)

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**APPENDIX B - SUMMARY WORKSHEETS MATCHED WITH COST DETAIL
WORKSHEETS**

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CONDITIONAL USE PERMIT		REFERENCE NO. S-001	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request for a new use for a particular site which is allowable with a Conditional Use Permit usually with conditions placed on the approval.			
CURRENT FEE STRUCTURE Stand-alone - \$2,038.94 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	6	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CONDITIONAL USE PERMIT					REFERENCE NO. S-001		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 6		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CONDITIONAL USE PERMIT AMENDMENT		REFERENCE NO. S-002	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed amendment to an approved Conditional Use Permit for compliance with City codes and standards.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$2,713.00	TOTAL COST:	\$2,713
UNIT PROFIT (SUBSIDY):	\$(2,713.00)	TOTAL PROFIT (SUBSIDY):	\$(2,713)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,715 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CONDITIONAL USE PERMIT AMENDMENT					REFERENCE NO. S-002		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		1.00	\$187.30	1	\$187	
PUBLIC WORKS	PW DIR/CITY ENGINEER		0.50	\$147.20	1	\$147	
PLANNING	COMM DEV DIR/DEPUTY CM		1.75	\$541.33	1	\$541	
PLANNING	PLANNING MANAGER		7.00	\$1,817.48	1	\$1,817	
TYPE SUBTOTAL			10.50	\$2,712.96		\$2,713	
TOTALS			10.50	\$2,713.00		\$2,713	

CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22

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SERVICE FINDINGS OF PUBLIC CONV/NECESSITY		REFERENCE NO. S-003	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request for a public convenience to serve alcohol on a temporary basis for compliance with City codes and standards.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$2,006.00	TOTAL COST:	\$2,006
UNIT PROFIT (SUBSIDY):	<u>\$(2,006.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(2,006)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,005 per application			

September 5, 2022

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FINDINGS OF PUBLIC CONV/NECESSITY					REFERENCE NO. S-003		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		2.00	\$301.42	1	\$301	
PLANNING	COMM DEV DIR/DEPUTY CM		1.25	\$386.66	1	\$387	
PLANNING	PLANNING MANAGER		5.00	\$1,298.20	1	\$1,298	
TYPE SUBTOTAL			8.50	\$2,005.93		\$2,006	
TOTALS			8.50	\$2,006.00		\$2,006	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CUP TIME EXTENSION		REFERENCE NO. S-004	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed time extension to an approved CUP that will expire in compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$829.42 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$829.00	TOTAL REVENUE:	\$829
UNIT COST:	\$1,968.00	TOTAL COST:	\$1,968
UNIT PROFIT (SUBSIDY):	<u>\$(1,139.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,139)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	42.12%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,970 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CUP TIME EXTENSION					REFERENCE NO. S-004		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.75	\$263.74	1	\$264	
PLANNING	COMM DEV DIR/DEPUTY CM		1.25	\$386.66	1	\$387	
PLANNING	PLANNING MANAGER		5.00	\$1,298.20	1	\$1,298	
TYPE SUBTOTAL			8.25	\$1,968.25		\$1,968	
TOTALS			8.25	\$1,968.00		\$1,968	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LARGE GROUP HOME CUP		REFERENCE NO. S-005	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request for a Group Home for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$1,117.60 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$1,118.00	TOTAL REVENUE:	\$1,118
UNIT COST:	\$3,729.00	TOTAL COST:	\$3,729
UNIT PROFIT (SUBSIDY):	\$(2,611.00)	TOTAL PROFIT (SUBSIDY):	\$(2,611)
TOTAL UNITS:	1	PCT. COST RECOVERY:	29.98%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,730 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LARGE GROUP HOME CUP					REFERENCE NO. S-005		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		2.00	\$374.60	1	\$375	
PUBLIC WORKS	PW DIR/CITY ENGINEER		0.50	\$147.20	1	\$147	
PLANNING	ASST/ASSOC PLANNER		2.75	\$414.45	1	\$414	
PLANNING	COMM DEV DIR/DEPUTY CM		2.25	\$695.99	1	\$696	
PLANNING	PLANNING MANAGER		8.00	\$2,077.12	1	\$2,077	
TYPE SUBTOTAL			15.75	\$3,729.01		\$3,729	
TOTALS			15.75	\$3,729.00		\$3,729	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE GENERAL PLAN AMENDMENT		REFERENCE NO. S-006	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request to amend the General Plan in compliance with City codes and standards.			
CURRENT FEE STRUCTURE Up to 50 acres - \$3,368 deposit Over 50 acres - \$5,563 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Up to 50 acres - \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs. Over 50 acres - \$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE GENERAL PLAN AMENDMENT					REFERENCE NO. S-006		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ZONING ORDINANCE TEXT CHANGE		REFERENCE NO. S-007	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed zone text amendment for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$4,324 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ZONING ORDINANCE TEXT CHANGE	REFERENCE NO. S-007
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SPECIFIC PLAN		REFERENCE NO. S-008	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed new Specific Plan for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$11,081 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$15,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SPECIFIC PLAN				REFERENCE NO. S-008		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SPECIFIC PLAN AMENDMENT		REFERENCE NO. S-009	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of proposed amendment to an existing Specific Plan.			
CURRENT FEE STRUCTURE \$2,686 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SPECIFIC PLAN AMENDMENT					REFERENCE NO. S-009		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SPEC PLAN CONFORMITY DETERMINATION		REFERENCE NO. S-010
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Review of minor changes to an approved Specific Plan to determine if it substantially conforms with previous approvals.		
CURRENT FEE STRUCTURE \$2,354 deposit		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$0.00	TOTAL REVENUE:
UNIT COST:	\$0.00	TOTAL COST:
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):
TOTAL UNITS:	1	PCT. COST RECOVERY:
		0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SPEC PLAN CONFORMITY DETERMINATION				REFERENCE NO. S-010		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ANNEXATION		REFERENCE NO. S-011	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request for an annexation to the City for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$48,235 deposit plus actual costs for LAFCo			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$25,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside or LAFCo costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ANNEXATION				REFERENCE NO. S-011		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PLAN OF SERVICES		REFERENCE NO. S-012	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a plan of services related to a proposed annexation for compliance with City codes and standards			
CURRENT FEE STRUCTURE \$3,584 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PLAN OF SERVICES					REFERENCE NO. S-012		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
TOTALS			0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DEVELOPMENT AGREEMENT		REFERENCE NO. S-013	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Negotiate and enforce agreements to develop land within specific physical requirements.			
CURRENT FEE STRUCTURE \$42,426 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$25,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DEVELOPMENT AGREEMENT					REFERENCE NO. S-013		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DEVELOPMENT AGREEMENT ANNUAL REVIEW		REFERENCE NO. S-014	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Annual review of an approved Development Agreement.			
CURRENT FEE STRUCTURE \$3,027.43 per review			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$3,027.00	TOTAL REVENUE:	\$3,027
UNIT COST:	\$2,165.00	TOTAL COST:	\$2,165
UNIT PROFIT (SUBSIDY):	<u>\$862.00</u>	TOTAL PROFIT (SUBSIDY):	<u>\$862</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	139.82%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,165 per review			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DEVELOPMENT AGREEMENT ANNUAL REVIEW					REFERENCE NO. S-014		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PLANNING	COMM DEV DIR/DEPUTY CM		7.00	\$2,165.31	1	\$2,165	
		TYPE SUBTOTAL	7.00	\$2,165.31		\$2,165	
TOTALS			7.00	\$2,165.00		\$2,165	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DEVELOPMENT AGREEMENT AMENDMENT		REFERENCE NO. S-015	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of amendment to an existing Development Agreement			
CURRENT FEE STRUCTURE \$41,231 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$10,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE DEVELOPMENT AGREEMENT AMENDMENT	REFERENCE NO. S-015
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

	TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DEVELOPMENT AGREEMENT ASSIGNMENT		REFERENCE NO. S-016
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Review of an Assignment of Development Agreement for compliance with City codes and standards.		
CURRENT FEE STRUCTURE \$3,521.16 per application		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$0.00	TOTAL REVENUE:
		\$0
UNIT COST:	\$0.00	TOTAL COST:
		\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):
		\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:
		0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DEVELOPMENT AGREEMENT ASSIGNMENT	REFERENCE NO. S-016
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ESTOPPEL CERTIFICATE		REFERENCE NO. S-017	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for an Estoppel Certificate of a Development Agreement for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$3,521.16 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ESTOPPEL CERTIFICATE				REFERENCE NO. S-017		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ENVIRONMENTAL REVIEW		REFERENCE NO. S-018	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Environmental review of a particular project under the terms of the California Environmental Quality Act (CEQA).			
CURRENT FEE STRUCTURE Actual consultant cost plus 20% Administrative fee Filing Fees - Actual costs			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	4	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Actual consultant cost plus 20% Administrative fee Filing Fees - Actual costs			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE ENVIRONMENTAL REVIEW					REFERENCE NO. S-018		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 4		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FACILITY FEE CREDIT AGREEMENT		REFERENCE NO. S-019	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a Facility Fee Credit Agreement in compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$9,797 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$10,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FACILITY FEE CREDIT AGREEMENT				REFERENCE NO. S-019		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DENSITY BONUS AGREEMENT		REFERENCE NO. S-020	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of an affordable housing agreement and density bonus for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$2,994.38 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DENSITY BONUS AGREEMENT	REFERENCE NO. S-020
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PRE-APPLICATION MEETING		REFERENCE NO. S-021	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE MEETING	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Formal pre-application review of a proposed development on request.			
CURRENT FEE STRUCTURE \$907.92 per meeting/review			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$907.92	TOTAL REVENUE:	\$23,606
UNIT COST:	\$2,211.08	TOTAL COST:	\$57,488
UNIT PROFIT (SUBSIDY):	<u>\$(1,303.16)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(33,882)</u>
TOTAL UNITS:	26	PCT. COST RECOVERY:	41.06%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,210 per meeting/review 50% credit on the first meeting's fee if the project is submitted within six months.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PRE-APPLICATION MEETING					REFERENCE NO. S-021		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 26		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	26	\$511	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		2.00	\$374.60	26	\$9,740	
PLANNING	ASST/ASSOC PLANNER		2.25	\$339.10	26	\$8,817	
PLANNING	COMM DEV DIR/DEPUTY CM		1.00	\$309.33	26	\$8,043	
PLANNING	PLANNING MANAGER		4.50	\$1,168.38	26	\$30,378	
		TYPE SUBTOTAL	10.00	\$2,211.06		\$57,488	
		TOTALS	10.00	\$2,211.08		\$57,488	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ZONING MAP CHANGE		REFERENCE NO. S-022	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE DEPOSIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Reviewing a request for zoning map change on a specific parcel.			
CURRENT FEE STRUCTURE \$4,324 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ZONING MAP CHANGE				REFERENCE NO. S-022		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TENTATIVE PARCEL MAP		REFERENCE NO. S-023	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed tentative parcel map consisting of the subdivision of land into four or fewer lots for residential, commercial or industrial development.			
CURRENT FEE STRUCTURE \$1,723 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	2	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TENTATIVE PARCEL MAP				REFERENCE NO. S-023		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TENTATIVE TRACT MAP		REFERENCE NO. S-024	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed tentative tract map consisting of the subdivision of land into five or more lots for residential, commercial or industrial development.			
CURRENT FEE STRUCTURE \$4,390 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TENTATIVE TRACT MAP				REFERENCE NO. S-024		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TENTATIVE MAP TIME EXTENSION		REFERENCE NO. S-025	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed time extension to a tentative parcel or tract map for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$846.98 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$847.00	TOTAL REVENUE:	\$847
UNIT COST:	\$2,188.00	TOTAL COST:	\$2,188
UNIT PROFIT (SUBSIDY):	<u>\$(1,341.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,341)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	38.71%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,190 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TENTATIVE MAP TIME EXTENSION					REFERENCE NO. S-025		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		2.00	\$301.42	1	\$301	
PLANNING	COMM DEV DIR/DEPUTY CM		1.00	\$309.33	1	\$309	
PLANNING	PLANNING MANAGER		6.00	\$1,557.84	1	\$1,558	
TYPE SUBTOTAL			9.25	\$2,188.24		\$2,188	
TOTALS			9.25	\$2,188.00		\$2,188	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CONDOMINIUM CONVERSION		REFERENCE NO. S-026	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the conversion of an existing apartment building into condominiums and resulting maps.			
CURRENT FEE STRUCTURE \$10,548 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$10,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CONDOMINIUM CONVERSION				REFERENCE NO. S-026		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE VARIANCE		REFERENCE NO. S-027	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request for a Variance from the Zoning Code for compliance with City codes and guidelines.			
CURRENT FEE STRUCTURE \$1,530.76 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$1,530.77	TOTAL REVENUE:	\$19,900
UNIT COST:	\$2,558.92	TOTAL COST:	\$33,266
UNIT PROFIT (SUBSIDY):	<u>\$(1,028.15)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(13,366)</u>
TOTAL UNITS:	13	PCT. COST RECOVERY:	59.82%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,560 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE VARIANCE					REFERENCE NO. S-027		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 13		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	13	\$255	
PLANNING	ASST/ASSOC PLANNER		3.25	\$489.81	13	\$6,368	
PLANNING	COMM DEV DIR/DEPUTY CM		0.75	\$232.00	13	\$3,016	
PLANNING	PLANNING MANAGER		7.00	\$1,817.48	13	\$23,627	
TYPE SUBTOTAL			11.25	\$2,558.94		\$33,266	
TOTALS			11.25	\$2,558.92		\$33,266	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MINOR VARIANCE/MODIF OF STANDARDS		REFERENCE NO. S-028	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and of a requested minor variance or modification of standards for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$154.94 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$155.00	TOTAL REVENUE:	\$155
UNIT COST:	\$246.00	TOTAL COST:	\$246
UNIT PROFIT (SUBSIDY):	\$(91.00)	TOTAL PROFIT (SUBSIDY):	\$(91)
TOTAL UNITS:	1	PCT. COST RECOVERY:	63.01%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$245 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MINOR VARIANCE/MODIF OF STANDARDS					REFERENCE NO. S-028		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.50	\$226.07	1	\$226	
		TYPE SUBTOTAL	1.75	\$245.72		\$246	
TOTALS			1.75	\$246.00		\$246	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PLOT PLAN		REFERENCE NO. S-029
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Review the site and design characteristics of a particular property for compliance with City codes and standards.		
CURRENT FEE STRUCTURE \$3,778 deposit		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$0.00	TOTAL REVENUE:
		\$0
UNIT COST:	\$0.00	TOTAL COST:
		\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):
		\$0
TOTAL UNITS:	5	PCT. COST RECOVERY:
		0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PLOT PLAN				REFERENCE NO. S-029		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 5		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
TOTALS			0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PLOT PLAN AMENDMENT		REFERENCE NO. S-030	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed amendment to an approved Plot Plan for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$2,148 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE PLOT PLAN AMENDMENT					REFERENCE NO. S-030		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PLOT PLAN TIME EXTENSION		REFERENCE NO. S-031	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for an extension to an approved Plot Plan, including advertising costs.			
CURRENT FEE STRUCTURE \$565 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$565.00	TOTAL REVENUE:	\$565
UNIT COST:	\$2,006.00	TOTAL COST:	\$2,006
UNIT PROFIT (SUBSIDY):	<u>\$(1,441.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,441)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	28.17%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,005 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PLOT PLAN TIME EXTENSION					REFERENCE NO. S-031		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		2.00	\$301.42	1	\$301	
PLANNING	COMM DEV DIR/DEPUTY CM		1.25	\$386.66	1	\$387	
PLANNING	PLANNING MANAGER		5.00	\$1,298.20	1	\$1,298	
TYPE SUBTOTAL			8.50	\$2,005.93		\$2,006	
TOTALS			8.50	\$2,006.00		\$2,006	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RESIDENTIAL ADMIN PLOT PLAN		REFERENCE NO. S-032	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Residential Administrative Plot Plan for compliance City codes and standards.			
CURRENT FEE STRUCTURE \$516.45 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$516.43	TOTAL REVENUE:	\$10,845
UNIT COST:	\$923.57	TOTAL COST:	\$19,395
UNIT PROFIT (SUBSIDY):	\$(407.14)	TOTAL PROFIT (SUBSIDY):	\$(8,550)
TOTAL UNITS:	21	PCT. COST RECOVERY:	55.92%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$925 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE RESIDENTIAL ADMIN PLOT PLAN					REFERENCE NO. S-032		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 21		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	21	\$413	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	21	\$1,967	
PLANNING	ASST/ASSOC PLANNER		1.50	\$226.07	21	\$4,747	
PLANNING	PLANNING MANAGER		2.25	\$584.19	21	\$12,268	
		TYPE SUBTOTAL	4.50	\$923.56		\$19,395	
TOTALS			4.50	\$923.57		\$19,395	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NON-RESIDENTIAL ADMIN PLOT PLAN		REFERENCE NO. S-033	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Non-Residential Administrative Plot Plan for compliance City codes and standards.			
CURRENT FEE STRUCTURE \$516.45 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$516.45	TOTAL REVENUE:	\$29,954
UNIT COST:	\$1,031.93	TOTAL COST:	\$59,852
UNIT PROFIT (SUBSIDY):	\$(515.48)	TOTAL PROFIT (SUBSIDY):	\$(29,898)
TOTAL UNITS:	58	PCT. COST RECOVERY:	50.05%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,030 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NON-RESIDENTIAL ADMIN PLOT PLAN					REFERENCE NO. S-033		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 58		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	58	\$1,140	
POLICE	PD SERGEANT		0.25	\$70.70	58	\$4,101	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	58	\$5,432	
PLANNING	ASST/ASSOC PLANNER		1.75	\$263.74	58	\$15,297	
PLANNING	PLANNING MANAGER		2.25	\$584.19	58	\$33,883	
TYPE SUBTOTAL			5.00	\$1,031.93		\$59,852	
TOTALS			5.00	\$1,031.93		\$59,852	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MINOR PLOT PLAN - STAFF		REFERENCE NO. S-034	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Minor Plot Plan reviewed by staff for compliance City codes and standards.			
CURRENT FEE STRUCTURE \$1,219.85 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$1,219.88	TOTAL REVENUE:	\$9,759
UNIT COST:	\$1,435.38	TOTAL COST:	\$11,483
UNIT PROFIT (SUBSIDY):	<u>\$(215.50)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,724)</u>
TOTAL UNITS:	8	PCT. COST RECOVERY:	84.99%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,435 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MINOR PLOT PLAN - STAFF					REFERENCE NO. S-034		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 8		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	8	\$157	
POLICE	PD SERGEANT		0.25	\$70.70	8	\$566	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		1.00	\$187.30	8	\$1,498	
PLANNING	ASST/ASSOC PLANNER		2.00	\$301.42	8	\$2,411	
PLANNING	COMM DEV DIR/DEPUTY CM		0.25	\$77.33	8	\$619	
PLANNING	PLANNING MANAGER		3.00	\$778.92	8	\$6,231	
TYPE SUBTOTAL			6.75	\$1,435.32		\$11,483	
TOTALS			6.75	\$1,435.38		\$11,483	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MINOR PLOT PLAN - PLAN COMM		REFERENCE NO. S-035	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Minor Plot Plan reviewed by the Planning Commission for compliance City codes and standards.			
CURRENT FEE STRUCTURE \$1,219.85 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$1,220.00	TOTAL REVENUE:	\$1,220
UNIT COST:	\$3,230.00	TOTAL COST:	\$3,230
UNIT PROFIT (SUBSIDY):	\$(2,010.00)	TOTAL PROFIT (SUBSIDY):	\$(2,010)
TOTAL UNITS:	1	PCT. COST RECOVERY:	37.77%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,230 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MINOR PLOT PLAN - PLAN COMM					REFERENCE NO. S-035		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
POLICE	PD SERGEANT		0.50	\$141.40	1	\$141	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		2.00	\$374.60	1	\$375	
PLANNING	ASST/ASSOC PLANNER		3.25	\$489.81	1	\$490	
PLANNING	COMM DEV DIR/DEPUTY CM		1.25	\$386.66	1	\$387	
PLANNING	PLANNING MANAGER		7.00	\$1,817.48	1	\$1,817	
TYPE SUBTOTAL			14.25	\$3,229.60		\$3,230	
TOTALS			14.25	\$3,230.00		\$3,230	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PICK A LOT SITE PLAN REVIEW		REFERENCE NO. S-036	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE LOT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed request for the construction of a specific house on a specific lot within a subdivision.			
CURRENT FEE STRUCTURE \$103.29 per lot			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$103.00	TOTAL REVENUE:	\$103
UNIT COST:	\$317.00	TOTAL COST:	\$317
UNIT PROFIT (SUBSIDY):	<u>\$(214.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(214)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	32.49%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$315 per lot			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PICK A LOT SITE PLAN REVIEW					REFERENCE NO. S-036		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		0.25	\$37.68	1	\$38	
PLANNING	PLANNING MANAGER		1.00	\$259.64	1	\$260	
		TYPE SUBTOTAL	1.50	\$316.97		\$317	
		TOTALS	1.50	\$317.00		\$317	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MAP/PLOT PLAN CONFORMITY DETERMIN.		REFERENCE NO. S-037	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of minor changes to an approved Map/Plot Plan to determine if it substantially conforms with previous approvals.			
CURRENT FEE STRUCTURE \$984 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MAP/PLOT PLAN CONFORMITY DETERMIN.	REFERENCE NO. S-037
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NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1
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<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

	TOTALS		0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LANDSCAPE PLAN REVIEW		REFERENCE NO. S-038	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE SHEET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review the plans of a proposed construction of landscaping which was required as part of a development.			
CURRENT FEE STRUCTURE \$743.69 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$744.00	TOTAL REVENUE:	\$744
UNIT COST:	\$857.00	TOTAL COST:	\$857
UNIT PROFIT (SUBSIDY):	\$(113.00)	TOTAL PROFIT (SUBSIDY):	\$(113)
TOTAL UNITS:	1	PCT. COST RECOVERY:	86.81%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$20 per application plus \$140 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LANDSCAPE PLAN REVIEW					REFERENCE NO. S-038		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER	6 Sheets	1.25	\$188.39	1	\$188	
PLANNING	PLANNING MANAGER	6 Sheets	2.50	\$649.10	1	\$649	
TYPE SUBTOTAL			4.00	\$857.14		\$857	
TOTALS			4.00	\$857.00		\$857	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LANDSCAPE PLAN AMENDMENT		REFERENCE NO. S-039	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request to amend an existing landscape plan in compliance to City codes and standards.			
CURRENT FEE STRUCTURE \$614.58 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$615.00	TOTAL REVENUE:	\$615
UNIT COST:	\$857.00	TOTAL COST:	\$857
UNIT PROFIT (SUBSIDY):	\$(242.00)	TOTAL PROFIT (SUBSIDY):	\$(242)
TOTAL UNITS:	1	PCT. COST RECOVERY:	71.76%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$20 per application plus \$140 per sheet Cost is based on six sheets			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LANDSCAPE PLAN AMENDMENT					REFERENCE NO. S-039		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.25	\$188.39	1	\$188	
PLANNING	PLANNING MANAGER		2.50	\$649.10	1	\$649	
TYPE SUBTOTAL			4.00	\$857.14		\$857	
TOTALS			4.00	\$857.00		\$857	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LANDSCAPE INSPECTION		REFERENCE NO. S-040	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE LOT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE To inspect construction of landscaping which was required as part of a development.			
CURRENT FEE STRUCTURE \$81.60 per lot			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$82.00	TOTAL REVENUE:	\$82
UNIT COST:	\$205.00	TOTAL COST:	\$205
UNIT PROFIT (SUBSIDY):	\$(123.00)	TOTAL PROFIT (SUBSIDY):	\$(123)
TOTAL UNITS:	1	PCT. COST RECOVERY:	40.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$205 per lot			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LANDSCAPE INSPECTION					REFERENCE NO. S-040		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	1	\$75	
PLANNING	PLANNING MANAGER		0.50	\$129.82	1	\$130	
		TYPE SUBTOTAL	1.00	\$205.18		\$205	
TOTALS			1.00	\$205.00		\$205	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SIGN PROGRAM		REFERENCE NO. S-041	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a comprehensive sign criteria program by the Planning Commission for a development to assure compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$1,652.64 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$1,653.00	TOTAL REVENUE:	\$1,653
UNIT COST:	\$1,872.00	TOTAL COST:	\$1,872
UNIT PROFIT (SUBSIDY):	\$(219.00)	TOTAL PROFIT (SUBSIDY):	\$(219)
TOTAL UNITS:	1	PCT. COST RECOVERY:	88.30%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,870 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE SIGN PROGRAM					REFERENCE NO. S-041		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		5.75	\$866.58	1	\$867	
PLANNING	COMM DEV DIR/DEPUTY CM		0.25	\$77.33	1	\$77	
PLANNING	PLANNING MANAGER		3.50	\$908.74	1	\$909	
TYPE SUBTOTAL			9.75	\$1,872.30		\$1,872	
TOTALS			9.75	\$1,872.00		\$1,872	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SIGN PROGRAM AMENDMENT		REFERENCE NO. S-042	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of proposed amendment to an approved sign program.			
CURRENT FEE STRUCTURE \$969.89 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$970.00	TOTAL REVENUE:	\$970
UNIT COST:	\$1,872.00	TOTAL COST:	\$1,872
UNIT PROFIT (SUBSIDY):	\$(902.00)	TOTAL PROFIT (SUBSIDY):	\$(902)
TOTAL UNITS:	1	PCT. COST RECOVERY:	51.82%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,870 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE SIGN PROGRAM AMENDMENT					REFERENCE NO. S-042		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		5.75	\$866.58	1	\$867	
PLANNING	COMM DEV DIR/DEPUTY CM		0.25	\$77.33	1	\$77	
PLANNING	PLANNING MANAGER		3.50	\$908.74	1	\$909	
TYPE SUBTOTAL			9.75	\$1,872.30		\$1,872	
TOTALS			9.75	\$1,872.00		\$1,872	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SIGN PERMIT		REFERENCE NO. S-043	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a new sign for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$206.58 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$207.00	TOTAL REVENUE:	\$207
UNIT COST:	\$376.00	TOTAL COST:	\$376
UNIT PROFIT (SUBSIDY):	\$(169.00)	TOTAL PROFIT (SUBSIDY):	\$(169)
TOTAL UNITS:	1	PCT. COST RECOVERY:	55.05%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$375 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE SIGN PERMIT					REFERENCE NO. S-043		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.50	\$226.07	1	\$226	
PLANNING	PLANNING MANAGER		0.50	\$129.82	1	\$130	
TYPE SUBTOTAL			2.25	\$375.54		\$376	
TOTALS			2.25	\$376.00		\$376	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE SIGN PERMIT PANEL CHANGE		REFERENCE NO. S-044	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a panel change to an existing sign for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$82.63 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$83.00	TOTAL REVENUE:	\$83
UNIT COST:	\$170.00	TOTAL COST:	\$170
UNIT PROFIT (SUBSIDY):	\$(87.00)	TOTAL PROFIT (SUBSIDY):	\$(87)
TOTAL UNITS:	1	PCT. COST RECOVERY:	48.82%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$170 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE SIGN PERMIT PANEL CHANGE					REFERENCE NO. S-044		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.00	\$150.71	1	\$151	
		TYPE SUBTOTAL	1.25	\$170.36		\$170	
TOTALS			1.25	\$170.00		\$170	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE TEMPORARY SIGN PERMIT		REFERENCE NO. S-045	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed temporary sign or banner for compliance with City codes and standards.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$170.00	TOTAL COST:	\$170
UNIT PROFIT (SUBSIDY):	\$(170.00)	TOTAL PROFIT (SUBSIDY):	\$(170)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$170 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE TEMPORARY SIGN PERMIT					REFERENCE NO. S-045		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.00	\$150.71	1	\$151	
		TYPE SUBTOTAL	1.25	\$170.36		\$170	
TOTALS			1.25	\$170.00		\$170	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE UNLICENSED GROUP HOME PERMIT		REFERENCE NO. S-046	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection and registration of unlicensed group homes within the City.			
CURRENT FEE STRUCTURE \$800 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$800.00	TOTAL REVENUE:	\$1,600
UNIT COST:	\$3,335.50	TOTAL COST:	\$6,671
UNIT PROFIT (SUBSIDY):	<u>\$(2,535.50)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(5,071)</u>
TOTAL UNITS:	2	PCT. COST RECOVERY:	23.98%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,335 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE UNLICENSED GROUP HOME PERMIT					REFERENCE NO. S-046		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	2	\$39	
POLICE	PD SERGEANT		2.00	\$565.58	2	\$1,131	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.50	\$52.25	2	\$105	
PLANNING	ASST/ASSOC PLANNER		2.25	\$339.10	2	\$678	
PLANNING	COMM DEV DIR/DEPUTY CM		1.75	\$541.33	2	\$1,083	
PLANNING	PLANNING MANAGER		7.00	\$1,817.48	2	\$3,635	
		TYPE SUBTOTAL	13.75	\$3,335.39		\$6,671	
TOTALS			13.75	\$3,335.50		\$6,671	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE AUTOMOBILE FOR HIRE REVIEW		REFERENCE NO. S-047	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of an Automobile for Hire application in compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$413.16 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$413.00	TOTAL REVENUE:	\$413
UNIT COST:	\$2,718.00	TOTAL COST:	\$2,718
UNIT PROFIT (SUBSIDY):	<u>\$(2,305.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(2,305)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	15.19%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,720 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE AUTOMOBILE FOR HIRE REVIEW					REFERENCE NO. S-047		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		2.25	\$339.10	1	\$339	
PLANNING	COMM DEV DIR/DEPUTY CM		1.75	\$541.33	1	\$541	
PLANNING	PLANNING MANAGER		7.00	\$1,817.48	1	\$1,817	
TYPE SUBTOTAL			11.25	\$2,717.56		\$2,718	
TOTALS			11.25	\$2,718.00		\$2,718	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE HOME OCCUPATION PERMIT		REFERENCE NO. S-048	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review an application to conduct a business in a residential zone to determine whether it is allowed by the Zoning Code.			
CURRENT FEE STRUCTURE \$77.47 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$77.00	TOTAL REVENUE:	\$77
UNIT COST:	\$225.00	TOTAL COST:	\$225
UNIT PROFIT (SUBSIDY):	\$(148.00)	TOTAL PROFIT (SUBSIDY):	\$(148)
TOTAL UNITS:	1	PCT. COST RECOVERY:	34.22%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$225 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE HOME OCCUPATION PERMIT					REFERENCE NO. S-048		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	1	\$75	
PLANNING	PLANNING MANAGER		0.50	\$129.82	1	\$130	
TYPE SUBTOTAL			1.25	\$224.83		\$225	
TOTALS			1.25	\$225.00		\$225	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MINOR SPECIAL EVENT PERMIT		REFERENCE NO. S-049	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed minor special event of up to 500 people or has an impact on the public right-of-way.			
CURRENT FEE STRUCTURE \$77.47 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$77.47	TOTAL REVENUE:	\$1,162
UNIT COST:	\$1,288.47	TOTAL COST:	\$19,327
UNIT PROFIT (SUBSIDY):	<u>\$(1,211.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(18,165)</u>
TOTAL UNITS:	15	PCT. COST RECOVERY:	6.01%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,290 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE MINOR SPECIAL EVENT PERMIT					REFERENCE NO. S-049		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 15		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	15	\$295	
POLICE	PD SERGEANT		0.50	\$141.21	15	\$2,118	
PUBLIC WORKS	CUST SVCS COORD I/II		0.50	\$32.50	15	\$488	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	15	\$1,405	
PUBLIC WORKS	PW DIR/CITY ENGINEER		0.50	\$147.20	15	\$2,208	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	15	\$1,130	
PLANNING	PLANNING MANAGER		3.00	\$778.92	15	\$11,684	
TYPE SUBTOTAL			5.75	\$1,288.49		\$19,327	
TOTALS			5.75	\$1,288.47		\$19,327	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MAJOR SPECIAL EVENT PERMIT		REFERENCE NO. S-050	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed major special event of more than 500 people or involving a closure in the public right-of-way or public park.			
CURRENT FEE STRUCTURE \$77.47 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$77.40	TOTAL REVENUE:	\$387
UNIT COST:	\$2,078.40	TOTAL COST:	\$10,392
UNIT PROFIT (SUBSIDY):	<u>\$(2,001.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(10,005)</u>
TOTAL UNITS:	5	PCT. COST RECOVERY:	3.72%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,985 per application Carnival/Circus/Menagerie - additional \$455 per application Events of more than 1,000 people - \$5,000 deposit with charges at the fully allocated hourly rates for all staff involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE MAJOR SPECIAL EVENT PERMIT					REFERENCE NO. S-050		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 5		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	5	\$98	
POLICE	PD SERGEANT		0.50	\$141.40	5	\$707	
PUBLIC WORKS	CUST SVCS COORD I/II		0.50	\$32.50	5	\$163	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	5	\$468	
PUBLIC WORKS	PW DIR/CITY ENGINEER		0.50	\$147.20	5	\$736	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	5	\$377	
PLANNING	COMM DEV DIR/DEPUTY CM		1.00	\$309.33	5	\$1,547	
PLANNING	PLANNING MANAGER		4.50	\$1,168.38	5	\$5,842	
		TYPE SUBTOTAL	8.25	\$1,987.47		\$9,937	
PLANNING	PLANNING MANAGER	Add Carnv/Circ/Menag	1.75	\$454.37	1	\$454	
		TYPE SUBTOTAL	1.75	\$454.37		\$454	
TOTALS			10.00	\$2,078.40		\$10,392	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MISCELLANEOUS SPECIAL EVENT PERMIT		REFERENCE NO. S-051	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a proposed miscellaneous special event that impacts only one department, such as a block party permit.			
CURRENT FEE STRUCTURE \$77.47 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$77.00	TOTAL REVENUE:	\$77
UNIT COST:	\$1,000.00	TOTAL COST:	\$1,000
UNIT PROFIT (SUBSIDY):	\$(923.00)	TOTAL PROFIT (SUBSIDY):	\$(923)
TOTAL UNITS:	1	PCT. COST RECOVERY:	7.70%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,000 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE MISCELLANEOUS SPECIAL EVENT PERMIT					REFERENCE NO. S-051		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PUBLIC WORKS	CUST SVCS COORD I/II		0.50	\$32.50	1	\$33	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	1	\$94	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	1	\$75	
PLANNING	PLANNING MANAGER		3.00	\$778.92	1	\$779	
TYPE SUBTOTAL			4.75	\$1,000.08		\$1,000	
TOTALS			4.75	\$1,000.00		\$1,000	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE APPEAL TO PLANNING COMISSION		REFERENCE NO. S-052	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPEAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of an appeal of a staff decision to the Planning Commission.			
CURRENT FEE STRUCTURE \$642.46 per appeal			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$642.00	TOTAL REVENUE:	\$642
UNIT COST:	\$2,583.00	TOTAL COST:	\$2,583
UNIT PROFIT (SUBSIDY):	<u>\$(1,941.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,941)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	24.85%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,585 per appeal			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE APPEAL TO PLANNING COMISSION					REFERENCE NO. S-052		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		2.50	\$376.78	1	\$377	
PLANNING	COMM DEV DIR/DEPUTY CM		3.50	\$1,082.66	1	\$1,083	
PLANNING	PLANNING MANAGER		4.25	\$1,103.47	1	\$1,103	
TYPE SUBTOTAL			10.50	\$2,582.56		\$2,583	
TOTALS			10.50	\$2,583.00		\$2,583	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE APPEAL TO CITY COUNCIL		REFERENCE NO. S-053	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPEAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of an appeal to the City Council.			
CURRENT FEE STRUCTURE \$1,945.98 per appeal			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$1,946.00	TOTAL REVENUE:	\$1,946
UNIT COST:	\$2,986.00	TOTAL COST:	\$2,986
UNIT PROFIT (SUBSIDY):	<u>\$(1,040.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(1,040)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	65.17%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,985 per appeal			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE APPEAL TO CITY COUNCIL					REFERENCE NO. S-053		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		1.50	\$226.07	1	\$226	
PLANNING	COMM DEV DIR/DEPUTY CM		5.50	\$1,701.32	1	\$1,701	
PLANNING	PLANNING MANAGER		4.00	\$1,038.56	1	\$1,039	
TYPE SUBTOTAL			11.25	\$2,985.60		\$2,986	
TOTALS			11.25	\$2,986.00		\$2,986	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PLANNING INFORMATION REQUEST		REFERENCE NO. S-054	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE LETTER	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing a written response to a request for the zoning information of a particular parcel or additional information.			
CURRENT FEE STRUCTURE \$56.81 per letter			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$57.00	TOTAL REVENUE:	\$57
UNIT COST:	\$225.00	TOTAL COST:	\$225
UNIT PROFIT (SUBSIDY):	\$(168.00)	TOTAL PROFIT (SUBSIDY):	\$(168)
TOTAL UNITS:	1	PCT. COST RECOVERY:	25.33%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$225 per letter Plus a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved for additional research.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PLANNING INFORMATION REQUEST					REFERENCE NO. S-054		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PLANNING	ASST/ASSOC PLANNER		0.50	\$75.36	1	\$75	
PLANNING	PLANNING MANAGER		0.50	\$129.82	1	\$130	
TYPE SUBTOTAL			1.25	\$224.83		\$225	
TOTALS			1.25	\$225.00		\$225	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MISCELLANEOUS PLANNING REVIEW		REFERENCE NO. S-055	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review miscellaneous applications that are not specifically identified in City fee schedule.			
CURRENT FEE STRUCTURE \$1,195 deposit Planning Commission Hearing required by any action - \$786.04			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MISCELLANEOUS PLANNING REVIEW	REFERENCE NO. S-055
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE COM DEV TECHNOLOGY SURCHARGE		REFERENCE NO. S-056	
PRIMARY DEPARTMENT COMM. DEVELOPMENT	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Surcharge for the maintenance and purchase of Community Development Technology needs.			
CURRENT FEE STRUCTURE 3.29% Of Building, Planning, and Engineering fees			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$169,000.00	TOTAL REVENUE:	\$169,000
UNIT COST:	\$170,000.00	TOTAL COST:	\$170,000
UNIT PROFIT (SUBSIDY):	\$(1,000.00)	TOTAL PROFIT (SUBSIDY):	\$(1,000)
TOTAL UNITS:	1	PCT. COST RECOVERY:	99.41%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 3.29% Of Building, Planning, and Engineering fees			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE COM DEV TECHNOLOGY SURCHARGE					REFERENCE NO. S-056		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PLANNING			0.00	\$170,000.00	1	\$170,000	
		TYPE SUBTOTAL	0.00	\$170,000.00		\$170,000	
		TOTALS	0.00	\$170,000.00		\$170,000	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE BUILDING PLAN CHECK/INSPECTION		REFERENCE NO. S-057	
PRIMARY DEPARTMENT BLDG & SAFETY	UNIT OF SERVICE PLAN/PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Building construction plans and the inspection of the resulting construction for compliance with City codes and standards.			
CURRENT FEE STRUCTURE See Appendix C for detail			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$2,876,175.00	TOTAL REVENUE:	\$2,876,175
UNIT COST:	\$2,549,034.00	TOTAL COST:	\$2,549,034
UNIT PROFIT (SUBSIDY):	<u>\$327,141.00</u>	TOTAL PROFIT (SUBSIDY):	<u>\$327,141</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	112.83%
SUGGESTED FEE FOR COST RECOVERY OF: 100% See Appendix C for detail			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE BUILDING PLAN CHECK/INSPECTION					REFERENCE NO. S-057		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II	7.5% Of 3	368.78	\$28,986.11	1	\$28,986	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	5% Of 2	163.90	\$30,698.47	1	\$30,698	
PLANNING	ASST/ASSOC PLANNER	25%	409.75	\$61,753.42	1	\$61,753	
PLANNING	COMM DEV DIR/DEPUTY CM	5%	81.55	\$25,225.86	1	\$25,226	
PLANNING	PLANNING MANAGER	35%	573.65	\$148,942.49	1	\$148,942	
BUILDING & SAFETY	BUILDING INSPECTOR	100% Of 3	4,917.00	\$701,410.05	1	\$701,410	
BUILDING & SAFETY	BLDG PLANS EXAMINER	100% Of 1	1,639.00	\$206,415.66	1	\$206,416	
BUILDING & SAFETY	BLDG PERMIT TECH I/II	Remainder Of 2	2,888.00	\$242,043.28	1	\$242,043	
BUILDING & SAFETY	CHIEF BLDG OFFICIAL	100% Of 1	1,639.00	\$397,998.37	1	\$397,998	
BUILDING & SAFETY	OVERTIME	\$3,000	2,000.00	\$6,360.00	1	\$6,360	
BUILDING & SAFETY		Contr Svcs/Exp	0.00	\$49,200.00	1	\$49,200	
BUILDING & SAFETY		Contract Inspection	0.00	\$150,000.00	1	\$150,000	
BUILDING & SAFETY		Plan Check Fees	0.00	\$500,000.00	1	\$500,000	
TYPE SUBTOTAL			14,680.63	\$2,549,033.71		\$2,549,034	
TOTALS			14,680.63	\$2,549,034.00		\$2,549,034	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINAL PARCEL MAP		REFERENCE NO. S-058	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE MAP	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a final parcel map (4 lots or less) for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$2,500 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	3	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FINAL PARCEL MAP				REFERENCE NO. S-058		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINAL TRACT MAP		REFERENCE NO. S-059	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE MAP	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a final map (5 or more lots) for compliance with City codes and standards, as well as the Subdivision Map Act.			
CURRENT FEE STRUCTURE \$4,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	3	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$7,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FINAL TRACT MAP				REFERENCE NO. S-059		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TENTATIVE REVERSION TO ACREAGE		REFERENCE NO. S-060	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Tentative Reversion to Acreage.			
CURRENT FEE STRUCTURE \$1,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% This fee should be removed as the service is no longer provided.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TENTATIVE REVERSION TO ACREAGE				REFERENCE NO. S-060		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LOT LINE ADJUSTMENT/PARCEL MERGER		REFERENCE NO. S-061	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and processing of a Lot Line Adjustment or Parcel Merger.			
CURRENT FEE STRUCTURE \$1,200 deposit with charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	3	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,200 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LOT LINE ADJUSTMENT/PARCEL MERGER	REFERENCE NO. S-061
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 3

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINAL MONUMENT SETTING		REFERENCE NO. S-062	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Final Monument Setting.			
CURRENT FEE STRUCTURE First four parcels/lots - \$2,582.25 plus \$258.23 per each additional parcel/lot			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
This fee should be removed from the fee schedule as the service is no longer provided.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FINAL MONUMENT SETTING				REFERENCE NO. S-062		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINAL MONUMENT INSPECTION		REFERENCE NO. S-063	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PROJECT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of the placement of final monuments.			
CURRENT FEE STRUCTURE First four parcels/lots - \$1,032.90 plus \$25.82 per each additional parcel/lot			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FINAL MONUMENT INSPECTION				REFERENCE NO. S-063		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PRELIMINARY GRADING PLAN CHECK		REFERENCE NO. S-064	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plan for preliminary grading.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$564.00	TOTAL COST:	\$8,460
UNIT PROFIT (SUBSIDY):	\$(564.00)	TOTAL PROFIT (SUBSIDY):	\$(8,460)
TOTAL UNITS:	15	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$565 per plan			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PRELIMINARY GRADING PLAN CHECK					REFERENCE NO. S-064		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 15		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	15	\$295	
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	15	\$1,141	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		2.50	\$468.25	15	\$7,024	
		TYPE SUBTOTAL	3.75	\$563.97		\$8,460	
TOTALS			3.75	\$564.00		\$8,460	

CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22

SERVICE RESIDENTIAL GRADING PLAN CHECK		REFERENCE NO. S-065	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE SHEET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plan of Residential Grading or Stockpiles, including three reviews.			
CURRENT FEE STRUCTURE Grading/Stockpile - \$620.77 per sheet Wall/Fence - \$273.72 per sheet Parking Lot Plan Check and Inspection - \$258.23 per sheet Erosion Control - \$1,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$620.77	TOTAL REVENUE:	\$50,282
UNIT COST:	\$844.93	TOTAL COST:	\$68,439
UNIT PROFIT (SUBSIDY):	\$(224.16)	TOTAL PROFIT (SUBSIDY):	\$(18,157)
TOTAL UNITS:	81	PCT. COST RECOVERY:	73.47%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$95 per plan plus \$750 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE RESIDENTIAL GRADING PLAN CHECK				REFERENCE NO. S-065		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 81		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	81	\$1,592
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	81	\$6,162
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	Per Sheet	4.00	\$749.20	81	\$60,685
TYPE SUBTOTAL			5.25	\$844.92		\$68,439
TOTALS			5.25	\$844.93		\$68,439

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RES GRADING PLAN CHECK AMENDMENT		REFERENCE NO. S-066	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plan of a proposed amendment to an approved Residential Grading or Stockpile Plan.			
CURRENT FEE STRUCTURE \$2,500 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	25	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE RES GRADING PLAN CHECK AMENDMENT	REFERENCE NO. S-066
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 25

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RES GRADING PLAN CHECK ADD'L REVIEW		REFERENCE NO. S-067
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Fourth and subsequent review of a Residential Grading Plan.		
CURRENT FEE STRUCTURE \$1,000 deposit with charges at contract cost plus 20% for administration		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$0.00	TOTAL REVENUE:
UNIT COST:	\$0.00	TOTAL COST:
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):
TOTAL UNITS:	9	PCT. COST RECOVERY:
		0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE RES GRADING PLAN CHECK ADD'L REVIEW					REFERENCE NO. S-067		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 9		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE COMMERCIAL GRADING PLAN CHECK		REFERENCE NO. S-068	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE SHEET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plan of Commercial Grading or Stockpile, including three reviews.			
CURRENT FEE STRUCTURE Grading/Stockpile - \$812.89 per sheet Wall/Fence - \$273.72 per sheet Parking Lot Plan Check and Inspection - \$258.23 per sheet Erosion Control - \$1,000 deposit			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$812.88	TOTAL REVENUE:	\$19,509
UNIT COST:	\$1,219.50	TOTAL COST:	\$29,268
UNIT PROFIT (SUBSIDY):	\$(406.62)	TOTAL PROFIT (SUBSIDY):	\$(9,759)
TOTAL UNITS:	24	PCT. COST RECOVERY:	66.66%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$95 per plan plus \$1,125 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE COMMERCIAL GRADING PLAN CHECK				REFERENCE NO. S-068		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 24		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	24	\$472
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	24	\$1,826
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	Per Sheet	6.00	\$1,123.80	24	\$26,971
TYPE SUBTOTAL			7.25	\$1,219.52		
TOTALS			7.25	\$1,219.50	\$29,268	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE COMMERCIAL GRADING PLAN AMENDMENT		REFERENCE NO. S-069
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Review of the plan for a proposed amendment to an approved Commercial Grading or Stockpile Plan.		
CURRENT FEE STRUCTURE \$2,500 deposit		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$0.00	TOTAL REVENUE: \$0
UNIT COST:	\$0.00	TOTAL COST: \$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY): \$0
TOTAL UNITS:	25	PCT. COST RECOVERY: 0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE COMMERCIAL GRADING PLAN AMENDMENT	REFERENCE NO. S-069
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 25

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE COMM GRADING PLAN CHECK ADD'L REV		REFERENCE NO. S-070	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Fourth and subsequent review of a Commercial Grading Plan.			
CURRENT FEE STRUCTURE \$1,000 deposit with charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	4	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE COMM GRADING PLAN CHECK ADD'L REV	REFERENCE NO. S-070
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 4

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE GRADING/STOCKPILE INSPECTION		REFERENCE NO. S-071	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of the construction of Grading or Stockpile Improvements.			
CURRENT FEE STRUCTURE 2,000-10,000 CY - \$1,735.27 plus \$433.82 each additional 1,000 cubic Yards or fraction thereof up to 10,000 cubic yards 10,001-100,000 CY - \$3,904.36 plus \$63.01 each additional 1,000 cubic Yards or fraction thereof up to 100,000 cubic yards 100,001-200,000 CY - \$10,845.45 plus \$108.45 each additional 1,000 cubic Yards or fraction thereof up to 200,000 cubic yards 200,001+ CY - \$25,000 deposit Clear & Grub - \$5,000 plus \$500 per acre over 10 acres deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE GRADING/STOCKPILE INSPECTION					REFERENCE NO. S-071		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE GRADING/STOCKPILE RES. INFILL INSP		REFERENCE NO. S-072	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of Residential Grading or Stockpile of less than one acre.			
CURRENT FEE STRUCTURE \$433.82 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$434.00	TOTAL REVENUE:	\$434
UNIT COST:	\$411.00	TOTAL COST:	\$411
UNIT PROFIT (SUBSIDY):	\$23.00	TOTAL PROFIT (SUBSIDY):	\$23
TOTAL UNITS:	1	PCT. COST RECOVERY:	105.60%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$435 per permit			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE GRADING/STOCKPILE RES. INFILL INSP					REFERENCE NO. S-072		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PUBLIC WORKS	PW INSPECTOR		3.00	\$391.41	1	\$391	
		TYPE SUBTOTAL	3.25	\$411.06		\$411	
TOTALS			3.25	\$411.00		\$411	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STREET LIGHT PLAN REVIEW		REFERENCE NO. S-073	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a street light plan for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$623.87 per plan			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$208.00	TOTAL REVENUE:	\$6,864
UNIT COST:	\$751.27	TOTAL COST:	\$24,792
UNIT PROFIT (SUBSIDY):	\$(543.27)	TOTAL PROFIT (SUBSIDY):	\$(17,928)
TOTAL UNITS:	33	PCT. COST RECOVERY:	27.69%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$95 per plan plus \$655 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STREET LIGHT PLAN REVIEW				REFERENCE NO. S-073		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 33		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	33	\$648
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	33	\$2,510
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	Per Sheet	3.50	\$655.55	33	\$21,633
TYPE SUBTOTAL			4.75	\$751.27		\$24,792
TOTALS			4.75	\$751.27		\$24,792

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE IMPROVEMENT CONSTRUCTION PLAN CHECK		REFERENCE NO. S-074	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE SHEET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of on-site and offsite Public Improvement Construction plans, including three reviews.			
CURRENT FEE STRUCTURE \$686.88 per sheet			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$686.88	TOTAL REVENUE:	\$58,385
UNIT COST:	\$1,125.87	TOTAL COST:	\$95,699
UNIT PROFIT (SUBSIDY):	\$(438.99)	TOTAL PROFIT (SUBSIDY):	\$(37,314)
TOTAL UNITS:	85	PCT. COST RECOVERY:	61.01%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$95 per plan plus \$1,030 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE IMPROVEMENT CONSTRUCTION PLAN CHECK				REFERENCE NO. S-074		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 85		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	85	\$1,670
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	85	\$6,466
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	Per Sheet	5.50	\$1,030.15	85	\$87,563
		TYPE SUBTOTAL	6.75	\$1,125.87		\$95,699
		TOTALS	6.75	\$1,125.87		\$95,699

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE IMPROVEMENT CONSTRUCTION PLAN AMEND		REFERENCE NO. S-075	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of an proposed amendment to an approved Public Improvement Construction plan.			
CURRENT FEE STRUCTURE \$2,500 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	52	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,500 deposit with charges at contract cost plus 20% for administration			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE IMPROVEMENT CONSTRUCTION PLAN AMEND	REFERENCE NO. S-075
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 52

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE IMPROVEMENT CONSTRUCTION INSPECTION		REFERENCE NO. S-076	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PROJECT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and inspection of the construction of on-site of off-site Public Improvements.			
CURRENT FEE STRUCTURE Deposit based on the Engineers Estimate (Minimum \$750) Street Light Inspection - \$78.50 per light			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	16	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Deposit based on the Engineers Estimate (Minimum \$750)			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE IMPROVEMENT CONSTRUCTION INSPECTION					REFERENCE NO. S-076		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 16		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SUBDIVISION/IMPROVEMENT AGREEMENT		REFERENCE NO. S-077	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE AGREEMENT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of a Subdivision or Improvement Agreement.			
CURRENT FEE STRUCTURE \$288.18 per agreement			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$288.19	TOTAL REVENUE:	\$7,781
UNIT COST:	\$726.67	TOTAL COST:	\$19,620
UNIT PROFIT (SUBSIDY):	\$(438.48)	TOTAL PROFIT (SUBSIDY):	\$(11,839)
TOTAL UNITS:	27	PCT. COST RECOVERY:	39.66%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$725 per agreement plus actual costs for legal services			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SUBDIVISION/IMPROVEMENT AGREEMENT					REFERENCE NO. S-077		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 27		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	27	\$531	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	27	\$1,027	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		2.00	\$374.60	27	\$10,114	
PUBLIC WORKS	PW DIR/CITY ENGINEER		1.00	\$294.39	27	\$7,949	
		TYPE SUBTOTAL	3.75	\$726.68		\$19,620	
TOTALS			3.75	\$726.67		\$19,620	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PERFORMANCE BOND RELEASE		REFERENCE NO. S-078	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of a request for a Performance Bond Release.			
CURRENT FEE STRUCTURE \$484.43 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$484.44	TOTAL REVENUE:	\$7,751
UNIT COST:	\$914.00	TOTAL COST:	\$14,624
UNIT PROFIT (SUBSIDY):	<u>\$(429.56)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(6,873)</u>
TOTAL UNITS:	16	PCT. COST RECOVERY:	53.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$915 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PERFORMANCE BOND RELEASE					REFERENCE NO. S-078		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 16		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	16	\$314	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	16	\$609	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		3.00	\$561.90	16	\$8,990	
PUBLIC WORKS	PW DIR/CITY ENGINEER		1.00	\$294.39	16	\$4,710	
		TYPE SUBTOTAL	4.75	\$913.98		\$14,624	
TOTALS			4.75	\$914.00		\$14,624	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE BOND RELEASE INSPECTION		REFERENCE NO. S-079	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PROJECT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of a request for a Bond Release.			
CURRENT FEE STRUCTURE \$3,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	26	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE BOND RELEASE INSPECTION				REFERENCE NO. S-079		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 26		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MAINTENANCE BOND RELEASE		REFERENCE NO. S-080	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of a request for a Maintenance Bond Release.			
CURRENT FEE STRUCTURE \$484.43 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$484.50	TOTAL REVENUE:	\$2,907
UNIT COST:	\$914.00	TOTAL COST:	\$5,484
UNIT PROFIT (SUBSIDY):	\$(429.50)	TOTAL PROFIT (SUBSIDY):	\$(2,577)
TOTAL UNITS:	6	PCT. COST RECOVERY:	53.01%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$915 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MAINTENANCE BOND RELEASE					REFERENCE NO. S-080		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 6		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	6	\$118	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	6	\$228	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		3.00	\$561.90	6	\$3,371	
PUBLIC WORKS	PW DIR/CITY ENGINEER		1.00	\$294.39	6	\$1,766	
		TYPE SUBTOTAL	4.75	\$913.98		\$5,484	
TOTALS			4.75	\$914.00		\$5,484	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MAINTENANCE BOND INSPECTION		REFERENCE NO. S-081	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PROJECT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of a request to release a Maintenance Bond.			
CURRENT FEE STRUCTURE \$3,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	2	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$3,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MAINTENANCE BOND INSPECTION	REFERENCE NO. S-081
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 2

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SUSPENSION OF IMPROVEMENT AGREEMENT		REFERENCE NO. S-082	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE AGREEMENT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a suspension of an Improvement Agreement.			
CURRENT FEE STRUCTURE \$1,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% This fee should be removed as the service is no longer provided.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SUSPENSION OF IMPROVEMENT AGREEMENT				REFERENCE NO. S-082		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE APPEAL SUSPENSION OF IMPROVEMENT		REFERENCE NO. S-083	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPEAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing an Appeal for Suspension of Improvement Required.			
CURRENT FEE STRUCTURE \$1,000 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
This fee should be removed as the service is no longer provided.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE APPEAL SUSPENSION OF IMPROVEMENT				REFERENCE NO. S-083		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
TOTALS			0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STREET VACATION/OFFER OF DEDICATION		REFERENCE NO. S-084	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and processing of a Street Vacation and/or Offer of Dedication.			
CURRENT FEE STRUCTURE \$1,200 deposit with charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	6	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STREET VACATION/OFFER OF DEDICATION	REFERENCE NO. S-084
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 6

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NON-STANDARD ENCROACH PERMIT APPL		REFERENCE NO. S-085	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing of a Non-Standard Encroachment permit application.			
CURRENT FEE STRUCTURE \$51.65 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$51.65	TOTAL REVENUE:	\$12,706
UNIT COST:	\$57.69	TOTAL COST:	\$14,192
UNIT PROFIT (SUBSIDY):	\$(6.04)	TOTAL PROFIT (SUBSIDY):	\$(1,486)
TOTAL UNITS:	246	PCT. COST RECOVERY:	89.53%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$60 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NON-STANDARD ENCROACH PERMIT APPL					REFERENCE NO. S-085		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 246		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	246	\$4,834	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	246	\$9,358	
		TYPE SUBTOTAL	0.75	\$57.69		\$14,192	
TOTALS			0.75	\$57.69		\$14,192	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE EXIST RESID STANDARD ENCROACH PRMT		REFERENCE NO. S-086	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of an Encroachment Permit for Existing Residential Standard ROW Improvement, which includes the Application Processing, Plan Check, and Inspection.			
CURRENT FEE STRUCTURE \$217.94 per permit			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$217.90	TOTAL REVENUE:	\$2,179
UNIT COST:	\$281.80	TOTAL COST:	\$2,818
UNIT PROFIT (SUBSIDY):	<u>\$(63.90)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(639)</u>
TOTAL UNITS:	10	PCT. COST RECOVERY:	77.32%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$280 per permit			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE EXIST RESID STANDARD ENCROACH PRMT					REFERENCE NO. S-086		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 10		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	10	\$197	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	10	\$380	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		0.50	\$93.65	10	\$937	
PUBLIC WORKS	PW INSPECTOR		1.00	\$130.47	10	\$1,305	
TYPE SUBTOTAL			2.25	\$281.81		\$2,818	
TOTALS			2.25	\$281.80		\$2,818	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NON-STANDARD ENCROACH PLAN CHECK		REFERENCE NO. S-087	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plan for a Non-Standard Encroachment.			
CURRENT FEE STRUCTURE Actual Cost			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$80.00	TOTAL REVENUE:	\$80
UNIT COST:	\$225.00	TOTAL COST:	\$225
UNIT PROFIT (SUBSIDY):	\$(145.00)	TOTAL PROFIT (SUBSIDY):	\$(145)
TOTAL UNITS:	1	PCT. COST RECOVERY:	35.56%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$40 per plan plus charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NON-STANDARD ENCROACH PLAN CHECK					REFERENCE NO. S-087		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	1	\$38	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		1.00	\$187.30	1	\$187	
		TYPE SUBTOTAL	1.50	\$225.34		\$225	
TOTALS			1.50	\$225.00		\$225	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NON-STANDARD ENCROACH INSPECTION		REFERENCE NO. S-088	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of the inspection of Non-Standard Encroachments.			
CURRENT FEE STRUCTURE \$500 deposit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NON-STANDARD ENCROACH INSPECTION				REFERENCE NO. S-088		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

TOTALS			0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CERTIFICATE OF COMPLIANCE/CORRECT.		REFERENCE NO. S-089	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request for a Certificate of Compliance or Certificate of Correction to exempt the applicant from the Subdivision Map Act.			
CURRENT FEE STRUCTURE \$1,000 deposit with charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE CERTIFICATE OF COMPLIANCE/CORRECT.	REFERENCE NO. S-089
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

	TOTALS
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	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PUBLIC WORKS PERMIT ISSUANCE		REFERENCE NO. S-090	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Issuance of a Public Works permit.			
CURRENT FEE STRUCTURE Within One Year - \$75.40 After One Year - \$500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$74.79	TOTAL REVENUE:	\$9,199
UNIT COST:	\$95.10	TOTAL COST:	\$11,697
UNIT PROFIT (SUBSIDY):	\$(20.31)	TOTAL PROFIT (SUBSIDY):	\$(2,498)
TOTAL UNITS:	123	PCT. COST RECOVERY:	78.64%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Within One Year - \$95 After One Year - \$1,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE PUBLIC WORKS PERMIT ISSUANCE					REFERENCE NO. S-090	
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 123	
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	123	\$2,417
TYPE SUBTOTAL			0.25	\$19.65		\$2,417
PUBLIC WORKS	ENG DEV TECH I/II	Within One Year	1.00	\$76.07	122	\$9,281
TYPE SUBTOTAL			1.00	\$76.07		\$9,281
PUBLIC WORKS	ENG DEV TECH I/II	After 1 Year	0.00	\$0.00	1	\$0
TYPE SUBTOTAL			0.00	\$0.00		\$0
TOTALS			1.25	\$95.10		\$11,697

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE WATER QUALITY MGMT PRELIM PLAN CHK		REFERENCE NO. S-091	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Preliminary review of a Water Quality Management Plan Review for compliance with City codes and standards.			
CURRENT FEE STRUCTURE 0-10 acres - \$4,211.13 per plan Above 10 acres - \$5,533.25 per plan			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$4,475.60	TOTAL REVENUE:	\$44,756
UNIT COST:	\$2,568.10	TOTAL COST:	\$25,681
UNIT PROFIT (SUBSIDY):	\$1,907.50	TOTAL PROFIT (SUBSIDY):	\$19,075
TOTAL UNITS:	10	PCT. COST RECOVERY:	174.28%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 0-10 acres - \$2,345 per plan Above 10 acres - \$3,465 per plan			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE WATER QUALITY MGMT PRELIM PLAN CHK					REFERENCE NO. S-091		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 10		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	10	\$197	
		TYPE SUBTOTAL	0.25	\$19.65		\$197	
PUBLIC WORKS	ENG DEV TECH I/II	0-10 Acres	1.00	\$76.07	8	\$609	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	0-10 Acres	12.00	\$2,247.60	8	\$17,981	
		TYPE SUBTOTAL	13.00	\$2,323.67		\$18,589	
PUBLIC WORKS	ENG DEV TECH I/II	10+ Acres	1.00	\$76.07	2	\$152	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	10+ Acres	18.00	\$3,371.40	2	\$6,743	
		TYPE SUBTOTAL	19.00	\$3,447.47		\$6,895	
TOTALS			32.25	\$2,568.10		\$25,681	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE WATER QUALITY MGMT FINAL PLAN CHECK		REFERENCE NO. S-092	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Final Water Quality Management Plans for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$441.05 per plan			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$441.10	TOTAL REVENUE:	\$4,411
UNIT COST:	\$1,969.90	TOTAL COST:	\$19,699
UNIT PROFIT (SUBSIDY):	\$(1,528.80)	TOTAL PROFIT (SUBSIDY):	\$(15,288)
TOTAL UNITS:	10	PCT. COST RECOVERY:	22.39%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 0-10 acres - \$1,855 per plan Above 10 acres - \$2,420 per plan			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE WATER QUALITY MGMT FINAL PLAN CHECK					REFERENCE NO. S-092		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 10		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	10	\$197	
		TYPE SUBTOTAL	0.25	\$19.65		\$197	
PUBLIC WORKS	ENG DEV TECH I/II	0-10 Acres	2.00	\$152.14	8	\$1,217	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	0-10 Acres	9.00	\$1,685.70	8	\$13,486	
		TYPE SUBTOTAL	11.00	\$1,837.84		\$14,703	
PUBLIC WORKS	ENG DEV TECH I/II	10+ Acres	2.00	\$152.14	2	\$304	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	10+ Acres	12.00	\$2,247.60	2	\$4,495	
		TYPE SUBTOTAL	14.00	\$2,399.74		\$4,799	

TOTALS			25.25	\$1,969.90		\$19,699
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PRELIM HYDROLOGY/HYDRAULIC STUDY		REFERENCE NO. S-093	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE STUDY	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Preliminary review of a Hydrology or Hydraulic study for compliance with City codes and standards.			
CURRENT FEE STRUCTURE None			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$2,824.93	TOTAL COST:	\$39,549
UNIT PROFIT (SUBSIDY):	\$(2,824.93)	TOTAL PROFIT (SUBSIDY):	\$(39,549)
TOTAL UNITS:	14	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 0-10 acres - \$2,345 per study 10-50 acres - \$3,095 per study 50-100 acres - \$3,840 per study 100+ acres - \$4,590 per study			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE					REFERENCE NO.		
PRELIM HYDROLOGY/HYDRAULIC STUDY					S-093		
NOTE					TOTAL UNITS		
Unit Costs are an Average of Total Units					14		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	14	\$275	
		TYPE SUBTOTAL	0.25	\$19.65		\$275	
PUBLIC WORKS	ENG DEV TECH I/II	0-10 Acres	1.00	\$76.07	8	\$609	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	0-10 Acres	12.00	\$2,247.60	8	\$17,981	
		TYPE SUBTOTAL	13.00	\$2,323.67		\$18,589	
PUBLIC WORKS	ENG DEV TECH I/II	11-50 Acres	1.00	\$76.07	4	\$304	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	11-50 Acres	16.00	\$2,996.80	4	\$11,987	
		TYPE SUBTOTAL	17.00	\$3,072.87		\$12,291	
PUBLIC WORKS	ENG DEV TECH I/II	51-100 Acres	1.00	\$76.07	1	\$76	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	51-100 Acres	20.00	\$3,746.00	1	\$3,746	
		TYPE SUBTOTAL	21.00	\$3,822.07		\$3,822	
PUBLIC WORKS	ENG DEV TECH I/II	100+ Acres	1.00	\$76.07	1	\$76	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	100+ Acres	24.00	\$4,495.20	1	\$4,495	
		TYPE SUBTOTAL	25.00	\$4,571.27		\$4,571	
TOTALS			76.25	\$2,824.93		\$39,549	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINAL HYDROLOGY/HYDRAULIC STUDY		REFERENCE NO. S-094	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE STUDY	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Final review of a Hydrology or Hydraulic study for compliance with City codes and standards.			
CURRENT FEE STRUCTURE 0-10 acres - \$2,889.02 per study 10-50 acres - \$4,211.13 per study 50-100 acres - \$5,533.25 per study 100+ acres - \$8,177.47 per study			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$3,574.29	TOTAL REVENUE:	\$50,040
UNIT COST:	\$2,824.93	TOTAL COST:	\$39,549
UNIT PROFIT (SUBSIDY):	\$749.36	TOTAL PROFIT (SUBSIDY):	\$10,491
TOTAL UNITS:	14	PCT. COST RECOVERY:	126.53%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 0-10 acres - \$2,345 per study 10-50 acres - \$3,095 per study 50-100 acres - \$3,840 per study 100+ acres - \$4,590 per study			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE					REFERENCE NO.		
FINAL HYDROLOGY/HYDRAULIC STUDY					S-094		
NOTE					TOTAL UNITS		
Unit Costs are an Average of Total Units					14		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	14	\$275	
		TYPE SUBTOTAL	0.25	\$19.65		\$275	
PUBLIC WORKS	ENG DEV TECH I/II	0-10 Acres	1.00	\$76.07	8	\$609	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	0-10 Acres	12.00	\$2,247.60	8	\$17,981	
		TYPE SUBTOTAL	13.00	\$2,323.67		\$18,589	
PUBLIC WORKS	ENG DEV TECH I/II	11-50 Acres	1.00	\$76.07	4	\$304	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	11-50 Acres	16.00	\$2,996.80	4	\$11,987	
		TYPE SUBTOTAL	17.00	\$3,072.87		\$12,291	
PUBLIC WORKS	ENG DEV TECH I/II	51-100 Acres	1.00	\$76.07	1	\$76	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	51-100 Acres	20.00	\$3,746.00	1	\$3,746	
		TYPE SUBTOTAL	21.00	\$3,822.07		\$3,822	
PUBLIC WORKS	ENG DEV TECH I/II	100+ Acres	1.00	\$76.07	1	\$76	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	100+ Acres	24.00	\$4,495.20	1	\$4,495	
		TYPE SUBTOTAL	25.00	\$4,571.27		\$4,571	
TOTALS			76.25	\$2,824.93		\$39,549	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STORMWATER POLLUTION PROTECT REVIEW		REFERENCE NO. S-095	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PLAN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Stormwater Pollution Protection Plan and construction inspection.			
CURRENT FEE STRUCTURE Plan Check: 0-10 acres - \$4,211.13 per plan Above 10 acres - \$5,533.25 per plan			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% This fee should be removed from the fee schedule as the service is provided by the State.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STORMWATER POLLUTION PROTECT REVIEW	REFERENCE NO. S-095
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

	TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STORMWATER POST-CONSTRUCT INSPECT		REFERENCE NO. S-096	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE INSPECTION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing Stormwater NPDES Inspections and Post-Construction Water Quality Inspections for compliance with state and federal standards.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STORMWATER POST-CONSTRUCT INSPECT	REFERENCE NO. S-096
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SEWER CONNECTION/LATERAL INSPECTION		REFERENCE NO. S-097	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE INSPECTION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of a new Sewer connection and lateral.			
CURRENT FEE STRUCTURE \$75 per inspection Special Construction or Construction under unusual conditions - \$65 per hour (\$75 minimum)			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% This fee should be removed as the service cost is already covered as part an encroachment permit.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SEWER CONNECTION/LATERAL INSPECTION				REFERENCE NO. S-097		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LANDSCAPE PLAN CHECK		REFERENCE NO. S-098	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE SHEET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the plans for off-site or on-site common area landscaping, including three reviews.			
CURRENT FEE STRUCTURE \$411.09 per sheet			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$411.08	TOTAL REVENUE:	\$9,866
UNIT COST:	\$657.63	TOTAL COST:	\$15,783
UNIT PROFIT (SUBSIDY):	<u>\$(246.55)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(5,917)</u>
TOTAL UNITS:	24	PCT. COST RECOVERY:	62.51%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$95 per plan plus \$560 per sheet			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LANDSCAPE PLAN CHECK					REFERENCE NO. S-098		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 24		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	24	\$472	
PUBLIC WORKS	ENG DEV TECH I/II		1.00	\$76.07	24	\$1,826	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		3.00	\$561.90	24	\$13,486	
TYPE SUBTOTAL			4.25	\$657.62		\$15,783	
TOTALS			4.25	\$657.63		\$15,783	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE LANDSCAPE INSPECTION		REFERENCE NO. S-099	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PROJECT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of the construction of off-site or on-site common area landscaping.			
CURRENT FEE STRUCTURE Deposit of 50% of Engineers Estimate (\$500 minimum)			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	24	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Deposit of 50% of Engineers Estimate (\$500 minimum)			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE LANDSCAPE INSPECTION				REFERENCE NO. S-099		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 24		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TRAFFIC STUDY REVIEW		REFERENCE NO. S-100	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of traffic study for conformance with City codes, regulations and standards.			
CURRENT FEE STRUCTURE \$1,000 deposit with charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$2,000 deposit with charges at contract cost plus 20% for administration			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TRAFFIC STUDY REVIEW	REFERENCE NO. S-100
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SCOPING AGREEMENT		REFERENCE NO. S-101	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE AGREEMENT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Scoping agreement between the City and consultant.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$750 deposit with charges at contract cost plus 20% for administration			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SCOPING AGREEMENT				REFERENCE NO. S-101		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TRANSPORTATION WIDE LOAD PERMIT		REFERENCE NO. S-102	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a Transportation Wide Load Permit.			
CURRENT FEE STRUCTURE Fees are set by the State: Single - \$16 per permit Annual - \$90 per permit			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$16.00	TOTAL REVENUE:	\$16
UNIT COST:	\$20.00	TOTAL COST:	\$20
UNIT PROFIT (SUBSIDY):	\$(4.00)	TOTAL PROFIT (SUBSIDY):	\$(4)
TOTAL UNITS:	1	PCT. COST RECOVERY:	80.00%
SUGGESTED FEE FOR COST RECOVERY OF: 80% Fees are set by the State: Single - \$16 per permit Annual - \$90 per permit			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TRANSPORTATION WIDE LOAD PERMIT					REFERENCE NO. S-102		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
		TYPE SUBTOTAL	0.25	\$19.65		\$20	
TOTALS			0.25	\$20.00		\$20	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE HAUL ROUTE REVIEW		REFERENCE NO. S-103	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of the haul route for dirt/gravel trucks of a development.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$245.00	TOTAL COST:	\$245
UNIT PROFIT (SUBSIDY):	\$(245.00)	TOTAL PROFIT (SUBSIDY):	\$(245)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$245 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE HAUL ROUTE REVIEW					REFERENCE NO. S-103		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.25	\$19.65	1	\$20	
PUBLIC WORKS	ENG DEV TECH I/II		0.50	\$38.04	1	\$38	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER		1.00	\$187.30	1	\$187	
TYPE SUBTOTAL			1.75	\$244.99		\$245	
TOTALS			1.75	\$245.00		\$245	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DEVELOPMENT ENGINEERING DEPOSIT SVC		REFERENCE NO. S-104	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and inspection of Development Engineering Services with a deposit-based fee.			
CURRENT FEE STRUCTURE These fees are detailed in the various services with a deposit-based fee			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$360,000.00	TOTAL REVENUE:	\$360,000
UNIT COST:	\$626,879.00	TOTAL COST:	\$626,879
UNIT PROFIT (SUBSIDY):	\$(266,879.00)	TOTAL PROFIT (SUBSIDY):	\$(266,879)
TOTAL UNITS:	1	PCT. COST RECOVERY:	57.43%
SUGGESTED FEE FOR COST RECOVERY OF: 100% These fees are detailed in the various services with a deposit-based fee			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DEVELOPMENT ENGINEERING DEPOSIT SVC					REFERENCE NO. S-104		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PUBLIC WORKS	ADMIN SVCS MGR	20%	327.84	\$62,735.46	1	\$62,735	
PUBLIC WORKS	CUST SVCS COORD I/II	15%	245.85	\$15,980.25	1	\$15,980	
PUBLIC WORKS	ENG DEV TECH I/II	5%	81.95	\$6,233.94	1	\$6,234	
PUBLIC WORKS	ASST DIR/PRIN/SR ENGINEER	14% Of 2.5	573.65	\$107,444.65	1	\$107,445	
PUBLIC WORKS	PW DIR/CITY ENGINEER	25%	407.71	\$120,025.75	1	\$120,026	
PUBLIC WORKS	PW INSPECTOR	Remainder Of 1.5	2,076.72	\$270,949.66	1	\$270,950	
PUBLIC WORKS	SOLID WASTE & RECYCL MGR	20%	327.80	\$43,508.89	1	\$43,509	
TYPE SUBTOTAL			4,041.52	\$626,878.60		\$626,879	
TOTALS			4,041.52	\$626,879.00		\$626,879	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ENGINEERING EXTRA PLAN CHECK		REFERENCE NO. S-105	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Engineering plans beyond the standard number of reviews.			
CURRENT FEE STRUCTURE Charges at contract cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charges at contract cost plus 20% for administration			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ENGINEERING EXTRA PLAN CHECK					REFERENCE NO. S-105		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MISCELLANEOUS ENGINEERING SERVICES		REFERENCE NO. S-106	
PRIMARY DEPARTMENT ENGINEERING	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of miscellaneous Engineering services or any service not included on the fee schedule.			
CURRENT FEE STRUCTURE Actual Cost			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs plus 20% for administration.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MISCELLANEOUS ENGINEERING SERVICES				REFERENCE NO. S-106		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CODE ENFORCEMENT INSPECTION		REFERENCE NO. S-107	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE HOUR	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of code enforcement issues after the second inspection or other issues not categorized.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$122.00	TOTAL COST:	\$122
UNIT PROFIT (SUBSIDY):	\$(122.00)	TOTAL PROFIT (SUBSIDY):	\$(122)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$120 per hour			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CODE ENFORCEMENT INSPECTION					REFERENCE NO. S-107		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		1.00	\$122.00	1	\$122	
		TYPE SUBTOTAL	1.00	\$122.00		\$122	
		TOTALS	1.00	\$122.00		\$122	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE INSPECTION WARRANT		REFERENCE NO. S-108	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE WARRANT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of an abatement warrant due to the need to access the property.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charge the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE INSPECTION WARRANT	REFERENCE NO. S-108
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 1

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ABATEMENT WARRANT		REFERENCE NO. S-109	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE WARRANT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing of an abatement of a property due to the need to access the property.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charge the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ABATEMENT WARRANT				REFERENCE NO. S-109		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CODE ENFORCEMENT CITATION HEARING		REFERENCE NO. S-110	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE HEARING	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a hearing of an code enforcement complaint or issue at the property owner's request.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$7,406.50	TOTAL COST:	\$14,813
UNIT PROFIT (SUBSIDY):	<u>\$(7,406.50)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(14,813)</u>
TOTAL UNITS:	2	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$500 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CODE ENFORCEMENT CITATION HEARING					REFERENCE NO. S-110		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
PLANNING	COMM DEV DIR/DEPUTY CM		20.00	\$6,186.60	2	\$12,373	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		10.00	\$1,220.00	2	\$2,440	
		TYPE SUBTOTAL	30.00	\$7,406.60		\$14,813	
TOTALS			30.00	\$7,406.50		\$14,813	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ABANDONED PROP. INIT. REGISTRATION		REFERENCE NO. S-111	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE PROPERTY	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing the initial registration of an abandoned property within the City.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$183.00	TOTAL COST:	\$2,196
UNIT PROFIT (SUBSIDY):	\$(183.00)	TOTAL PROFIT (SUBSIDY):	\$(2,196)
TOTAL UNITS:	12	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$185 per property			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ABANDONED PROP. INIT. REGISTRATION					REFERENCE NO. S-111		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 12		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		1.50	\$183.00	12	\$2,196	
		TYPE SUBTOTAL	1.50	\$183.00		\$2,196	
TOTALS			1.50	\$183.00		\$2,196	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ABANDONED PROPERTY MONTHLY INSPECT.		REFERENCE NO. S-112	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE MONTH	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Monthly reinspection of an abandoned property for the purpose of enforcing City codes.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$61.00	TOTAL COST:	\$732
UNIT PROFIT (SUBSIDY):	<u>\$(61.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(732)</u>
TOTAL UNITS:	12	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$60 per month			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ABANDONED PROPERTY MONTHLY INSPECT.					REFERENCE NO. S-112		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 12		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		0.50	\$61.00	12	\$732	
		TYPE SUBTOTAL	0.50	\$61.00		\$732	
		TOTALS	0.50	\$61.00		\$732	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE WEED ABATEMENT		REFERENCE NO. S-113	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE LOT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Abatement of the weeds on a lot due to non-compliance.			
CURRENT FEE STRUCTURE \$125 plus actual cost of abatement			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$125.00	TOTAL REVENUE:	\$3,875
UNIT COST:	\$244.00	TOTAL COST:	\$7,564
UNIT PROFIT (SUBSIDY):	\$(119.00)	TOTAL PROFIT (SUBSIDY):	\$(3,689)
TOTAL UNITS:	31	PCT. COST RECOVERY:	51.23%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$245 plus actual cost of abatement			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE WEED ABATEMENT					REFERENCE NO. S-113		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 31		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		2.00	\$244.00	31	\$7,564	
		TYPE SUBTOTAL	2.00	\$244.00		\$7,564	
TOTALS			2.00	\$244.00		\$7,564	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE WEED ABATEMENT SUBSCRIPTION PROGRAM		REFERENCE NO. S-114	
PRIMARY DEPARTMENT CODE ENFORCEMENT	UNIT OF SERVICE LOT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing of request by property owner to participate in Weed Abatement Subscription program, in which the lot is automatically cleared of weeds.			
CURRENT FEE STRUCTURE \$75 plus actual cost of abatement			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$75.00	TOTAL REVENUE:	\$4,425
UNIT COST:	\$244.00	TOTAL COST:	\$14,396
UNIT PROFIT (SUBSIDY):	\$(169.00)	TOTAL PROFIT (SUBSIDY):	\$(9,971)
TOTAL UNITS:	59	PCT. COST RECOVERY:	30.74%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$245 or 20% of abatement cost, whichever is less, plus actual cost of abatement			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE WEED ABATEMENT SUBSCRIPTION PROGRAM					REFERENCE NO. S-114		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 59		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM ENHANCE	QUAL OF LIFE OFFICER I/II		2.00	\$244.00	59	\$14,396	
		TYPE SUBTOTAL	2.00	\$244.00		\$14,396	
TOTALS			2.00	\$244.00		\$14,396	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FIRE PLAN CHECK/INSPECTION		REFERENCE NO. S-115	
PRIMARY DEPARTMENT FIRE	UNIT OF SERVICE PLAN/PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of Fire plans or inspections that are necessary due to the actions of the applicant.			
CURRENT FEE STRUCTURE See Appendix D for detail			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$93.59	TOTAL REVENUE:	\$164,911
UNIT COST:	\$225.10	TOTAL COST:	\$396,626
UNIT PROFIT (SUBSIDY):	\$(131.51)	TOTAL PROFIT (SUBSIDY):	\$(231,715)
TOTAL UNITS:	1,762	PCT. COST RECOVERY:	41.58%
SUGGESTED FEE FOR COST RECOVERY OF: 100% See Appendix D for detail			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FIRE PLAN CHECK/INSPECTION				REFERENCE NO. S-115		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1,762		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
FIRE PREVENTION		Contract Svcs	0.00	\$196.47	1,762	\$346,180
PLANNING	COMM DEV DIR/DEPUTY CM	10%	0.09	\$28.63	1,762	\$50,446
		TYPE SUBTOTAL	0.09	\$225.10		\$396,626

		TOTALS	0.09	\$225.10		\$396,626
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STORED VEHICLE RELEASE		REFERENCE NO. S-116	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE RELEASE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Release of a vehicle which was impounded.			
CURRENT FEE STRUCTURE \$75 per release			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$75.00	TOTAL REVENUE:	\$43,125
UNIT COST:	\$175.89	TOTAL COST:	\$101,137
UNIT PROFIT (SUBSIDY):	\$(100.89)	TOTAL PROFIT (SUBSIDY):	\$(58,012)
TOTAL UNITS:	575	PCT. COST RECOVERY:	42.64%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$175 per release			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STORED VEHICLE RELEASE					REFERENCE NO. S-116		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 575		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		0.50	\$141.40	575	\$81,305	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.33	\$34.49	575	\$19,832	
		TYPE SUBTOTAL	0.83	\$175.89		\$101,137	
TOTALS			0.83	\$175.89		\$101,137	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE STORED VEHICLE RELEASE - DUI		REFERENCE NO. S-117	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE RELEASE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Collection and release of a vehicle impounded for DUI by the City.			
CURRENT FEE STRUCTURE \$150 per release			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$150.00	TOTAL REVENUE:	\$3,750
UNIT COST:	\$290.76	TOTAL COST:	\$7,269
UNIT PROFIT (SUBSIDY):	\$(140.76)	TOTAL PROFIT (SUBSIDY):	\$(3,519)
TOTAL UNITS:	25	PCT. COST RECOVERY:	51.59%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$290 per release			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE STORED VEHICLE RELEASE - DUI					REFERENCE NO. S-117		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 25		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD OFFICER		1.25	\$248.03	25	\$6,201	
POLICE SUPPORT	PUBL SAFT DISPATCHER I/II		0.08	\$8.23	25	\$206	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.33	\$34.49	25	\$862	
TYPE SUBTOTAL			1.66	\$290.75		\$7,269	
TOTALS			1.66	\$290.76		\$7,269	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE VIN VERIFICATION		REFERENCE NO. S-118	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE VEHICLE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a request to verify the vehicle identification number (VIN) of a vehicle at the request of the vehicle owner.			
CURRENT FEE STRUCTURE \$15 per vehicle			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$15.00	TOTAL REVENUE:	\$165
UNIT COST:	\$58.45	TOTAL COST:	\$643
UNIT PROFIT (SUBSIDY):	\$(43.45)	TOTAL PROFIT (SUBSIDY):	\$(478)
TOTAL UNITS:	11	PCT. COST RECOVERY:	25.66%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$60 per vehicle			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE VIN VERIFICATION					REFERENCE NO. S-118		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 11		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD OFFICER		0.25	\$50.10	11	\$551	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.08	\$8.36	11	\$92	
		TYPE SUBTOTAL	0.33	\$58.46		\$643	
TOTALS			0.33	\$58.45		\$643	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TRAFFIC CITATION SIGN OFF		REFERENCE NO. S-119	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE CITATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review the sign-off of a correctable failure citation.			
CURRENT FEE STRUCTURE \$15 per citation			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$15.00	TOTAL REVENUE:	\$105
UNIT COST:	\$23.71	TOTAL COST:	\$166
UNIT PROFIT (SUBSIDY):	\$(8.71)	TOTAL PROFIT (SUBSIDY):	\$(61)
TOTAL UNITS:	7	PCT. COST RECOVERY:	63.25%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$25 per citation			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TRAFFIC CITATION SIGN OFF					REFERENCE NO. S-119		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 7		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD OFFICER		0.08	\$15.29	7	\$107	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.08	\$8.36	7	\$59	
		TYPE SUBTOTAL	0.16	\$23.65		\$166	
TOTALS			0.16	\$23.71		\$166	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE POLICE ALARM LICENSE		REFERENCE NO. S-120	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE LICENSE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Registering the contact information of a commercial or private burglary alarm.			
CURRENT FEE STRUCTURE \$21 per license			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$21.00	TOTAL REVENUE:	\$31,500
UNIT COST:	\$27.90	TOTAL COST:	\$41,850
UNIT PROFIT (SUBSIDY):	\$(6.90)	TOTAL PROFIT (SUBSIDY):	\$(10,350)
TOTAL UNITS:	1,500	PCT. COST RECOVERY:	75.27%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$28 per license			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE POLICE ALARM LICENSE					REFERENCE NO. S-120		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1,500		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE		Contract Svcs	0.00	\$5.40	1,500	\$8,100	
POLICE SUPPORT	PIO/SPECIAL PROJ ANALYST	2 Hours/Week	0.07	\$14.14	1,500	\$21,210	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.08	\$8.36	1,500	\$12,540	
		TYPE SUBTOTAL	0.15	\$27.90		\$41,850	
		TOTALS	0.15	\$27.90		\$41,850	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE AUTO REPOSSESSION PROCESSING		REFERENCE NO. S-121	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE VEHICLE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing the notice of an auto repossession.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$19.00	TOTAL COST:	\$19
UNIT PROFIT (SUBSIDY):	\$(19.00)	TOTAL PROFIT (SUBSIDY):	\$(19)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 80%			
Fee is set by State law:			
\$15 per vehicle			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE AUTO REPOSSESSION PROCESSING					REFERENCE NO. S-121		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	PUBL SAFT DISPATCHER I/II		0.18	\$18.52	1	\$19	
		TYPE SUBTOTAL	0.18	\$18.52		\$19	
		TOTALS	0.18	\$19.00		\$19	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SECOND HAND DEALER LICENSE		REFERENCE NO. S-122	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request to operate a new pawn shop or secondhand store in the City.			
CURRENT FEE STRUCTURE \$107 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$107.00	TOTAL REVENUE:	\$749
UNIT COST:	\$233.43	TOTAL COST:	\$1,634
UNIT PROFIT (SUBSIDY):	\$(126.43)	TOTAL PROFIT (SUBSIDY):	\$(885)
TOTAL UNITS:	7	PCT. COST RECOVERY:	45.84%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$235 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SECOND HAND DEALER LICENSE					REFERENCE NO. S-122		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 7		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		0.67	\$189.47	7	\$1,326	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.42	\$43.89	7	\$307	
		TYPE SUBTOTAL	1.09	\$233.36		\$1,634	
TOTALS			1.09	\$233.43		\$1,634	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FORTUNETELLER PERMIT		REFERENCE NO. S-123	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request to operate a fortuneteller business in the City.			
CURRENT FEE STRUCTURE \$240 per application per year			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$240.00	TOTAL REVENUE:	\$240
UNIT COST:	\$542.00	TOTAL COST:	\$542
UNIT PROFIT (SUBSIDY):	\$(302.00)	TOTAL PROFIT (SUBSIDY):	\$(302)
TOTAL UNITS:	1	PCT. COST RECOVERY:	44.28%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$540 per application per year			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE FORTUNETELLER PERMIT					REFERENCE NO. S-123		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		1.67	\$472.26	1	\$472	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.67	\$70.02	1	\$70	
		TYPE SUBTOTAL	2.34	\$542.28		\$542	
TOTALS			2.34	\$542.00		\$542	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MASSAGE TECHNICIAN PERMIT - NEW		REFERENCE NO. S-124	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request to operate as a massage technician in the City who is not state certified.			
CURRENT FEE STRUCTURE \$100 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$100.00	TOTAL REVENUE:	\$100
UNIT COST:	\$542.00	TOTAL COST:	\$542
UNIT PROFIT (SUBSIDY):	\$(442.00)	TOTAL PROFIT (SUBSIDY):	\$(442)
TOTAL UNITS:	1	PCT. COST RECOVERY:	18.45%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$540 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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Item 7.

SERVICE MESSAGE TECHNICIAN PERMIT - NEW					REFERENCE NO. S-124		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		1.67	\$472.26	1	\$472	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.67	\$70.02	1	\$70	
		TYPE SUBTOTAL	2.34	\$542.28		\$542	
TOTALS			2.34	\$542.00		\$542	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MASSAGE TECHNICIAN PERMIT - RENEWAL		REFERENCE NO. S-125	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE RENEWAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review a request to renew a massage technician and continue operation in the City.			
CURRENT FEE STRUCTURE \$100 per renewal			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$100.00	TOTAL REVENUE:	\$100
UNIT COST:	\$44.00	TOTAL COST:	\$44
UNIT PROFIT (SUBSIDY):	\$56.00	TOTAL PROFIT (SUBSIDY):	\$56
TOTAL UNITS:	1	PCT. COST RECOVERY:	227.27%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$45 per renewal			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MESSAGE TECHNICIAN PERMIT - RENEWAL					REFERENCE NO. S-125		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.42	\$43.89	1	\$44	
		TYPE SUBTOTAL	0.42	\$43.89		\$44	
TOTALS			0.42	\$44.00		\$44	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE MASSAGE ESTABLISHMENT PERMIT		REFERENCE NO. S-126	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Conduct background check for a massage parlor business owner in order to preserve and insure the public peace, health, safety, and welfare.			
CURRENT FEE STRUCTURE \$101 per application, annually			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$101.00	TOTAL REVENUE:	\$1,010
UNIT COST:	\$224.00	TOTAL COST:	\$2,240
UNIT PROFIT (SUBSIDY):	\$(123.00)	TOTAL PROFIT (SUBSIDY):	\$(1,230)
TOTAL UNITS:	10	PCT. COST RECOVERY:	45.09%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$225 per application, annually			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE MESSAGE ESTABLISHMENT PERMIT					REFERENCE NO. S-126		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 10		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		0.67	\$189.47	10	\$1,895	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.33	\$34.49	10	\$345	
		TYPE SUBTOTAL	1.00	\$223.96		\$2,240	
TOTALS			1.00	\$224.00		\$2,240	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ADULT ORIENTED ESTABLISHMENT PERMIT		REFERENCE NO. S-127	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Conduct background check for either a adult oriented establishment business or entertainer order to preserve and insure the public peace, health, safety, and welfare.			
CURRENT FEE STRUCTURE \$424 per application, annually			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$424.00	TOTAL REVENUE:	\$424
UNIT COST:	\$983.00	TOTAL COST:	\$983
UNIT PROFIT (SUBSIDY):	<u>\$(559.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(559)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	43.13%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$985 per application, annually			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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Item 7.

SERVICE ADULT ORIENTED ESTABLISHMENT PERMIT					REFERENCE NO. S-127		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		3.17	\$896.44	1	\$896	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.83	\$86.74	1	\$87	
		TYPE SUBTOTAL	4.00	\$983.18		\$983	
TOTALS			4.00	\$983.00		\$983	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TOBACCO RETAILER PERMIT		REFERENCE NO. S-128	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Permitting and inspection of businesses selling tobacco products within the City.			
CURRENT FEE STRUCTURE \$250 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$250.00	TOTAL REVENUE:	\$250
UNIT COST:	\$983.00	TOTAL COST:	\$983
UNIT PROFIT (SUBSIDY):	\$(733.00)	TOTAL PROFIT (SUBSIDY):	\$(733)
TOTAL UNITS:	1	PCT. COST RECOVERY:	25.43%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$985 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE TOBACCO RETAILER PERMIT					REFERENCE NO. S-128		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		3.17	\$896.44	1	\$896	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.83	\$86.74	1	\$87	
		TYPE SUBTOTAL	4.00	\$983.18		\$983	
TOTALS			4.00	\$983.00		\$983	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE GRAFFITI IMPLEMENTATION SALE PERMIT		REFERENCE NO. S-129	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Conduct background check for graffiti implementation sales service provider within the City.			
CURRENT FEE STRUCTURE \$25 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$25.00	TOTAL REVENUE:	\$25
UNIT COST:	\$141.00	TOTAL COST:	\$141
UNIT PROFIT (SUBSIDY):	\$(116.00)	TOTAL PROFIT (SUBSIDY):	\$(116)
TOTAL UNITS:	1	PCT. COST RECOVERY:	17.73%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$140 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE GRAFFITI IMPLEMENTATION SALE PERMIT					REFERENCE NO. S-129		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		0.50	\$141.40	1	\$141	
		TYPE SUBTOTAL	0.50	\$141.40		\$141	
TOTALS			0.50	\$141.00		\$141	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE TOW YARD INSPECTION		REFERENCE NO. S-130	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE INSPECTION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and inspection of a request to operate a tow truck business within the City.			
CURRENT FEE STRUCTURE \$143 per inspection			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$143.00	TOTAL REVENUE:	\$429
UNIT COST:	\$353.33	TOTAL COST:	\$1,060
UNIT PROFIT (SUBSIDY):	\$(210.33)	TOTAL PROFIT (SUBSIDY):	\$(631)
TOTAL UNITS:	3	PCT. COST RECOVERY:	40.47%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$355 per inspection			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE TOW YARD INSPECTION					REFERENCE NO. S-130		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		1.25	\$353.49	3	\$1,060	
		TYPE SUBTOTAL	1.25	\$353.49		\$1,060	
TOTALS			1.25	\$353.33		\$1,060	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PEDDLER SOLICITOR PERMIT		REFERENCE NO. S-131	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE PERSON	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a request for a peddler solicitor permit within the City.			
CURRENT FEE STRUCTURE \$50 per person, annually			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$50.00	TOTAL REVENUE:	\$750
UNIT COST:	\$180.27	TOTAL COST:	\$2,704
UNIT PROFIT (SUBSIDY):	\$(130.27)	TOTAL PROFIT (SUBSIDY):	\$(1,954)
TOTAL UNITS:	15	PCT. COST RECOVERY:	27.74%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$180 per person, annually			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE PEDDLER SOLICITOR PERMIT					REFERENCE NO. S-131		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 15		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		0.33	\$93.51	15	\$1,403	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.83	\$86.74	15	\$1,301	
		TYPE SUBTOTAL	1.16	\$180.25		\$2,704	
TOTALS			1.16	\$180.27		\$2,704	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE BINGO PERMIT		REFERENCE NO. S-132	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a request for a Bingo operation within the City.			
CURRENT FEE STRUCTURE \$50 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$50.00	TOTAL REVENUE:	\$100
UNIT COST:	\$463.00	TOTAL COST:	\$926
UNIT PROFIT (SUBSIDY):	\$(413.00)	TOTAL PROFIT (SUBSIDY):	\$(826)
TOTAL UNITS:	2	PCT. COST RECOVERY:	10.80%
SUGGESTED FEE FOR COST RECOVERY OF: 10% Remote Caller Game - \$465 per permit Other - \$50 per application (limited by State law)			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE BINGO PERMIT					REFERENCE NO. S-132		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		1.33	\$376.11	2	\$752	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.83	\$86.74	2	\$173	
		TYPE SUBTOTAL	2.16	\$462.85		\$926	
TOTALS			2.16	\$463.00		\$926	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RV PARKING PERMIT		REFERENCE NO. S-133	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE PERMIT	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of a request to park a recreation vehicle on City streets for 72 hours.			
CURRENT FEE STRUCTURE \$5 per permit			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$5.00	TOTAL REVENUE:	\$60
UNIT COST:	\$7.33	TOTAL COST:	\$88
UNIT PROFIT (SUBSIDY):	<u>\$(2.33)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(28)</u>
TOTAL UNITS:	12	PCT. COST RECOVERY:	68.18%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$7.50 per permit			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE RV PARKING PERMIT					REFERENCE NO. S-133		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 12		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.07	\$7.32	12	\$88	
		TYPE SUBTOTAL	0.07	\$7.32		\$88	
TOTALS			0.07	\$7.33		\$88	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE GOLF CART PERMIT		REFERENCE NO. S-134	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and permitting of golf carts operating on City streets.			
CURRENT FEE STRUCTURE \$50 per application, annually			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$50.00	TOTAL REVENUE:	\$500
UNIT COST:	\$173.30	TOTAL COST:	\$1,733
UNIT PROFIT (SUBSIDY):	\$(123.30)	TOTAL PROFIT (SUBSIDY):	\$(1,233)
TOTAL UNITS:	10	PCT. COST RECOVERY:	28.85%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$175 per application, annually			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE GOLF CART PERMIT					REFERENCE NO. S-134		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 10		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD OFFICER		0.83	\$164.93	10	\$1,649	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.08	\$8.36	10	\$84	
		TYPE SUBTOTAL	0.91	\$173.29		\$1,733	
TOTALS			0.91	\$173.30		\$1,733	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CONCEALED WEAPON CARRY PERMIT		REFERENCE NO. S-135	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a request for a concealed weapon carry permit within the City.			
CURRENT FEE STRUCTURE \$100 per application			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$100.00	TOTAL REVENUE:	\$100
UNIT COST:	\$383.00	TOTAL COST:	\$383
UNIT PROFIT (SUBSIDY):	\$(283.00)	TOTAL PROFIT (SUBSIDY):	\$(283)
TOTAL UNITS:	1	PCT. COST RECOVERY:	26.11%
SUGGESTED FEE FOR COST RECOVERY OF: 25%			
Fee is set by State Law:			
New application - \$100 \$25 - renewal application			
Amended application - \$10			
Psychological testing costs are to be added to the above fee up to \$150			
20% of the fee is collected upon filing of the initial application and is and is non-refundable. The balance of the fee is collected on issuance of the license.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE CONCEALED WEAPON CARRY PERMIT					REFERENCE NO. S-135		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE	PD SERGEANT		1.17	\$330.86	1	\$331	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.50	\$52.25	1	\$52	
		TYPE SUBTOTAL	1.67	\$383.11		\$383	
TOTALS			1.67	\$383.00		\$383	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RECORDS CHECK/IMMIGRATION LETTER		REFERENCE NO. S-136	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE CHECK	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing local background check and immigration letter.			
CURRENT FEE STRUCTURE \$10 per check			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$10.00	TOTAL REVENUE:	\$190
UNIT COST:	\$26.11	TOTAL COST:	\$496
UNIT PROFIT (SUBSIDY):	\$(16.11)	TOTAL PROFIT (SUBSIDY):	\$(306)
TOTAL UNITS:	19	PCT. COST RECOVERY:	38.31%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$25 per check			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE RECORDS CHECK/IMMIGRATION LETTER					REFERENCE NO. S-136		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 19		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.25	\$26.13	19	\$496	
		TYPE SUBTOTAL	0.25	\$26.13		\$496	
TOTALS			0.25	\$26.11		\$496	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FINGERPRINTING		REFERENCE NO. S-137	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE PRINT SET	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing fingerprint service on request for employment or personal reasons.			
CURRENT FEE STRUCTURE Resident - \$15 Non-Resident - \$25			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$18.00	TOTAL REVENUE:	\$18,320
UNIT COST:	\$34.49	TOTAL COST:	\$35,111
UNIT PROFIT (SUBSIDY):	\$(16.49)	TOTAL PROFIT (SUBSIDY):	\$(16,791)
TOTAL UNITS:	1,018	PCT. COST RECOVERY:	52.18%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Resident - \$25 Non-Resident - \$35			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

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SERVICE FINGERPRINTING					REFERENCE NO. S-137		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1,018		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.33	\$34.49	1,018	\$35,111	
		TYPE SUBTOTAL	0.33	\$34.49		\$35,111	
		TOTALS	0.33	\$34.49		\$35,111	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE BICYCLE REGISTRATION		REFERENCE NO. S-138	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE LICENSE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a bicycle license.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$26.00	TOTAL COST:	\$26
UNIT PROFIT (SUBSIDY):	\$(26.00)	TOTAL PROFIT (SUBSIDY):	\$(26)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 15%			
Per State Vehicle Code, Section 39004:			
New - \$4			
Transfer - \$2			
Replacement - \$2			
Renewal - \$2			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE BICYCLE REGISTRATION					REFERENCE NO. S-138		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.25	\$26.13	1	\$26	
		TYPE SUBTOTAL	0.25	\$26.13		\$26	
TOTALS			0.25	\$26.00		\$26	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE CITATION PROCESSOR LATE FEE		REFERENCE NO. S-139	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE CITATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a citation payment which was submitted late.			
CURRENT FEE STRUCTURE \$30 per citation			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$30.00	TOTAL REVENUE:	\$30
UNIT COST:	\$34.00	TOTAL COST:	\$34
UNIT PROFIT (SUBSIDY):	\$(4.00)	TOTAL PROFIT (SUBSIDY):	\$(4)
TOTAL UNITS:	1	PCT. COST RECOVERY:	88.24%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$35 per citation			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE CITATION PROCESSOR LATE FEE					REFERENCE NO. S-139		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.33	\$34.49	1	\$34	
		TYPE SUBTOTAL	0.33	\$34.49		\$34	
TOTALS			0.33	\$34.00		\$34	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE POLICE REPORT COPY		REFERENCE NO. S-140	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE COPY	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing a copy of a Police report on request.			
CURRENT FEE STRUCTURE Black & White - \$0.35 per copy Color - \$0.45 per copy			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$1.05	TOTAL COST:	\$672
UNIT PROFIT (SUBSIDY):	\$(1.05)	TOTAL PROFIT (SUBSIDY):	\$(672)
TOTAL UNITS:	640	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 25% Black & White - \$0.35 per copy Color - \$0.45 per copy			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE POLICE REPORT COPY					REFERENCE NO. S-140		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 640		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.01	\$1.05	640	\$672	
		TYPE SUBTOTAL	0.01	\$1.05		\$672	

		TOTALS	0.01	\$1.05		\$672
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE POLICE ELECTRONIC FILE COPY		REFERENCE NO. S-141	
PRIMARY DEPARTMENT POLICE	UNIT OF SERVICE DEVICE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing Police audio or video tape/DVD/CD copies on request.			
CURRENT FEE STRUCTURE \$7 per device			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$7.00	TOTAL REVENUE:	\$168
UNIT COST:	\$29.25	TOTAL COST:	\$702
UNIT PROFIT (SUBSIDY):	\$(22.25)	TOTAL PROFIT (SUBSIDY):	\$(534)
TOTAL UNITS:	24	PCT. COST RECOVERY:	23.93%
SUGGESTED FEE FOR COST RECOVERY OF: 25% \$7 per device			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE POLICE ELECTRONIC FILE COPY					REFERENCE NO. S-141		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 24		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		0.28	\$29.26	24	\$702	
		TYPE SUBTOTAL	0.28	\$29.26		\$702	
TOTALS			0.28	\$29.25		\$702	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ANIMAL RELINQUISHMENT		REFERENCE NO. S-142	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE ANIMAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Relinquishment of animals at the request of the owner.			
CURRENT FEE STRUCTURE Pick up - \$20 Bring in - \$10 Shelter Cost - \$81			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$19.13	TOTAL REVENUE:	\$440
UNIT COST:	\$154.39	TOTAL COST:	\$3,551
UNIT PROFIT (SUBSIDY):	\$(135.26)	TOTAL PROFIT (SUBSIDY):	\$(3,111)
TOTAL UNITS:	23	PCT. COST RECOVERY:	12.39%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
Beaumont: Pick up - \$135 Bring In - \$115 Calimesa: Pick up - \$135 Bring In - \$115 Shelter Cost - \$81			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE					REFERENCE NO.		
ANIMAL RELINQUISHMENT					S-142		
NOTE					TOTAL UNITS		
Unit Costs are an Average of Total Units					23		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Pickup - Beaumont	1.10	\$127.57	14	\$1,786	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Pickup - Beaumont	0.08	\$8.36	14	\$117	
TYPE SUBTOTAL			1.18	\$135.93		\$1,903	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Bring In - Beaumont	0.93	\$107.85	1	\$108	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Bring In - Beaumont	0.08	\$8.36	1	\$8	
TYPE SUBTOTAL			1.01	\$116.21		\$116	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Pickup - Calimesa	1.52	\$176.27	7	\$1,234	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Pickup - Calimesa	0.17	\$17.62	7	\$123	
TYPE SUBTOTAL			1.69	\$193.89		\$1,357	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Bring In - Calimesa	1.35	\$156.56	1	\$157	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Bring In - Calimesa	0.17	\$17.77	1	\$18	
TYPE SUBTOTAL			1.52	\$174.33		\$174	
TOTALS			5.40	\$154.39		\$3,551	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE ANIMAL IMPOUND/RETURN TO OWNER		REFERENCE NO. S-143	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE ANIMAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Impoundment of a stray animal and return of that animal to its owner.			
CURRENT FEE STRUCTURE Beaumont - \$50 Calimesa - \$80			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$60.00	TOTAL REVENUE:	\$3,600
UNIT COST:	\$64.85	TOTAL COST:	\$3,891
UNIT PROFIT (SUBSIDY):	\$(4.85)	TOTAL PROFIT (SUBSIDY):	\$(291)
TOTAL UNITS:	60	PCT. COST RECOVERY:	92.52%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$50 Calimesa - \$80			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE ANIMAL IMPOUND/RETURN TO OWNER					REFERENCE NO. S-143		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 60		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	0.33	\$38.27	40	\$1,531	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.08	\$8.36	40	\$334	
TYPE SUBTOTAL			0.41	\$46.63		\$1,865	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	0.72	\$83.50	20	\$1,670	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.17	\$17.77	20	\$355	
TYPE SUBTOTAL			0.89	\$101.27		\$2,025	
TOTALS			1.30	\$64.85		\$3,891	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE DECEASED ANIMAL PICK UP		REFERENCE NO. S-144	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE ANIMAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Pickup of a deceased animal on request.			
CURRENT FEE STRUCTURE Beaumont - \$40 Calimesa - \$132			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$70.67	TOTAL REVENUE:	\$1,272
UNIT COST:	\$154.50	TOTAL COST:	\$2,781
UNIT PROFIT (SUBSIDY):	\$(83.83)	TOTAL PROFIT (SUBSIDY):	\$(1,509)
TOTAL UNITS:	18	PCT. COST RECOVERY:	45.74%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$140 Calimesa - \$140			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
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SERVICE DECEASED ANIMAL PICK UP					REFERENCE NO. S-144		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 18		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	1.18	\$136.84	12	\$1,642	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.03	\$3.14	12	\$38	
TYPE SUBTOTAL			1.21	\$139.98		\$1,680	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	1.52	\$176.27	6	\$1,058	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.07	\$7.32	6	\$44	
TYPE SUBTOTAL			1.59	\$183.59		\$1,102	
TOTALS			2.80	\$154.50		\$2,781	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE ANIMAL QUARANTINE		REFERENCE NO. S-145	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE ANIMAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review of an animal that is required to be quarantined for health or safety reasons.			
CURRENT FEE STRUCTURE \$40 per animal plus \$15 per day			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$40.00	TOTAL REVENUE:	\$120
UNIT COST:	\$193.67	TOTAL COST:	\$581
UNIT PROFIT (SUBSIDY):	\$(153.67)	TOTAL PROFIT (SUBSIDY):	\$(461)
TOTAL UNITS:	3	PCT. COST RECOVERY:	20.65%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$175 per animal plus \$50 per day Calimesa - \$175 per animal plus \$50 per day			

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SERVICE ANIMAL QUARANTINE				REFERENCE NO. S-145		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	1.43	\$165.84	2	\$332
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.08	\$8.36	2	\$17
		TYPE SUBTOTAL	1.51	\$174.20		\$348
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	1.85	\$214.54	1	\$215
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.17	\$17.77	1	\$18
		TYPE SUBTOTAL	2.02	\$232.31		\$232
		TOTALS	3.53	\$193.67		\$581

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SERVICE DANGEROUS ANIMAL REGISTRATION		REFERENCE NO. S-146	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE ANIMAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Registration of an animal determined to be dangerous.			
CURRENT FEE STRUCTURE Beaumont - \$208 Calimesa - \$263			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$225.67	TOTAL REVENUE:	\$677
UNIT COST:	\$220.33	TOTAL COST:	\$661
UNIT PROFIT (SUBSIDY):	<u>\$5.34</u>	TOTAL PROFIT (SUBSIDY):	<u>\$16</u>
TOTAL UNITS:	3	PCT. COST RECOVERY:	102.42%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$220 per animal			

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SERVICE DANGEROUS ANIMAL REGISTRATION					REFERENCE NO. S-146		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II		1.00	\$115.97	3	\$348	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II		1.00	\$104.50	3	\$314	
		TYPE SUBTOTAL	2.00	\$220.47		\$661	
TOTALS			2.00	\$220.33		\$661	

CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
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SERVICE ANIMAL TRAP RENTAL		REFERENCE NO. S-147	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE TRAP	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Rental of a live animal trap on request.			
CURRENT FEE STRUCTURE Beaumont - \$25 per trap plus \$10 per day after the fifth day Calimesa - \$97 per trap plus \$12 per day after the fifth day Small Trap Replacement: Beaumont - \$149 Calimesa - \$157 Large Trap Replacement: Beaumont - \$299 Calimesa - \$307			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$47.50	TOTAL REVENUE:	\$760
UNIT COST:	\$74.63	TOTAL COST:	\$1,194
UNIT PROFIT (SUBSIDY):	\$(27.13)	TOTAL PROFIT (SUBSIDY):	\$(434)
TOTAL UNITS:	16	PCT. COST RECOVERY:	63.65%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$60 per trap plus \$10 per day after the fifth day Calimesa - \$97 per trap plus \$12 per day after the fifth day Plus deposit based on replacement cost of trap			

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SERVICE ANIMAL TRAP RENTAL					REFERENCE NO. S-147		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 16		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	0.50	\$57.99	11	\$638	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.03	\$3.14	11	\$35	
		TYPE SUBTOTAL	0.53	\$61.13		\$672	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	0.83	\$96.26	5	\$481	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.08	\$8.15	5	\$41	
		TYPE SUBTOTAL	0.91	\$104.41		\$522	
		TOTALS	1.44	\$74.63		\$1,194	

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REVENUE AND COST SUMMARY WORKSHEET
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SERVICE DOG SILENCER RENTAL		REFERENCE NO. S-148	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE DEVICE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Rental of a dog silencer device on request.			
CURRENT FEE STRUCTURE Beaumont - \$20 Calimesa - \$73 Replacement: Beaumont - \$154 Calimesa - \$162			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$46.50	TOTAL REVENUE:	\$93
UNIT COST:	\$83.00	TOTAL COST:	\$166
UNIT PROFIT (SUBSIDY):	\$(36.50)	TOTAL PROFIT (SUBSIDY):	\$(73)
TOTAL UNITS:	2	PCT. COST RECOVERY:	56.02%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$60 Calimesa - \$73 Plus deposit based on replacement cost of trap			

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SERVICE DOG SILENCER RENTAL					REFERENCE NO. S-148		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	0.50	\$57.99	1	\$58	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.03	\$3.14	1	\$3	
TYPE SUBTOTAL			0.53	\$61.13		\$61	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	0.83	\$96.26	1	\$96	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.08	\$8.36	1	\$8	
TYPE SUBTOTAL			0.91	\$104.62		\$105	
TOTALS			1.44	\$83.00		\$166	

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SERVICE KENNEL LICENSE		REFERENCE NO. S-149	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE LICENSE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of a request to operate a kennel within the City.			
CURRENT FEE STRUCTURE Beaumont: 1 year - \$291 2 year - \$377 Late Fee Penalty - 50% of License Fee			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$222.67	TOTAL REVENUE:	\$668
UNIT COST:	\$345.67	TOTAL COST:	\$1,037
UNIT PROFIT (SUBSIDY):	\$(123.00)	TOTAL PROFIT (SUBSIDY):	\$(369)
TOTAL UNITS:	3	PCT. COST RECOVERY:	64.42%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont: 1 year - \$300 2 year - \$425 Calimesa: 1 year - \$300 Late Fee Penalty - 50% of License Fee			

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SERVICE KENNEL LICENSE					REFERENCE NO. S-149		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 3		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	1 Year - Beaumont	2.50	\$289.93	1	\$290	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	1 Year - Beaumont	0.08	\$8.36	1	\$8	
TYPE SUBTOTAL			2.58	\$298.29		\$298	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	2 Year - Beaumont	3.50	\$405.90	1	\$406	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	2 Year - Beaumont	0.17	\$17.77	1	\$18	
TYPE SUBTOTAL			3.67	\$423.67		\$424	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	1 Year - Calimesa	2.42	\$280.65	1	\$281	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	1 Year - Calimesa	0.33	\$34.49	1	\$34	
TYPE SUBTOTAL			2.75	\$315.14		\$315	
TOTALS			9.00	\$345.67		\$1,037	

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SERVICE SENTRY KENNEL LICENSE		REFERENCE NO. S-150	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE LICENSE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and review of a request to operate a sentry kennel within the City.			
CURRENT FEE STRUCTURE Beaumont: 1 year - \$338 2 year - \$572 Late Fee Penalty - 50% of License Fee			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$455.00	TOTAL REVENUE:	\$910
UNIT COST:	\$539.50	TOTAL COST:	\$1,079
UNIT PROFIT (SUBSIDY):	\$(84.50)	TOTAL PROFIT (SUBSIDY):	\$(169)
TOTAL UNITS:	2	PCT. COST RECOVERY:	84.34%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont: 1 year - \$365 2 year - \$715 Late Fee Penalty - 50% of License Fee			

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SERVICE SENTRY KENNEL LICENSE					REFERENCE NO. S-150		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	1 Year - Beaumont	3.00	\$347.91	1	\$348	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	1 Year - Beaumont	0.17	\$17.77	1	\$18	
TYPE SUBTOTAL			3.17	\$365.68		\$366	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	2 Year - Beaumont	6.00	\$695.82	1	\$696	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	2 Year - Beaumont	0.17	\$17.77	1	\$18	
TYPE SUBTOTAL			6.17	\$713.59		\$714	
TOTALS			9.34	\$539.50		\$1,079	

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SERVICE MICROCHIP IDENTIFICATION DEVICE		REFERENCE NO. S-151	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE DEVICE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing and installation of a microchip identification device			
CURRENT FEE STRUCTURE \$28 per device			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$28.00	TOTAL REVENUE:	\$2,520
UNIT COST:	\$40.49	TOTAL COST:	\$3,644
UNIT PROFIT (SUBSIDY):	\$(12.49)	TOTAL PROFIT (SUBSIDY):	\$(1,124)
TOTAL UNITS:	90	PCT. COST RECOVERY:	69.15%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$35 Calimesa - \$35			

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SERVICE MICROCHIP IDENTIFICATION DEVICE					REFERENCE NO. S-151		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 90		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	0.25	\$28.99	60	\$1,739	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Beaumont	0.08	\$8.36	60	\$502	
		TYPE SUBTOTAL	0.33	\$37.35		\$2,241	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	0.25	\$28.99	30	\$870	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.17	\$17.77	30	\$533	
		TYPE SUBTOTAL	0.42	\$46.76		\$1,403	
		TOTALS	0.75	\$40.49		\$3,644	

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SERVICE ANIMAL CONTROL RESPONSE		REFERENCE NO. S-152	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE RESPONSE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Response of an Animal Control Officer.			
CURRENT FEE STRUCTURE Beaumont - \$59 Calimesa - \$94			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$76.50	TOTAL REVENUE:	\$153
UNIT COST:	\$101.00	TOTAL COST:	\$202
UNIT PROFIT (SUBSIDY):	\$(24.50)	TOTAL PROFIT (SUBSIDY):	\$(49)
TOTAL UNITS:	2	PCT. COST RECOVERY:	75.74%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Beaumont - \$75 Calimesa - \$94			

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SERVICE ANIMAL CONTROL RESPONSE					REFERENCE NO. S-152		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 2		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Beaumont	0.67	\$77.70	1	\$78	
		TYPE SUBTOTAL	0.67	\$77.70		\$78	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Calimesa	1.00	\$115.97	1	\$116	
POLICE SUPPORT	SUPPORT SVCS SPEC I/II	Calimesa	0.08	\$8.36	1	\$8	
		TYPE SUBTOTAL	1.08	\$124.33		\$124	
TOTALS			1.75	\$101.00		\$202	

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SERVICE ANIMAL CONTROL SERVICES		REFERENCE NO. S-153	
PRIMARY DEPARTMENT ANIMAL CONTROL	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing animal control enforcement and kennel services to the community.			
CURRENT FEE STRUCTURE See Appendix E for detail			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$89,682.00	TOTAL REVENUE:	\$89,682
UNIT COST:	\$425,234.00	TOTAL COST:	\$425,234
UNIT PROFIT (SUBSIDY):	\$(335,552.00)	TOTAL PROFIT (SUBSIDY):	\$(335,552)
TOTAL UNITS:	1	PCT. COST RECOVERY:	21.09%
SUGGESTED FEE FOR COST RECOVERY OF: 100% See Appendix E for detail			

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SERVICE ANIMAL CONTROL SERVICES					REFERENCE NO. S-153		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ANIMAL CTRL	ANIMAL CTRL OFFICER I/II	Remainder Of 2	3,138.52	\$363,974.16	1	\$363,974	
ANIMAL CTRL	OVERTIME		2,000.00	\$7,760.00	1	\$7,760	
ANIMAL CTRL		Contract Services	0.00	\$53,500.00	1	\$53,500	
TYPE SUBTOTAL			5,138.52	\$425,234.16		\$425,234	
TOTALS			5,138.52	\$425,234.00		\$425,234	

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SERVICE RECREATION PROGRAMS		REFERENCE NO. S-154	
PRIMARY DEPARTMENT COMMUNITY SERVICES	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing Recreation programs to the community			
CURRENT FEE STRUCTURE Various fees			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$18,750.00	TOTAL REVENUE:	\$18,750
UNIT COST:	\$816,542.00	TOTAL COST:	\$816,542
UNIT PROFIT (SUBSIDY):	<u>\$(797,792.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(797,792)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	2.30%
SUGGESTED FEE FOR COST RECOVERY OF: 2% See Appendix F for detail			

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SERVICE RECREATION PROGRAMS				REFERENCE NO. S-154		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
COMM SVCS	CUST SVCS COORD I/II	Yth Sports - 25%	409.75	\$61,564.94	1	\$61,565
COMM SVCS	COMM SVCS MANAGER	Yth Sports - 5%	81.95	\$21,665.94	1	\$21,666
		TYPE SUBTOTAL	491.70	\$83,230.88		\$83,231
COMM SVCS	CUST SVCS COORD I/II	Rec Classes - 25%	409.75	\$61,564.94	1	\$61,565
COMM SVCS	REC SPECIALIST (PT)	Rec Classes -\$17,061	924.00	\$63,321.72	1	\$63,322
		TYPE SUBTOTAL	1,333.75	\$124,886.66		\$124,887
COMM SVCS	CUST SVCS COORD I/II	Sr Classes - 5%	81.95	\$12,312.99	1	\$12,313
COMM SVCS	COMM SVCS MANAGER	Sr Classes - 10%	163.90	\$43,331.88	1	\$43,332
COMM SVCS	REC SPECIALIST (PT)	Sr Classes - \$12,795	693.00	\$47,491.29	1	\$47,491
		TYPE SUBTOTAL	938.85	\$103,136.16		\$103,136
COMM SVCS	CUST SVCS COORD I/II	Sr Progr - 5%	81.95	\$12,312.99	1	\$12,313
COMM SVCS	COMM SVCS MANAGER	Sr Progr - 35%	573.65	\$151,661.59	1	\$151,662
COMM SVCS	REC SPECIALIST (PT)	Sr Progr - \$12,795	693.00	\$47,491.29	1	\$47,491
		TYPE SUBTOTAL	1,348.60	\$211,465.87		\$211,466
COMM SVCS	RECREATION SUPT.	Facil Mgmt - 20%	327.80	\$111,842.08	1	\$111,842
		TYPE SUBTOTAL	327.80	\$111,842.08		\$111,842
COMM SVCS		Facility Maint	0.00	\$181,980.00	1	\$181,980
		TYPE SUBTOTAL	0.00	\$181,980.00		\$181,980
TOTALS			4,440.70	\$816,542.00		\$816,542

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SERVICE FACILITY RENTALS		REFERENCE NO. S-155	
PRIMARY DEPARTMENT COMMUNITY SERVICES	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Rental of Community facilities to the public.			
CURRENT FEE STRUCTURE Various fees			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$128,520.00	TOTAL REVENUE:	\$128,520
UNIT COST:	\$221,180.00	TOTAL COST:	\$221,180
UNIT PROFIT (SUBSIDY):	\$(92,660.00)	TOTAL PROFIT (SUBSIDY):	\$(92,660)
TOTAL UNITS:	1	PCT. COST RECOVERY:	58.11%
SUGGESTED FEE FOR COST RECOVERY OF: 58%			
See Appendix F for detail			

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SERVICE FACILITY RENTALS					REFERENCE NO. S-155		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM SVCS	RECREATION SUPT.	10%	163.90	\$55,921.04	1	\$55,921	
COMM SVCS	CUST SVCS COORD I/II	15%	245.85	\$36,938.96	1	\$36,939	
COMM SVCS	COMM SVCS MANAGER	15%	245.85	\$64,997.82	1	\$64,998	
COMM SVCS	REC SPECIALIST (PT)	\$17,061	924.00	\$63,321.72	1	\$63,322	
TYPE SUBTOTAL			1,579.60	\$221,179.54		\$221,180	
TOTALS			1,579.60	\$221,180.00		\$221,180	

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SERVICE BALLFIELD RENTALS		REFERENCE NO. S-156	
PRIMARY DEPARTMENT COMMUNITY SERVICES	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Maintenance and rental of ballfields to private sports groups.			
CURRENT FEE STRUCTURE Various fees			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$2,500.00	TOTAL REVENUE:	\$2,500
UNIT COST:	\$617,369.00	TOTAL COST:	\$617,369
UNIT PROFIT (SUBSIDY):	<u>\$(614,869.00)</u>	TOTAL PROFIT (SUBSIDY):	<u>\$(614,869)</u>
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.40%
SUGGESTED FEE FOR COST RECOVERY OF: 1%			
See Appendix F for detail			

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SERVICE					REFERENCE NO.		
BALLFIELD RENTALS					S-156		
NOTE					TOTAL UNITS		
Unit Costs are an Average of Total Units					1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
COMM SVCS	RECREATION SUPT.	15 HRS/QTR	59.99	\$20,467.99	1	\$20,468	
COMM SVCS	CUST SVCS COORD I/II	10%	163.90	\$24,625.98	1	\$24,626	
COMM SVCS	COMM SVCS MANAGER	10%	163.90	\$43,331.88	1	\$43,332	
COMM SVCS	REC SPECIALIST (PT)	\$8,530	462.00	\$31,660.86	1	\$31,661	
TYPE SUBTOTAL			849.79	\$120,086.71		\$120,087	
PARKS & GROUNDS MA		JAAF Field Maint	0.00	\$6,977.62	1	\$6,978	
PARKS & GROUNDS MA		BYB Field Maint	0.00	\$75,485.12	1	\$75,485	
PARKS & GROUNDS MA		AYSO Field Maint	0.00	\$365,151.33	1	\$365,151	
PARKS & GROUNDS MA		NFL Flag Field Maint	0.00	\$5,708.96	1	\$5,709	
PARKS & GROUNDS MA		Rugby Field Maint	0.00	\$10,973.89	1	\$10,974	
PARKS & GROUNDS MA		Madrid Field Maint	0.00	\$32,985.09	1	\$32,985	
TYPE SUBTOTAL			0.00	\$497,282.01		\$497,282	
TOTALS			849.79	\$617,369.00		\$617,369	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE FATS, OILS OR GREASE INSPECTION		REFERENCE NO. S-157	
PRIMARY DEPARTMENT SEWER	UNIT OF SERVICE INSPECTION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of Fats, Oils, and Grease drainage of a business to the City Sewer system.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$188.33	TOTAL COST:	\$33,334
UNIT PROFIT (SUBSIDY):	\$(188.33)	TOTAL PROFIT (SUBSIDY):	\$(33,334)
TOTAL UNITS:	177	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% General Facility - \$205 per first inspection Dental Facility - \$205 per first inspection plus \$40 for Amalgam use Reinspection - \$95			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE					REFERENCE NO.		
FATS, OILS OR GREASE INSPECTION					S-157		
NOTE					TOTAL UNITS		
Unit Costs are an Average of Total Units					177		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II	General Facility	0.25	\$19.65	127	\$2,496	
SEWER	ENV COMP MGR	General Facility	1.50	\$187.83	127	\$23,854	
TYPE SUBTOTAL			1.75	\$207.48		\$26,350	
ADMIN	CUST SVCS COORD I/II	Dental Facility	0.25	\$19.65	15	\$295	
SEWER	ENV COMP MGR	Dental Facility	1.50	\$187.83	15	\$2,817	
TYPE SUBTOTAL			1.75	\$207.48		\$3,112	
ADMIN	CUST SVCS COORD I/II	Add'l Amalgam	0.07	\$5.24	15	\$79	
SEWER	UTILITIES GENL MGR	Add'l Amalgam	0.13	\$33.71	15	\$506	
TYPE SUBTOTAL			0.20	\$38.95		\$584	
SEWER	ENV COMP MGR	Resinspection	0.75	\$93.92	35	\$3,287	
TYPE SUBTOTAL			0.75	\$93.92		\$3,287	
TOTALS			4.45	\$188.33		\$33,334	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE INDUSTRIAL WASTE INSPECTION		REFERENCE NO. S-158	
PRIMARY DEPARTMENT SEWER	UNIT OF SERVICE INSPECTION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Inspection of Industrial waste uses.			
CURRENT FEE STRUCTURE Actual costs			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	5	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE INDUSTRIAL WASTE INSPECTION	REFERENCE NO. S-158
NOTE Unit Costs are an Average of Total Units	TOTAL UNITS 5

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0

		TOTALS	0.00	\$0.00		\$0
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE WASTEWATER SURVEY		REFERENCE NO. S-159	
PRIMARY DEPARTMENT SEWER	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing a wastewater survey.			
CURRENT FEE STRUCTURE \$25.82 per review (not currently charging)			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$28.50	TOTAL COST:	\$11,400
UNIT PROFIT (SUBSIDY):	\$(28.50)	TOTAL PROFIT (SUBSIDY):	\$(11,400)
TOTAL UNITS:	400	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$30 per review			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE WASTEWATER SURVEY					REFERENCE NO. S-159		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 400		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
SEWER	MGMT ANALYST		0.25	\$28.50	400	\$11,400	
		TYPE SUBTOTAL	0.25	\$28.50		\$11,400	
		TOTALS	0.25	\$28.50		\$11,400	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SEWER FLOW MODELING		REFERENCE NO. S-160	
PRIMARY DEPARTMENT SEWER	UNIT OF SERVICE REVIEW	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Review and modeling of the Sewer Flow of a proposed development.			
CURRENT FEE STRUCTURE Actual cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SEWER FLOW MODELING					REFERENCE NO. S-160		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
			0.00	\$0.00	0	\$0	
		TYPE SUBTOTAL	0.00	\$0.00		\$0	
		TOTALS	0.00	\$0.00		\$0	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE SEWAGE SPILL RESPONSE		REFERENCE NO. S-161	
PRIMARY DEPARTMENT SEWER	UNIT OF SERVICE SPILL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Response to a Sewage Spill in the public right-of-way.			
CURRENT FEE STRUCTURE Actual cost plus 20% for administration			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$0.00	TOTAL COST:	\$0
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Charges at the fully allocated hourly rates for all personnel involved plus any outside costs.			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE SEWAGE SPILL RESPONSE				REFERENCE NO. S-161		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
			0.00	\$0.00	0	\$0
		TYPE SUBTOTAL	0.00	\$0.00		\$0
		TOTALS	0.00	\$0.00		\$0

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NEW BUSINESS LICENSE PROCESSING		REFERENCE NO. S-162	
PRIMARY DEPARTMENT ADMINISTRATION	UNIT OF SERVICE APPLICATION	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing an application for a new business license.			
CURRENT FEE STRUCTURE \$31 per application On-Line - \$15 per application			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$31.00	TOTAL REVENUE:	\$9,145
UNIT COST:	\$78.60	TOTAL COST:	\$23,187
UNIT PROFIT (SUBSIDY):	\$(47.60)	TOTAL PROFIT (SUBSIDY):	\$(14,042)
TOTAL UNITS:	295	PCT. COST RECOVERY:	39.44%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$80 per application			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NEW BUSINESS LICENSE PROCESSING					REFERENCE NO. S-162		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 295		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		1.00	\$78.60	295	\$23,187	
		TYPE SUBTOTAL	1.00	\$78.60		\$23,187	
		TOTALS	1.00	\$78.60		\$23,187	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE BUSINESS LICENSE RENEWAL PROCESSING		REFERENCE NO. S-163	
PRIMARY DEPARTMENT ADMINISTRATION	UNIT OF SERVICE RENEWAL	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Annual renewal of a business registration and updating of City records.			
CURRENT FEE STRUCTURE \$15 per renewal On-Line - \$5 per renewal			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$15.00	TOTAL REVENUE:	\$19,455
UNIT COST:	\$39.30	TOTAL COST:	\$50,972
UNIT PROFIT (SUBSIDY):	\$(24.30)	TOTAL PROFIT (SUBSIDY):	\$(31,517)
TOTAL UNITS:	1,297	PCT. COST RECOVERY:	38.17%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$40 per renewal			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE BUSINESS LICENSE RENEWAL PROCESSING					REFERENCE NO. S-163		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1,297		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II		0.50	\$39.30	1,297	\$50,972	
		TYPE SUBTOTAL	0.50	\$39.30		\$50,972	
		TOTALS	0.50	\$39.30		\$50,972	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE RELEASE OF LIEN		REFERENCE NO. S-164	
PRIMARY DEPARTMENT ADMINISTRATION	UNIT OF SERVICE LIEN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing application for a release of lien.			
CURRENT FEE STRUCTURE \$51 per lien			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$51.00	TOTAL REVENUE:	\$17,850
UNIT COST:	\$36.94	TOTAL COST:	\$12,929
UNIT PROFIT (SUBSIDY):	\$14.06	TOTAL PROFIT (SUBSIDY):	\$4,921
TOTAL UNITS:	350	PCT. COST RECOVERY:	138.06%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$50 per lien plus County fees			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE RELEASE OF LIEN					REFERENCE NO. S-164		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 350		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II	2 Hr/Week	0.30	\$23.41	350	\$8,194	
RISK & HR	ADMIN SVCS MGR		0.10	\$13.53	350	\$4,736	
		TYPE SUBTOTAL	0.40	\$36.94		\$12,929	
TOTALS			0.40	\$36.94		\$12,929	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE NON-UTILITY NSF CHECK/ACH PROCESS		REFERENCE NO. S-165	
PRIMARY DEPARTMENT FINANCE	UNIT OF SERVICE CHECK/ACH	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing non-utility checks or ACH deposits returned for non-sufficient funds.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$35.00	TOTAL COST:	\$35
UNIT PROFIT (SUBSIDY):	\$(35.00)	TOTAL PROFIT (SUBSIDY):	\$(35)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$35 per NSF check/ACH			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE NON-UTILITY NSF CHECK/ACH PROCESS					REFERENCE NO. S-165		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
FIN & BUD	ACCOUNT TECH		0.50	\$35.06	1	\$35	
		TYPE SUBTOTAL	0.50	\$35.06		\$35	
TOTALS			0.50	\$35.00		\$35	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE UTILITY BILLING ACH RETURN PROCESS		REFERENCE NO. S-166	
PRIMARY DEPARTMENT FINANCE	UNIT OF SERVICE ACH RETURN	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Processing utility ACH deposits returned for non-sufficient funds.			
CURRENT FEE STRUCTURE None			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$0.00	TOTAL REVENUE:	\$0
UNIT COST:	\$11.00	TOTAL COST:	\$11
UNIT PROFIT (SUBSIDY):	\$(11.00)	TOTAL PROFIT (SUBSIDY):	\$(11)
TOTAL UNITS:	1	PCT. COST RECOVERY:	0.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$10 per ACH return			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE UTILITY BILLING ACH RETURN PROCESS					REFERENCE NO. S-166		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
ADMIN	CUST SVCS COORD I/II	1 Hr Per 20	0.05	\$3.93	1	\$4	
FIN & BUD	ACCOUNT TECH	2 Hrs Per 20	0.10	\$7.01	1	\$7	
TYPE SUBTOTAL			0.15	\$10.94		\$11	
TOTALS			0.15	\$11.00		\$11	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE CREDIT CARD PROCESSING		REFERENCE NO. S-167	
PRIMARY DEPARTMENT FINANCE	UNIT OF SERVICE N/A	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Recovery of Credit Card Merchant fees.			
CURRENT FEE STRUCTURE Fees calculated based on the amount charged and the actual merchant rates			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$39,316.00	TOTAL REVENUE:	\$39,316
UNIT COST:	\$161,000.00	TOTAL COST:	\$161,000
UNIT PROFIT (SUBSIDY):	\$(121,684.00)	TOTAL PROFIT (SUBSIDY):	\$(121,684)
TOTAL UNITS:	1	PCT. COST RECOVERY:	24.42%
SUGGESTED FEE FOR COST RECOVERY OF: 100% 2% of the amount charged			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE CREDIT CARD PROCESSING					REFERENCE NO. S-167		
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>	
FIN & BUD		Credit Card Fees	0.00	\$161,000.00	1	\$161,000	
		TYPE SUBTOTAL	0.00	\$161,000.00		\$161,000	
		TOTALS	0.00	\$161,000.00		\$161,000	

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE DOCUMENT REPRODUCTION		REFERENCE NO. S-168	
PRIMARY DEPARTMENT CITY CLERK	UNIT OF SERVICE COPY	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Reproduction of City records on request.			
CURRENT FEE STRUCTURE Black & White - \$0.35 per copy Color - \$0.45 per copy Larger than 11 x 17 - \$10			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$1.00	TOTAL REVENUE:	\$1
UNIT COST:	\$1.00	TOTAL COST:	\$1
UNIT PROFIT (SUBSIDY):	\$0.00	TOTAL PROFIT (SUBSIDY):	\$0
TOTAL UNITS:	1	PCT. COST RECOVERY:	100.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% Black & White - \$0.35 per copy Color - \$0.45 per copy Larger than 11 x 17 - Actual Costs			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE DOCUMENT REPRODUCTION				REFERENCE NO. S-168		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
CITY CLERK	DEP CITY CLERK		0.01	\$1.42	1	\$1
		TYPE SUBTOTAL	0.01	\$1.42		\$1
TOTALS			0.01	\$1.00		\$1

**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE ELECTRONIC FILE REPRODUCTION		REFERENCE NO. S-169
PRIMARY DEPARTMENT CITY CLERK	UNIT OF SERVICE DEVICE	SERVICE RECIPIENT
DESCRIPTION OF SERVICE Reproduction of audio, video, electronic documents to DVD, CD, thumb drive, or any other device on request.		
CURRENT FEE STRUCTURE Reproduction - \$7 per disc Scan of documents to disc - \$0.25 per page Scan of documents larger than 11 x 17 to disc - \$7 per page Electronically transmitted documents - \$0.20 per image Photographs from Development Center - Actual Costs		
<u>REVENUE AND COST COMPARISON</u>		
UNIT REVENUE:	\$7.00	TOTAL REVENUE:
UNIT COST:	\$4.00	TOTAL COST:
UNIT PROFIT (SUBSIDY):	\$3.00	TOTAL PROFIT (SUBSIDY):
TOTAL UNITS:	1	PCT. COST RECOVERY:
		175.00%
SUGGESTED FEE FOR COST RECOVERY OF: 100% \$7 per device		

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE ELECTRONIC FILE REPRODUCTION				REFERENCE NO. S-169		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
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CITY CLERK	DEP CITY CLERK		0.03	\$4.27	1	\$4
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		TYPE SUBTOTAL	0.03	\$4.27		\$4
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		TOTALS	0.03	\$4.00		\$4
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**CITY OF BEAUMONT
REVENUE AND COST SUMMARY WORKSHEET
FY 2021/22**

SERVICE PUBLIC NOTARY		REFERENCE NO. S-170	
PRIMARY DEPARTMENT CITY CLERK	UNIT OF SERVICE SIGNATURE	SERVICE RECIPIENT	
DESCRIPTION OF SERVICE Providing notary service to the general public.			
CURRENT FEE STRUCTURE \$15 per signature (fee is set by the State)			
<u>REVENUE AND COST COMPARISON</u>			
UNIT REVENUE:	\$15.00	TOTAL REVENUE:	\$15
UNIT COST:	\$36.00	TOTAL COST:	\$36
UNIT PROFIT (SUBSIDY):	\$(21.00)	TOTAL PROFIT (SUBSIDY):	\$(21)
TOTAL UNITS:	1	PCT. COST RECOVERY:	41.67%
SUGGESTED FEE FOR COST RECOVERY OF: 50% \$15 per signature (fee is set by the State)			

**CITY OF BEAUMONT
COST DETAIL WORKSHEET
FY 2021/22**

Item 7.

SERVICE PUBLIC NOTARY				REFERENCE NO. S-170		
NOTE Unit Costs are an Average of Total Units				TOTAL UNITS 1		
<u>DEPARTMENT</u>	<u>POSITION</u>	<u>TYPE</u>	<u>UNIT TIME</u>	<u>UNIT COST</u>	<u>ANN. UNITS</u>	<u>TOTAL COST</u>
CITY CLERK	DEP CITY CLERK		0.25	\$35.62	1	\$36
		TYPE SUBTOTAL	0.25	\$35.62		\$36
		TOTALS	0.25	\$36.00		\$36

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APPENDIX C – BUILDING & SAFETY FEE DETAIL

	A	B	C	D	E
	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
1					
2					
3	Permit Processing				
4	Residential Permit Processing	Fixed	Included in Permit Fee	\$63.00	
5	Commercial/Industrial Permit Processing	Fixed	Included in Permit Fee	\$84.00	
6	Minimum Permit Fee - Residential		Included in main permit fee	\$155.00	
7	Minimum Permit Fee - Commercial		Included in the main permit fee	\$307.00	
8	Demolition				
9	Patio Cover or Room	Fixed Fee	\$51.65	\$178.00	
10	Swimming Pool or Building	Fixed Fee	\$51.65	\$268.00	
11	Manufactured and Mobile Home Permits (ALL)	Fixed Fee Set by State	\$1,500.00	Fixed Fee Set By State	
12	Inspections				
13	Additional Inspection-Commercial		\$216.00	\$223.00	
14	Additional Inspection-Residential		\$216.00	\$107.00	
15	After Hours or Weekend Inspections (2 HR. Minimum)	OT Hourly Rate	\$244.80	OT Hourly Rate	
16	Re-inspection Fee	Fixed Fee	\$143.57	\$128.00	
17	Building Investigation Fee: In Field	Fixed Fee	\$216.91	Double Permit Fees	
18	Plan Review				
19	Plan Check 3rd and Subsequent Review - Outside Consultant	City Cost + Admin 20%	Actual Cost	Actual Cost	
20	Plan Check 3rd and Subsequent Review - In house	Hourly	\$132.00	\$147.00	
21	Expedited Plan Review		Not offered	150% of Standard Plan Check Fee	
22	Accesibility Ramp		Valuation	\$527.00	
23	Accessory Structures-Residential				
24	Aluminum Patio Cover	Fixed	Valuation	\$208.00	
25	Patio Cover - City Standard	Fixed	Valuation	\$312.00	
26	Patio Cover - Non-Standard	Fixed	Valuation	\$438.00	
27	Block Wall				
28	Standard up to 6' Height <6' City Standard		Valuation	\$178.00	
29	Each Additional 100 LF over 50 LF		Valuation	\$30.00	
30	Non-Standard up to 6' Height <6' height		Valuation	\$457.00	
31	Each Additional 100 LF over 50 LF		Valuation	\$47.00	
32	Non-Standard <50' and Greater than 6' height		Valuation	\$699.00	
33	Each Additional 100 LF over 50 LF		Valuation	\$47.00	
34	Retaining Wall				
35	Standard up to 6' Height <6' City Standard		Valuation	\$478.00	
36	Each Additional 100 LF over 50 LF		Valuation	\$47.00	
37	Non-Standard up to 6' Height <6'		Valuation	\$699.00	
38	Each Additional 100 LF over 50 LF		Valuation	\$47.00	
39	Non-Standard <50' and greater than 6' height		Valuation	\$850.00	
40	Each Additional 100 LF over 50 LF		Valuation	\$48.00	
41	Cellular Antenna/Pole				
42	New		Valuation	\$730.00	
43	Modification		Valuation	\$435.00	
44	Commercial Hood & Duct		Valuation	\$1,465.00	
45	Construction Trailer		Valuation	\$223.00	
46	New Door/Window/Skylight - Residential		Valuation	\$617.00	
47	Drywall Repair - Up To 1,000 SF		Valuation	\$312.00	
48	Each Additional 1,000 SF		Valuation	\$15.00	
49	Flag Pole				
50	Up To 25'		Valuation	\$483.00	
51	Over 25'		Valuation	\$680.00	
52	Food Truck or Carnival		Valuation	\$223.00	
53	Model Home Complex with Sales Office Conversion		Valuation	\$1,247.00	
54	Parking Lot Restriping - 1-2 Accessible Stalls		Valuation	\$241.00	
55	Each Additional Stall over 2		Valuation	\$24.00	
56	Re-Roof				
57	Single Family Dwelling		Valuation	\$164.00	
58	Multi-Family/Commercial/Industrial - Up to 25,000 SQ or 250 Squares		Valuation	\$268.00	
59	Each Additional 25,000 SF or 250 Squares		Valuation	\$44.00	
60	Siding or Stucco Repair		Valuation	\$510.00	
61	Signs				
62	Wall Sign		Valuation	\$304.00	
63	Monument Sign		Valuation	\$604.00	
64	Site Signage		Valuation	\$831.00	
65	Spray Booth		Valuation	\$1,134.00	
66	Storage Rack - First 500 LF		Valuation	\$349.00	
67	Each Additional 500 LF		Valuation	\$40.00	
68	Swimming Pool				
69	Residential		Valuation	\$630.00	
70	Multi-Family/Commercial		Valuation	\$1,984.00	
71	Temporary Uses (e.g. Christmas Tree Lot/Pumpkin Lot/Similar Events)		Valuation	\$438.00	
72	Trash Enclosure		Valuation	\$768.00	

	A	B	C	D	E
1	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
2					
73	Wall Addition				
74	Interior Residential		Valuation	\$1,144.00	
75	Interior Commercial		Valuation	\$1,956.00	
76	Window Changeout		Valuation	\$241.00	
77					
78	New Construction Combo Trade Permit		Trade Permit Fixture Count Fees Below	10% of Building Permit Fee per Trade	
79	Plan Check Fee*	Percentage Fee	65% of the Permit Fee	65% of the Permit Fee	
80	Plan Check Revisions and/or Deferred submittals*	Per Hourly Rate	238.60 (tracts)/lot	City Cost + Admin 20%	
81	Miscellaneous Fees				
82	Activity Reports	Fixed Fee	\$0.00	\$42.00	
83	Addressing		\$0.00	\$122.00	
84	Each Address		\$0.00	\$10.00	
85	Appeal of Construction Board of Appeals or Accessibility Board of Appeals	Fixed Fee	\$703.40	\$2,585.00	
86	Building Standards Fee	Fixed Fee Set by State	Fixed Fee Set by State	Fixed Fee Set by State	
87	Change of Address		\$0.00	\$42.00	
88	Change of Contractor-Permit Updates		\$61.97	\$42.00	
89	Duplicate Inspection Card		\$0.00	\$21.00	
90	Duplicate Certificate of Occupancy		\$0.00	\$103.00	
91	Permit/Plan Review Extension		\$0.00	\$103.00	
92	Property Permit History Search: Office or Field	Per Hourly Rate	\$166.30	Actual Costs	
93	SMIP	Fixed Fee Set by State	Fixed Fee Set by State	Fixed Fee Set by State	
94	Street Names		\$0.00	\$122.00	
95	Each street		\$0.00	\$19.00	
96	Technology Surcharge	Percentage Fee	3.29%	3.29%	
97	Fees not specified.			FBHR	
98	Certificate of Occupancy		\$0.00	\$340.00	
99					
100	Services Not Listed		Actual Costs	Actual Costs	
101					
102					
103	CONSTRUCTION FEES CALCULATED BY VALUE*:				
104	VALUATION	Base Fee	Rate Per Unit		
105	\$0 to \$1999	\$190.00		\$321.00	
106	\$2000-\$20,000	\$190.00	\$21.08 per \$1,000	\$321.00	+ \$93 per \$1,000 over \$2k
107	\$20,001-\$50,000	\$580.00	\$17.83 per \$1,000	\$1,995.00	+ \$18 per \$1,000 over \$20k
108	\$50,001-\$75,000	\$1,115.00	\$11.68 per \$1,000	\$2,535.00	+ \$26 per \$1,000 over \$50k
109	\$75,001-\$100,000	\$1,407.00	\$11.84 per \$1,000	\$3,185.00	+ \$32 per \$1,000 over \$75k
110	100,001 to 500,000	\$1,703.00	\$9.08 per \$1,000	\$3,985.00	+ \$3 per \$1,000 over \$100k
111	\$500,001 to \$1,000,000	\$5,333.00	\$6.97 per \$1,000	\$5,185.00	+ \$3 per \$1,000 over \$500k
112	\$1,000,001 and up	\$8,018.00	\$4.00 per \$1,000	\$6,685.00	+ \$3 per \$1,000 over \$1M
113	Residential Homes, ADUs and Room Additions				
114	Construction Fees Calculated by Sq. Ft.				
115	Square Feet			Base Fee	Rate Per Sq. Ft.
116	1-499		2367.41	\$772.00	
117	500-999		2367.41	\$1,252.00	+ \$61 per 100 SF over 500 SF
118	1000-2499		2367.41	\$1,557.00	+ \$35 per 100 SF over 1k SF
119	2500 and over		2367.41	\$2,082.00	+ \$21 per 100 SF over 2.5K SF
120					
121	ELECTRICAL				
122	Electrical Permit Processing Fee - Residential	Fixed Fee	\$161.13	\$63.00	
123	Minimum Electrical Permit Fee-Residential	Fixed Fee	\$161.13	\$156.00	
124	Electrical Permit Processing Fee - Commercial	Fixed Fee	\$161.13	\$84.00	
125	Minimum Electrical Permit Fee-Commercial	Fixed Fee	\$161.13	\$156.00	
126	Processing fee simultaneously with other MEP permit	Fixed Fee	\$161.13	\$21.00	
127	Electrical Only Plan Review Fee		valuation	10% of Electrical Permit Fee	
128					
129	ELECTRICAL FIXED FEES				
130	Electrical Panel/Pedestal or Sub-Panel Max 200 amp	Fixed Fee	\$211.00	\$134.00	
131	Electrical Meter Reset Permit		no fee	\$134.00	
132	EV Charger Plug-Residential Plan Review		\$132.00	\$63.00	
133	EV Charger Plug-Residential Permit		\$182.00	\$223.00	
134	EV Charging Station - Commercial Plan Review		60% of permit fee	\$189.00	
135	EV Charging Station each additional charger at same location		60% of permit fee	\$10.00	
136	EV Charging Station - Commercial Permit		valuation	\$268.00	
137	EV Charging Station each additional charger at same location		valuation	\$14.00	
138	Generator 10 KW or less Plan Review		\$264.00	\$63.00	
139	Generator 10 KW or less Permit		\$883.00	\$178.00	
140	Generator over 10 KW Plan Review		\$264.00	\$95.00	
141	Generator over 10 KW Permit		\$553.00	\$223.00	

	A	B	C	D	E
1	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
2					
142	Solar				
143	Residential Roof Mounted Solar Less Than 15 KW Plan Review		175	\$136.00	State Law Caps at \$450 up to 15 kw (136+240= 376)
144	Each additional 15 KW		0	\$7.50	State Law Caps at \$15.00 FBHR is \$16 (8+8=16)
145	Residential Roof Mounted Solar Less Than 15 KW Permit		275	\$240.00	State Law Caps at \$450 up to 15 kw (136+240= 376)
146	Each additional 15 KW		300+15 per kw	\$7.50	State Law Caps at \$15.00 FBHR is \$16 (8+8=16)
147	Commercial Roof Mounted Solar Less than 50 KW Plan Review		500	\$222.00	State Law Caps at \$1,000 up to 50kw (772+222=\$994)
148	Commercial Roof Mounted Solar 51-250 KW Plan Review each KW		500+\$7/kw	\$3.50	State Law Caps each KW from 51-250 to \$7.00 Actual Fee \$16
149	Commercial Roof Mounted Solar 251+ KW Plan Review each KW		1200	\$2.50	State Law Caps each KW over 250 to \$5.00 Actual Fee \$16
150	Commercial Roof Mounted Solar Less than 50 KW Permit		500	\$772.00	State Law Caps at \$1,000 up to 50kw (772+222=\$994)
151	Commercial Roof Mounted Solar 51-250 KW Permit each KW		500+\$7/kw	\$3.50	State Law Caps each KW from 51-250 to \$7.00 Actual Fee \$16
152	Commercial Roof Mounted Solar 251+ KW Permit each KW		1200+\$5/kw	\$2.50	State Law Caps each KW over 250 to \$5.00 Actual Fee \$16
153	Tract & Solar App - Residential Roof Mounted Solar Less Than 15 KW Permit		450	\$240.00	State Law Caps at \$450 up to 15 kw (136+240= 376)
154	Each additional 15 KW		300+15 perkw	\$8.00	State Law Caps at \$15.00
155	Residential Ground Mounted Solar Less Than 15 KW Plan Review		175	\$204.00	State Law Caps at \$450 up to 15 kw (204+385= \$589)
156	Each additional 15 KW		0	\$7.50	State Law Caps at \$15.00 FBHR is \$16 (8+8=16)
157	Residential Roof Mounted Solar Less Than 15 KW Permit		275	\$385.00	State Law Caps at \$450 up to 15 kw (204+385= \$589)
158	Each additional 15 KW		300+15 per kw	\$7.50	State Law Caps at \$15.00 FBHR is \$16 (8+8=16)
159	Commercial Ground Mounted Solar Less than 50 KW Plan Review		500	\$407.00	State Law Caps at \$1,000 up to 50kw (407+963=\$1370)
160	Commercial Ground Mounted Solar 51-250 KW Plan Review each KW		500+\$7/kw	\$3.50	State Law Caps each KW from 51-250 to \$7.00 Actual Fee \$16
161	Commercial Ground Mounted Solar 251+ KW Plan Review each KW		1200	\$2.50	State Law Caps each KW over 250 to \$5.00 Actual Fee \$16
162	Commercial Ground Mounted Solar Less than 50 KW Permit		500	\$963.00	State Law Caps at \$1,000 up to 50kw (407+963=\$1370)
163	Commercial Ground Mounted Solar 51-250 KW Permit each KW		500+\$7/kw	\$3.50	State Law Caps each KW from 51-250 to \$7.00 Actual Fee \$16
164	Commercial Ground Mounted Solar 251+ KW Permit each KW		1200+\$5/kw	\$2.50	State Law Caps each KW over 250 to \$5.00 Actual Fee \$16
165	Battery Storage				
166	1st Battery Plan Review		\$175.00	\$95.00	
167	Each Additional Battery		\$0.00	\$32.00	
168	1st Battery Permit		\$272.44	\$357.00	
169	Each Additional Battery		\$0.00	\$44.00	
170	Battery Storage with Solar Installation Plan Review		None, only pay solar fee.	\$126.00	
171	Battery Storage with Solar Installation Permit		None, only pay solar fee.	\$44.00	
172	Temporary Electrical Prior to FInal		\$692.00	\$223.00	
173	Temporary Power Poles		\$522.00	\$223.00	
174	Each Span Pole		Included above	\$14.00	
175	FIXTURE COUNTS				To be used only when flat or valuation fee is not applicable.
176	Receptacles, Switches, Fixtures and Outlets				
177	Each receptacle, switch, fixture, or outlet, lights		\$3.10	\$5.00	
178	Residential Appliance-For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall air conditions; space heater; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP)	Fixed Fee	\$15.49	\$7.00	
179	Non-Residential Appliance-For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA) in rating, including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment.	Fixed Fee	\$15.49	\$7.00	
180	Power Apparatus				
181	Power Apparatus: Up To 1 HP, kW, Or kVA		\$15.49	\$7.00	
182	Power Apparatus: 1- 10 HP, kW, Or kVA		\$42.35	\$24.00	
183	Power Apparatus: 11 - 50 HP, kW, Or kVA		\$56.81	\$36.00	
184	Power Apparatus: 50 - 100 HP, kW, Or kVA		\$101.22	\$71.00	
185	Power Apparatus: > 100 HP, kW, Or kVA		\$101.22	\$107.00	
186	Busway and Trolley				

	A	B	C	D	E
1	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
2					
187	Busway - Plug-In Typw - Each 100 LF		\$0.00	\$7.00	
188	Trolley - Each 100 LF		\$0.00	\$7.00	
189	Signs, Outline Lighting and Marquees				
190	For signs, outline lighting systems or marquees supplied from one branch circuit		Valuation	\$36.00	
191	For additional branch circuits within the same sign, outline lighting system or marquee		Valuation	\$7.00	
192	Services (Service Change)				
193	Service Entrance - 600V or <200A	Fixed Fee	\$56.81	\$36.00	
194	Service Entrance - 600V or <1000A	Fixed Fee	\$83.66	\$71.00	
195	Service Entrance - 600V or >1000A	Fixed Fee	\$138.41	\$107.00	
196	Temporary Power Service				
197	Temporary Pedestal		\$42.35	\$36.00	
198	Temporary Distribution System		\$42.35	\$12.00	
199	Temporary Lighting		\$42.35	\$12.00	
200	Carnival or Circus				
201	Generator		\$0.00	\$24.00	
202	Generator and Electrically Driven Ride		\$0.00	\$24.00	
203	Other Rides or Displays with Electrical Lighting		\$0.00	\$7.00	
204	System of Area and Booth Lighting		\$0.00	\$7.00	
205	Motors				
206	Motor 1HP or Less	Fixed Fee	\$15.49	\$16.00	
207	Motor 1HP < 10 HP	Fixed Fee	\$42.35	\$43.00	
208	Motor 10HP <50 HP	Fixed Fee	\$56.81	\$58.00	
209	Motor 50 HP <100 HP	Fixed Fee	\$101.22	\$102.00	
210	Motor 100 HP and Up	Fixed Fee	\$101.22	\$102.00	
211	PLUMBING				
212	Plumbing Permit Processing Fee - Residential	Fixed Fee	\$161.13	\$63.00	
213	Minimum Plumbing Permit Fee-Residential	Fixed Fee	\$161.13	\$156.00	
214	Plumbing Permit Processing Fee - Commercial	Fixed Fee	\$161.13	\$84.00	
215	Minimum Plumbing Permit Fee-Commercial	Fixed Fee	\$161.13	\$156.00	
216	Processing fee simultaneously with other MEP permit	Fixed Fee	\$161.13	\$21.00	
217	Plumbing Only Plan Review Fee		Valuation	10% of Plumbing Permit Fee	
218					
219	PLUMBING FIXED FEES				
220	Gas Line	Fixed Fee	\$42.35	\$271.00	
221	Gas Re-Piping		Valuation	\$208.00	
222	Septic System - New or Replacement		Valuation	\$617.00	
223	Sewer Hook-up		Valuation	\$331.00	
224	Sewer Connection Application		\$25.00	\$25.00	
225	Sewer Repair		\$197.00	\$208.00	
226	Temporary Gas Prior to Final		\$216.00	\$223.00	
227	Tub to Walk-in Shower		\$496.00	\$420.00	
228	Water Heater	Fixed Fee	\$129.11	\$89.00	
229	Water Re-Piping		Valuation	\$208.00	
230	Water Heater - Tankless		Valuation	\$241.00	
231	FIXTURE COUNTS				To be used only when flat or valuation fee is not applicable.
232	Cesspool				
233	For each private sewage disposal system, ex: septic tank		Valuation	\$71.00	
234	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps		\$141.50	\$36.00	
235	Fixtures and Vents				
236	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$18.57	\$12.00	
237	For repair or alteration of drainage or vent piping		\$18.57	\$5.00	
238	Each Drain Piping, Drinking fountain, urinal, water piping, floor drain, washer (auto), laundry tray, kitchen sink, water closet, lavatory, shower, bath tub.		\$18.59	\$20.00	
239	Gas Piping System				
240	1-4 outlets - Per Outlet		\$42.35	\$5.00	
241	5 or More Outlets - Per Outlet		\$42.35	\$3.00	
242	House Sewer	Fixed Fee	\$42.35	\$45.00	
243	Lawn Sprinkler, Vacuum Breaker, Backflow Protection Devices				
244	Lawn Sprinkler System on any one meter, including backflow protect		Valuation	\$17.00	
245	Each Backflow Protection Device 2 inches or smaller		Valuation	\$17.00	
246	Each Backflow Protection Device over 2 inches		Valuation	\$36.00	
247	Miscellaneous		\$26.86	\$17.00	
248	Lateral Connection	Fixed Fee	\$141.51	\$143.00	
249	Leach System	Fixed Fee	\$59.91	\$65.00	
250	Sewers, Disposal Systems and Interceptors				
251	For each residential building sewer and each trailer park sewer		Valuation	\$36.00	
252	Rainwater systems - per drain (inside building)		Valuation	\$12.00	
253	Sewage Disposal	Fixed Fee	\$101.22	\$103.00	
254	Water Piping and Water Heater				
255	For installation, alteration, or repair of water piping or water-treating equipment, or both		\$18.59	\$5.00	
256	For each water heater including vent		\$18.59	\$17.00	

	A	B	C	D	E
1	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
2					
257	MECHANICAL				
258	Mechanical Permit Processing Fee - Residential	Fixed Fee	\$161.13	\$63.00	
259	Minimum Mechanical Permit Fee-Residential	Fixed Fee	\$161.13	\$156.00	
260	Mechanical Permit Processing Fee - Commercial	Fixed Fee	\$161.13	\$84.00	
261	Minimum Mechanical Permit Fee-Commercial	Fixed Fee	\$161.13	\$156.00	
262	Processing fee simultaneously with other MEP permit	Fixed Fee	\$161.13	\$21.00	
	Mechanical Only Plan Review Fee		Valuation	10% of Mechanical Permit Fee	
263					
264					
265	MECHANICAL FIXED FEES				
266	Furnace - Floor	Fixed Fee	\$42.35	\$89.00	
267	Furnace - Wall	Fixed Fee	\$42.35	\$268.00	
268	Fireplace	Fixed Fee	\$28.92	\$104.00	
269	HVAC Change-Out - Commercial - First Unit		\$154.94	\$223.00	
270	HVAC Change-Out - Commercial - Each Additional Unit		\$0.00	\$45.00	
271	HVAC Change-Out - Residential		\$154.94	\$134.00	
272	Incinerator - Domestic		Valuation	\$134.00	
273	Incinerator - Commercial/Industrial		Valuation	\$325.00	
274	Vent System- Hood	Each	\$42.35	\$12.00	
275	FIXTURE COUNTS				To be used only when flat or valuation fee is not applicable.
276	Air Handling Unit				
277	Up to 10,000 CFM	Fixed Fee	\$28.92	\$12.00	
278	Over 10,000 CFM	Fixed Fee	\$28.92	\$24.00	
279	Appliance Vent	Fixed Fee	\$28.92	\$7.00	
280	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.				
281	Boiler, Compressor, Absorption System				
282	Up to 3 HP/100,000 btu/h		\$0.00	\$17.00	
283	Over 3 HP/ 100,000 btu/h		\$0.00	\$29.00	
284	Ductwork	Fixed Fee	\$42.35	\$43.00	
285	Evaporative Cooler		\$0.00	\$12.00	
286	Forced Heating System	Fixed Fee	\$42.35	\$43.00	
287	Furnace				
288	Up to 100,000 btu/h		\$42.35	\$17.00	
289	Over 100,000 btu/h		\$42.35	\$24.00	
290	For the installation or relocation of each floor furnace, including vent.		\$42.35	\$17.00	
291	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.		\$42.35	\$17.00	
292	Misc. Equipment	Fixed Fee	\$28.92	\$12.00	
293	Repairs or Additions				
294	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code.		Valuation	\$17.00	
295	Ventilation and Exhaust				
296	For each ventilation fan connected to a single duct	Each	\$15.49	\$7.00	
297	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	Each	\$15.49	\$12.00	
298	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.		\$15.49	\$12.00	

APPENDIX D – FIRE PREVENTION FEE DETAIL

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2				ACTIVITY SERVICE COST ANALYSIS															
		CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services		Estimated Average Processing & Plan Check Time Per Activity (hours)		Estimated Average Inspection Time Per Activity (hours)		Estimated Average Total Time Per Activity (hours)		Fully Burdened Hourly Rate		Cost of Service Per Activity		Full Cost Fire Plan Check Fee		Full Cost Fire Inspection Fee		Current Fee	
3		Description																	
4																			
5		* Proposed Fee Structure	[4]																
6		NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS																	
7		Residential and Multifamily Residential Uses - (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)																	
8		Square Footage:																	
9		0 - 2,000 sq. ft.	[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95		\$149.97		\$149.97			
10		2,001 - 5,000 sq. ft.	[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94		\$188.00		\$187.00			
11		5,001 - 10,000 sq. ft.	[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92		\$224.96		\$224.96			
12		10,001 - 25,000 sq. ft.	[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
13		25,001 - 50,000 sq. ft.	[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87		\$374.94		\$374.94			
14		50,001 or > to be charged by a sq. ft. multiplier	[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84		\$449.92		\$449.92			
15		Hazardous Use - (All newly constructed or added space for hazardous use occupancies classified as CBC Group H.)																	
16		Square Footage:																	
17		0 - 2,000 sq. ft.	[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94		\$188.00		\$187.47			
18		2,001 - 5,000 sq. ft.	[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
19		5,001 - 10,000 sq. ft.	[5]	2.75	+	2.75	=	5.50	x	\$149.97	=	\$824.86		\$413.00		\$412.43			
20		10,001 - 25,000 sq. ft.	[5]	3.50	+	3.50	=	7.00	x	\$149.97	=	\$1,049.82		\$524.91		\$524.91			
21		25,001 - 50,000 sq. ft.	[5]	4.25	+	4.25	=	8.50	x	\$149.97	=	\$1,274.78		\$638.00		\$637.39			
22		50,001 or > to be charged by a sq. ft. multiplier	[5]	5.00	+	5.00	=	10.00	x	\$149.97	=	\$1,499.74		\$749.87		\$749.87			
23		Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, I, M, S, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)																	
24		Square Footage:																	
25		0 - 2,000 sq. ft.	[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95		\$149.97		\$149.97			
26		2,001 - 5,000 sq. ft.	[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94		\$188.00		\$187.47			
27		5,001 - 10,000 sq. ft.	[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92		\$224.96		\$224.96			
28		10,001 - 25,000 sq. ft.	[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
29		25,001 - 50,000 sq. ft.	[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87		\$374.94		\$374.94			
30		50,001 or > to be charged by a sq. ft. multiplier	[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84		\$449.92		\$449.92			
31		Tenant Improvement - (Remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, I, M, R, S, or other commercial occupancies not specifically addressed elsewhere.)																	
32		Square Footage:	[5]																
33		0 - 2,000 sq. ft.	[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95		\$149.97		\$149.97			
34		2,001 - 5,000 sq. ft.	[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94		\$188.00		\$187.47			
35		5,001 - 10,000 sq. ft.	[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92		\$224.96		\$224.96			
36		10,001 - 25,000 sq. ft.	[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
37		25,001 - 50,000 sq. ft.	[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87		\$374.94		\$374.94			
38		50,001 or > to be charged by a sq. ft. multiplier	[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84		\$449.92		\$449.92			

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2	ACTIVITY SERVICE COST ANALYSIS																	
	CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services																	
			Estimated Average Processing & Plan Check Time Per Activity (hours)	Estimated Average Inspection Time Per Activity (hours)	Estimated Average Total Time Per Activity (hours)	Fully Burdened Hourly Rate	Cost of Service Per Activity	Full Cost Fire Plan Check Fee	Full Cost Fire Inspection Fee	Current Fee								
3	Description																	
4																		
39	Tenant Improvement - Hazardous Use (Remodeled space for non-																	
40	residential occupancies classified as CBC Group H.																	
41	Square Footage:																	
42		[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
43		[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92	\$224.96	\$224.96					
44		[5]	2.25	+	2.25	=	4.50	x	\$149.97	=	\$674.88	\$338.00	\$337.44					
45		[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84	\$449.92	\$449.92					
46		[5]	3.75	+	3.75	=	7.50	x	\$149.97	=	\$1,124.81	\$563.00	\$562.40					
47		[5]	4.50	+	4.50	=	9.00	x	\$149.97	=	\$1,349.77	\$674.88	\$674.88					
48											\$0.00	\$0.00						
49			2.00	+	1.00	=	3.00	x	\$149.97	=	\$449.92	\$299.95	\$149.97					
50			4.00	+	0.00	=	4.00	x	\$149.97	=	\$599.90	\$599.90	\$0.00					
51			1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97	\$149.97	\$0.00					
52			1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
53			1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97	\$149.97	\$0.00					
54			0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97	\$0.00	\$149.97					
55	TOTAL: NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS																	
56																		
57	Fire Sprinklers																	
58		[5,9]	3.50	+		=	3.50	x	\$149.97	=	\$524.91	\$524.91	\$0.00	\$518.52				
59		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50	\$326.40				
60		[5,9]	1.50	+		=	1.50	x	\$149.97	=	\$224.96	\$224.96	\$0.00					
61		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50					
62		[5,9]	2.50	+		=	2.50	x	\$149.97	=	\$374.94	\$374.94	\$0.00					
63		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50					
64		[5,9]	1.25	+		=	1.25	x	\$149.97	=	\$187.47	\$187.47	\$0.00					
65		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50					
66											\$0.00	\$0.00						
67	Alarms																	
68		[5,9]	3.50	+		=	3.50	x	\$149.97	=	\$524.91	\$524.91	\$0.00					
69		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50					
70		[5,9]	2.50	+		=	2.50	x	\$149.97	=	\$374.94	\$374.94	\$0.00					
71		[5]		+	0.05	=	0.05	x	\$149.97	=	\$7.50	\$0.00	\$7.50					
72			1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
73	Water Systems																	
74		[5,6,8]	1.50	+	2.00	=	3.50	x	\$149.97	=	\$524.91	\$224.96	\$299.95					
75		[5]	3.00	+	2.50	=	5.50	x	\$149.97	=	\$824.86	\$449.92	\$374.94					
76			1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92	\$224.96	\$224.96					
77			1.50	+	3.00	=	4.50	x	\$149.97	=	\$674.88	\$224.96	\$449.92					
78			1.50	+	2.00	=	3.50	x	\$149.97	=	\$524.91	\$224.96	\$299.95					
79																		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2	ACTIVITY SERVICE COST ANALYSIS																		
3	CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services			Estimated Average Processing & Plan Check Time Per Activity (hours)		Estimated Average Inspection Time Per Activity (hours)		Estimated Average Total Time Per Activity (hours)		Fully Burdened Hourly Rate		Cost of Service Per Activity		Full Cost Fire Plan Check Fee		Full Cost Fire Inspection Fee		Current Fee	
4	Description																		
80	Other Systems																		
81		Special Extinguishing System (e.g. FM-200, Halon, Dry Chem, Spray mist, inert gases)	[5]	2.75	+	1.50	=	4.25	x	\$149.97	=	\$637.39		\$412.43		\$224.96			
82		Hood and Duct Extinguishing System	[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92		\$224.96		\$224.96			
83		Special Equipment (Oven, Dust, and Battery, etc.)	[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
84		Solar Photovoltaic Systems (Residential)	[5,12]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97		\$149.97		\$0.00			
85		Solar Photovoltaic Systems (Commercial)	[5,12]	2.00	+	1.00	=	3.00	x	\$149.97	=	\$449.92		\$299.95		\$149.97			
86		Refrigeration System < 500 lb.	[5]	3.00	+	1.50	=	4.50	x	\$149.97	=	\$674.88		\$449.92		\$224.96			
87		Refrigeration System ≥ 500 lb.	[5,10]	5.00	+	3.00	=	8.00	x	\$149.97	=	\$1,199.79		\$749.87		\$449.92			
88		Spray Booth	[5]	1.50	+	1.00	=	2.50	x	\$149.97	=	\$374.94		\$224.96		\$149.97			
89		Gas Systems (Med Gas, Industrial Gas, LPG)	[5]	3.00	+	2.00	=	5.00	x	\$149.97	=	\$749.87		\$449.92		\$299.95			
90		Emergency Responder Radio Coverage	[5]	4.00	+	4.00	=	8.00	x	\$149.97	=	\$1,199.79		\$599.90		\$599.90			
91		Generator/ Cell Site	[5]	1.00		1.50	=	2.50	x	\$149.97	=	\$374.94		\$149.97		\$224.96			
92														\$0.00		\$0.00			
93	Haz-Mat																		
94		Chem Class < 10 Chemicals	[5]	1.50	+	1.00	=	2.50	x	\$149.97	=	\$374.94		\$224.96		\$149.97			
95		Chem Class 10 - 25 Chemicals	[5]	2.50	+	1.50	=	4.00	x	\$149.97	=	\$599.90		\$374.94		\$224.96			
96		Chem Class 26 - 100 Chemicals	[5]	4.00	+	2.50	=	6.50	x	\$149.97	=	\$974.83		\$599.90		\$374.94			
97		Chem Class ≥100 Chemicals	[5]	5.50	+	3.50	=	9.00	x	\$149.97	=	\$1,349.77		\$824.86		\$524.91			
98																			
99	High Pile Storage																		
100		High Pile Storage up to 12,000 sq. ft.	[5,9]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90		\$299.95		\$299.95			
101		High Pile Storage 12,001 - 50,000 sq. ft.	[5,9]	4.00	+	4.00	=	8.00	x	\$149.97	=	\$1,199.79		\$599.90		\$599.90			
102		High Pile Storage 50,001 - 100,000 sq. ft.	[5,9]	6.00	+	6.00	=	12.00	x	\$149.97	=	\$1,799.69		\$899.84		\$899.84			
103		High Pile Storage > 100,000 sq. ft.	[5,9]	8.00	+	8.00	=	16.00	x	\$149.97	=	\$2,399.58		\$1,199.79		\$1,199.79			
104																			
105	Access and Water Supply																		
106		Access and Water Supply only	[5]	1.00	+	2.00	=	3.00	x	\$149.97	=	\$449.92		\$149.97		\$299.95			
107																			
108	Tanks																		
109		Underground Storage Tanks (per tank)		2.25		0.75	=	3.00	x	\$149.97	=	\$449.92		\$338.00		\$112.48			
110		Aboveground Storage Tanks (per tank)		2.25		0.75	=	3.00	x	\$149.97	=	\$449.92		\$338.00		\$112.48			
111		Alterations to gas stations (no tank alterations)		1.50		1.00	=	2.50	x	\$149.97	=	\$374.94		\$224.96		\$149.97			
112																			
113	Smoke Control																		
114		Smoke Control - Rationale Analysis and Plan Review		7.00	+	6.00	=	13.00	x	\$149.97	=	\$1,949.66		\$1,049.82		\$899.84			
115														\$0.00		\$0.00			
116																			
117	ANNUAL FIRE CODE PERMITS (CFC OPERATIONAL PERMITS)																		
118		Aerosol Products Level 2 & 3		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
119		Open Flame and/ or Candles in Assembly Occupancies		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
120		Carnivals and Fairs		0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92			
121		Cellulose Nitrate		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
122		Combustible Fibers		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2	ACTIVITY SERVICE COST ANALYSIS																		
3	CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services			Estimated Average Processing & Plan Check Time Per Activity (hours)		Estimated Average Inspection Time Per Activity (hours)		Estimated Average Total Time Per Activity (hours)		Fully Burdened Hourly Rate		Cost of Service Per Activity		Full Cost Fire Plan Check Fee		Full Cost Fire Inspection Fee		Current Fee	
4	Description																		
123		Combustible Materials		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
124		Compressed Gases		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
125		Cryogenic Fluids		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
126		Dispensing of Flammable/Combustible liquids into a vehicle		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
127		Dry Cleaning Plants																	
128		1-2 units		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
129		> 2 units		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
130		Combustible Dust Producing & Operations		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
131		Covered and Uncovered Mall Buildings		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
132		Explosives		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
133		Fire Standby (per hour)		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
134		Storage of Fireworks		0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95			
135		Fireworks Display		0.00	+	6.00	=	6.00	x	\$149.97	=	\$899.84		\$0.00		\$899.84			
136		Flammable/Combustible Liquids Inside ≥60 Gal.		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
137		Flammable/Combustible Liquids Inside <60 Gal.		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
138		Flammable/Combustible Liquid Outside/Aboveground tank (per tank)		0.00	+	0.75	=	0.75	x	\$149.97	=	\$112.48		\$0.00		\$112.48			
139		Flammable/Combustible Liquid Underground Tanks (per tank)		0.00	+	0.75	=	0.75	x	\$149.97	=	\$112.48		\$0.00		\$112.48			
140		Hazardous Materials		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
141		High-Piled Combustible Stock																	
142		<12,000 sq. ft.		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
143		12,000 - 100,000 sq. ft.		0.00	+	2.50	=	2.50	x	\$149.97	=	\$374.94		\$0.00		\$374.94			
144		>100,000 sq. ft.		0.00	+	4.00	=	4.00	x	\$149.97	=	\$599.90		\$0.00		\$599.90			
145		Hydrant/Control Valve Flow Test		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
146		Industrial Ovens/Drying		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
147		Liquefied Petroleum Gases		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
148		Liquid or Gas Filled Vehicles in Assemblies		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
149		Miscellaneous Combustible Storage		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
150		Motor Vehicle Repair		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
151		Outside Storage of Tires		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
152		Places of Assembly		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
153		Pyrotechnical Special Effects		0.00	+	4.00	=	4.00	x	\$149.97	=	\$599.90		\$0.00		\$599.90			
154		Spray Booths/ Dipping Operations		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
155		Special Event w/ tents and/or canopies >400 sq. ft.		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
156		Special Event without tents and/or canopies		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
157		Welding and Cutting		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
158		Special Amusement Buildings		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
159		Hazardous Production Materials		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
160		Lumber yards and woodworking plants		0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95			
161		Magnesium		0.00	+	0.50	=	0.50	x	\$149.97	=	\$74.99		\$0.00		\$74.99			
162		Refrigeration Equipment																	
163		<500 lbs.		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
164		≥500 lbs.		0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95			
165																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
2	ACTIVITY SERVICE COST ANALYSIS																			
3	CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services			Estimated Average Processing & Plan Check Time Per Activity (hours)		Estimated Average Inspection Time Per Activity (hours)		Estimated Average Total Time Per Activity (hours)		Fully Burdened Hourly Rate		Cost of Service Per Activity		Full Cost Fire Plan Check Fee		Full Cost Fire Inspection Fee		Current Fee		
4	Description																			
166	FIRE AND LIFE SAFETY INSPECTIONS																			
167																				
168	A-1 occupancies: Assembly uses, usually with fixed seating, intended for the production and viewing of performing arts or motion pictures <20,000 sq. ft.			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
169	A-1 occupancies: Assembly uses, usually with fixed seating, intended for the production and viewing of performing arts or motion pictures ≥20,000 sq. ft.			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
170	A-2 occupancies: Assembly uses intended for food and/or drink consumption with occupant load of 50-150			0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97				
171	A-2 occupancies: Assembly uses intended for food and/or drink consumption with occupant load of more than 151			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
172	A-3 occupancies: Assembly uses intended for worship, recreation or amusement and other assembly occupancies not classified as A-1,A-2,A-4, and A-5 occupancies <20,000 sq. ft.			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
173	A-3 occupancies: Assembly uses intended for worship, recreation or amusement and other assembly occupancies not classified as A-1,A-2,A-4, and A-5 occupancies ≥20,000 sq. ft.			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
174	A-4 occupancies: Assembly uses intended for viewing of indoor sporting events and activities with spectator seating <20,000 sq. ft.			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
175	A-4 occupancies: Assembly uses intended for viewing of indoor sporting events and activities with spectator seating ≥20,000 sq. ft.			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
176	A-5 occupancies: Assembly uses intended for participation in or viewing outdoor activities			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
177	E Occupancy																			
178	< 10,000 sq. ft.			0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96				
179	≥ 10,000 sq. ft.			0.00	+	4.00	=	4.00	x	\$149.97	=	\$599.90		\$0.00		\$599.90				
180	B,F,M or S Occupancies < 3,600 Square Feet			0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97				
181	B,F,M or S Occupancies 3,601 - 50,000 Square Feet			0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95				
182	B,F,M or S Occupancies 50,001 - 350,000 sq. ft.			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
183	B,F,M or S Occupancies > 350,000 sq. ft.			0.00	+	6.00	=	6.00	x	\$149.97	=	\$899.84		\$0.00		\$899.84				
184	H Occupancy			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
185	High-Rise 75' or more			0.00	+	6.00	=	6.00	x	\$149.97	=	\$899.84		\$0.00		\$899.84				
186	R-1 Occupancy (i.e. hotels, motels)																			
187	<25 units			0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92				
188	26-50 units			0.00	+	3.75	=	3.75	x	\$149.97	=	\$562.40		\$0.00		\$562.40				
189	51-75 units			0.00	+	4.50	=	4.50	x	\$149.97	=	\$674.88		\$0.00		\$674.88				
190	76-100 units			0.00	+	5.25	=	5.25	x	\$149.97	=	\$787.36		\$0.00		\$787.36				
191	>100 units			0.00	+	6.00	=	6.00	x	\$149.97	=	\$899.84		\$0.00		\$899.84				
192	R-2 Occupancy (i.e. Res Permanent 3+) per unit			0.00	+	0.25	=	0.25	x	\$149.97	=	\$37.49		\$0.00		\$37.49				
193	Care Facility Residential State Licensed - 6 or less Pre-inspection fee			0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97				
194	Care Facility Commercial 0-50 State Licensed			0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2				ACTIVITY SERVICE COST ANALYSIS															
		CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services		Estimated Average Processing & Plan Check Time Per Activity (hours)		Estimated Average Inspection Time Per Activity (hours)		Estimated Average Total Time Per Activity (hours)		Fully Burdened Hourly Rate		Cost of Service Per Activity		Full Cost Fire Plan Check Fee		Full Cost Fire Inspection Fee		Current Fee	
3		Description																	
4																			
195		Care Facility Commercial 51-99 State Licensed		0.00	+	2.50	=	2.50	x	\$149.97	=	\$374.94		\$0.00		\$374.94			
196		Care Facility Commercial 100-150 State Licensed		0.00	+	3.00	=	3.00	x	\$149.97	=	\$449.92		\$0.00		\$449.92			
197		Care Facility Commercial ≥ 151 State Licensed		0.00	+	4.00	=	4.00	x	\$149.97	=	\$599.90		\$0.00		\$599.90			
198		Day Care Facilities Residential 8-14 fire clearance		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
199		Day Care Facilities Commercial 0-50		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
200		Day Care Facilities Commercial 51-100		0.00	+	1.50	=	1.50	x	\$149.97	=	\$224.96		\$0.00		\$224.96			
201		Day Care Facilities Commercial 101-150		0.00		2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95			
202		Day Care Facilities Commercial >150		0.00		2.50	=	2.50	x	\$149.97	=	\$374.94		\$0.00		\$374.94			
203		2nd Re-Inspection (after initial and first re-inspection)		0.00		1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
204		2nd Re-Inspection Penalty (Penalty of \$150 + reinspection fee \$150 [3])												\$0.00		\$300.00			
205		3rd + Re-inspection Penalty (Penalty of \$250 + reinspection fee \$15 [3])												\$0.00		\$400.00			
206		Vegetation																	
207		Hazard Reduction Inspection, per inspection	[2]	0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
208		Hazard Reduction Abatement Administrative Fee		0.00	+	2.00	=	2.00	x	\$149.97	=	\$299.95		\$0.00		\$299.95			
209		Hazard Reduction Abatement Cost Recovery		0.00	+	0.25	=	0.25	x	\$149.97	=	\$37.49		\$0.00		\$37.49			
210																			
211		Hourly Rates																	
212		Inspection/Reinspection		0.00	+	1.00	=	1.00	x	\$149.97	=	\$149.97		\$0.00		\$149.97			
213		Plan Review		1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97		\$149.97		\$0.00			
214		Engine Company (3 person crew)		3.00	+	1.00	=	4.00	x		=	\$0.00		\$0.00		\$0.00			
215		Truck Company (4 person crew)		4.00	+	1.00	=	5.00	x		=	\$0.00		\$0.00		\$0.00			
		Consultant Fire Plan Review												\$0.00					
216																			
217																			
218																			
219																			
220		SUPPORT TO PLANNING																	
221		Annexation Process and Environmental Review, Deposit	[5]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97		\$149.97		\$0.00			
222		Conditional Use Permit	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92		\$449.92		\$0.00			
223		Conditional Use Permit: Admin & Existing Structure	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95		\$299.95		\$0.00			
224		Conditional Use Permit: Amended CUP/Substantial Conformance	[5]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97		\$149.97		\$0.00			
225		Custom Home Review	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95		\$299.95		\$0.00			
226		Development Agreement, Deposit	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92		\$449.92		\$0.00			
227		Development Agreement Amendment, Deposit	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95		\$299.95		\$0.00			
228		Environmental Review	[5]																
229		EIR Report Preparation, Deposit	[5]	0.00	+	0.00	=	0.00	x	\$149.97	=	\$0.00		\$0.00		\$0.00			

For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division. Additionally, the City will pass-through to the applicant any direct costs incurred from the use of external service providers if required to process the specific application plus Citywide Overhead % of the total cost for administrative staff time.

actual
consultant
cost + 20%
admin fee

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
2				ACTIVITY SERVICE COST ANALYSIS															
		CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services		Estimated Average Processing & Plan Check Time Per Activity (hours)															
3			Description		Estimated Average Inspection Time Per Activity (hours)														
4				Estimated Average Total Time Per Activity (hours)															
				Fully Burdened Hourly Rate															
				Cost of Service Per Activity															
				Full Cost Fire Plan Check Fee															
				Full Cost Fire Inspection Fee															
				Current Fee															
230		Extension of Time	[5]	0.00	+	0.00	=	0.00	x	\$149.97	=	\$0.00	\$0.00	\$0.00	\$0.00				
231		General Plan Amendment, Deposit	[5]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97	\$149.97	\$0.00					
232		Home Occupation Permit	[5]	0.00	+	0.00	=	0.00	x	\$149.97	=	\$0.00	\$0.00	\$0.00					
233		Phasing Map	[5]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97	\$149.97	\$0.00					
234		Plot Plan	[5]																
235		With hearing	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
236		Without hearing (notice)	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
237		Without hearing (no notice)	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
238		Amended plot plan/substantial conformance	[5]	1.00	+	0.00	=	1.00	x	\$149.97	=	\$149.97	\$149.97	\$0.00					
239		Administrative (Includes second units)	[5]	0.00	+	0.00	=	0.00	x	\$149.97	=	\$0.00	\$0.00	\$0.00					
240		Pre-application Review	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
241		Specific Plan, Deposit	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95	\$299.95	\$0.00					
242		Specific Plan Amendment, Deposit	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95	\$299.95	\$0.00					
243		Subdivision Sales Office (Trailer) and Model Home Complexes-Tem	[5]	0.00	+	0.00	=	0.00	x	\$149.97	=	\$0.00	\$0.00	\$0.00					
244		Temporary Use Permits	[5]																
245		Minor	[5]	2.00	+	0.00	=	2.00	x	\$149.97	=	\$299.95	\$299.95	\$0.00					
246		Major	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
247		Tentative Parcel Map	[5]																
248		Residential	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
249		Commercial	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
250		Tentative Tract or Condo Map	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
251		Tentative Tract or Parcel Map Revised	[5]	3.00	+	0.00	=	3.00	x	\$149.97	=	\$449.92	\$449.92	\$0.00					
252																			
253		Notes																	
254		[1] Fees driven by State statute																	
		[2] This fee will be assessed to all parcels defined as open space land and where legally permitted. Any fees associated with failure to comply and fire department ordered abated land will be pursued separately from this inspection fee. This fee will be collected as part of the annual property tax bill through the County of Riverside.																	
255																			
256		[3] Placeholder for Master Fee Schedule (MFS); not included in cost analysis																	
257		[4] All development related fees for plan review includes 2 Plan Checks																	
258		[5] Source document from client "Copy of MV Fee Model 7 14 15 Fire COS Input.xlsx"																	
259		[6] Current fee includes 4 connections; proposed fee is per connection																	
260		[7] Fire does not review																	
261		[8] Current fee is for up to 4 connections																	
262		[9] Current fee has a range; used lowest end of range																	
263		[10] Current fee is per system																	
264		[11] Annual revenues are projected using the plan check volume data																	
		[12] CA Govt. Code SS 66015 limits Res. \$500 maximum; Comm. \$1,000																	
265		Maximum; Building Permit fees set at maximums																	

APPENDIX E – ANIMAL LICENSE FEE DETAIL

ANIMAL CARE		
Beaumont	Current Fee	Proposed Fee
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00
Banning		
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00
Calimesa		
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00

Shelter Fees - Determined by Ramona Humane Society

APPENDIX F – LESIURE & CULTURAL SERVICES FEE DETAIL

**CITY OF BEAUMONT
 DETAIL OF RECREATION SERVICES
 FISCAL YEAR 2022-23**

SERVICE	DIRECT COSTS	CITY/DEPT ADMIN	FACILITY MAINT	TOTAL	REVENUES
Youth Sports	\$35,569	\$47,662		\$83,231	
Recreation Classes	\$49,958	\$74,929		\$124,887	
Senior Classes	\$40,826	\$62,310		\$103,136	
Senior Programs	\$85,767	\$125,699		\$211,466	
Facility Management	\$46,397	\$65,445		\$111,842	
Facility Maintenance			\$181,980	\$181,980	
	\$258,517	\$376,045	\$181,980	\$816,542	\$18,750
Recreation Program Cost Recovery	7.3%	3.0%	2.3%	2.3%	

RENTALS	DIRECT COSTS	CITY/DEPT ADMIN	FACILITY MAINT	TOTAL	REVENUES	COST RECOVERY
Facility Rentals	\$89,489	\$131,691		\$221,180	\$128,520	58.1%
Ballfield Rentals	\$48,788	\$71,299	\$497,282	\$617,369	\$2,500	0.4%
	\$138,277	\$202,990	\$497,282	\$838,549	\$131,020	15.6%

DIRECT COSTS ARE DIRECT PART TIME AND FULL TIME SALARIES, BENEFITS, AND OTHER OPERATING EXPENSES

Contact Information



Eric Johnson
President
Tel 714-992-9027
eric@revenuecost.com



Chu Thai
Vice President
Tel 714-992-9024
chu@revenuecost.com

Company Information



Revenue & Cost Specialists
1519 E Chapman Ave, Ste C
Fullerton, CA 92831
Tel (714) 992-9020
www.revenuecost.com

Comprehensive User Fee Study

City of Beaumont

September 20, 2022



➤ **Revenue & Cost Specialists founded in 1980**

California's premier experts in user fee, cost allocation and impact fee studies

➤ **Small professional company thriving from referrals, references and repeat business**

➤ **All Partners are former City employees**

Knows what staff need and willing to provide it



*Over 135 years of knowledge in cost recovery models and fee studies.
Served over 250 public agencies*

User Fees

Identifiable user and cost for service

Development & construction fees

Finance/Utility services

Recreation

Rent/Use

Identifiable user and rent/use fee set by market

Facility rental

Park entry

Use of city property

Fines

Identifiable user and fine/citation to change behavior

Parking citation

Unpermitted construction

Code violations

Cost Allocation Plan

 ~~Impact Fees, In-Lieu Fees, Utility Rates, Grants, Taxes~~

WHAT HAVE WE DONE?



Finance Department

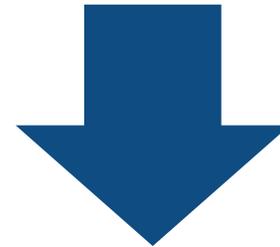
Police Services

City Manager's Office

City Budget

Planning Department

Public Works Department



Fire Services

Business Orientation

Conditional Use Permit Building Permit Traffic Accident Report
New Utility Account Driveway Permit/Inspection Final Map False Alarm Response

(2) Identified Cost of Services to Customers

(3) Matched Revenues to Costs

THOROUGH PROCESS



12/yr Conditional Use Permit ✓
- Project Planner (20 hrs), CD Director (2 hrs)



4/yr Home Occupation Permit ✓
- Project Planner (.5 hrs)

20/yr New Business Application ✓
- Accounting Tech (.25 hrs)

Service &
Spent

1/yr Wireless Telecom ADD
- Contract Engineer (2.0 hrs)

l fee services
staff times

umber of units

28/yr Payroll Processing ✓
- Accounting Specialist (6.0 hrs/PY Batch)

% of City Services

head,
rly Rate &
ices

n budget
department
(ation Plan)

B



Establish Service & Time Spent

- Identify all fee services
 - Allocate staff times
- Estimate number of units
- *Allocate 100% of City Services*

A



**Calculate Overhead,
Fully Allocated Hourly Rate &
Cost for Services**

- Allocate line item budget
- Identify citywide and department overheads (Cost Allocation Plan)

D

C

B

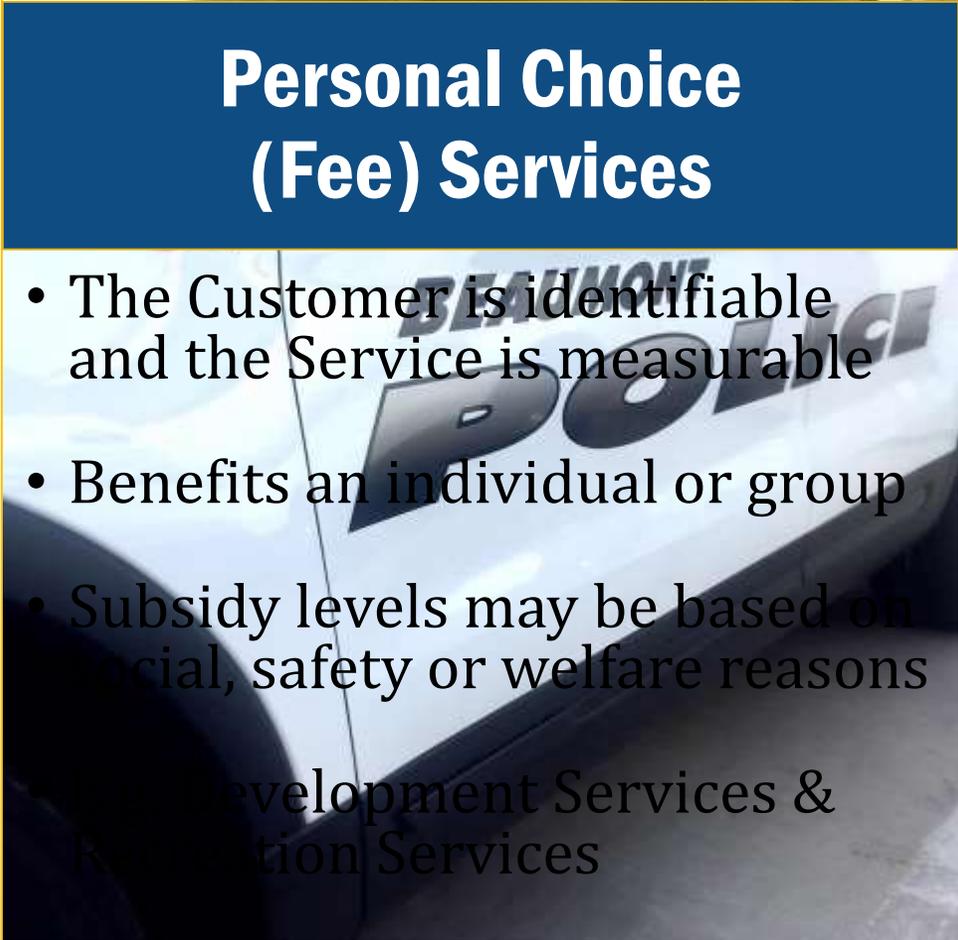
A

TAX vs FEE

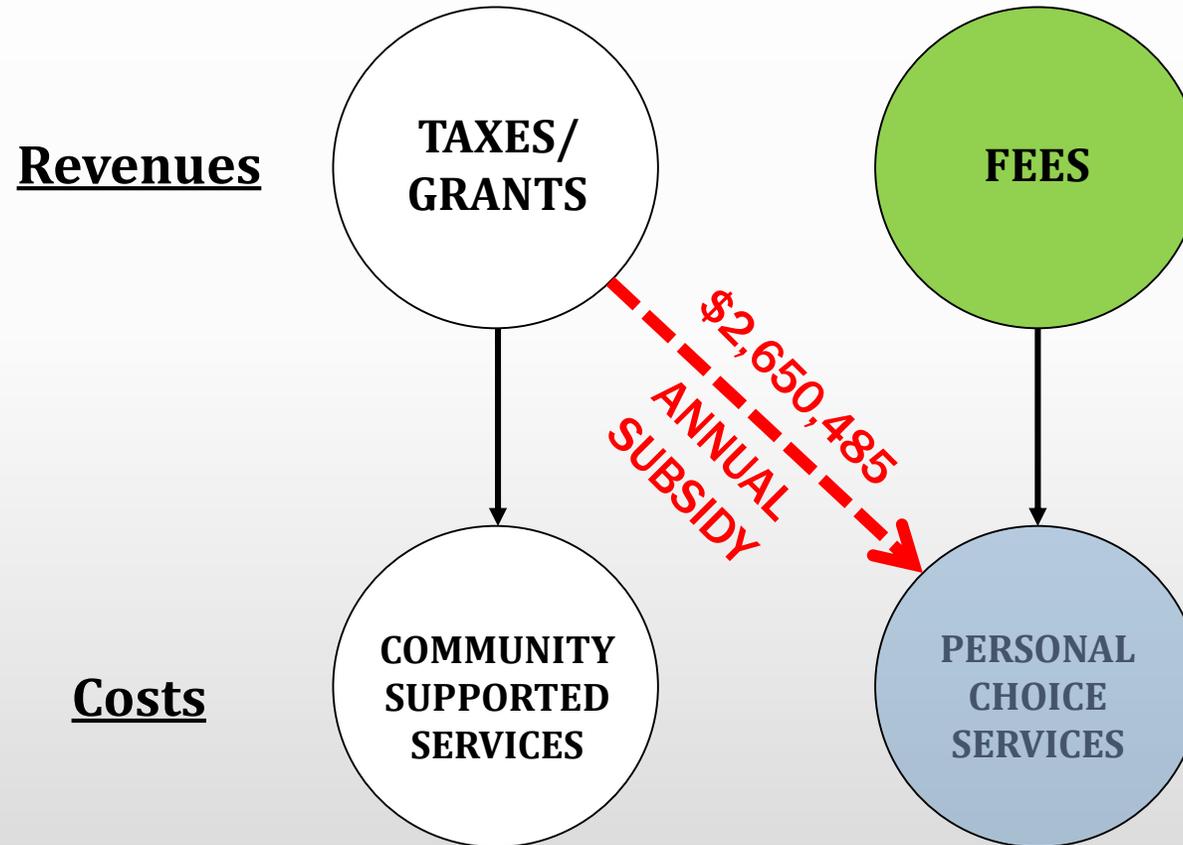
Community Support (Tax) Services

- Typically benefits community as a whole
- 100% supported by tax dollars
 - ✓ E.g. Public safety, street maintenance, tree maintenance and code enforcement

Personal Choice (Fee) Services

- 
- The Customer is identifiable and the Service is measurable
 - Benefits an individual or group
 - Subsidy levels may be based on social, safety or welfare reasons
 - Development Services & Recreation Services

ANNUAL SUBSIDY



POSSIBLE COST RECOVERY

SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
				ACTUAL (6)	SUGGEST (7)	
[S-001 to S-106] COMMUNITY DEVELOPMENT	\$3,804,984	\$4,036,726	(\$231,742)	94.3%	VAR.	\$255,550
[S-107 to S-153] PUBLIC SAFETY	\$376,296	\$1,082,598	(\$706,302)	34.8%	VAR.	\$234,850
[S-154 to S-156] LEISURE & CULTURAL	\$149,770	\$1,655,091	(\$1,505,321)	9.0%	VAR.	\$0
[S-157 to S-162] ENTERPRISE	\$0	\$44,734	(\$44,734)	0.0%	VAR.	\$44,700
[S-163 to S-171] ADMINISTRATIVE	\$85,789	\$248,175	(\$162,386)	34.6%	VAR.	\$167,200
	\$4,416,839	\$7,067,324	(\$2,650,485)	62.5%		\$702,300

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CHAPTER IV (page 27-35)

TABLE 1 - COMMUNITY DEVELOPMENT SERVICES

REF # (1)	SERVICE (2)	TOTAL FEE REVENUE (3)	TOTAL SERVICE COST (4)	TOTAL PROFIT/ (SUBSIDY) (5)	PCT. RECOVERY FROM FEES		POSSIBLE NEW REVENUE (8)
					ACTUAL (6)	SUGGEST (7)	
S-001	CONDITIONAL USE PERMIT	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-002	CONDITIONAL USE PERMIT AMENDMENT	\$0	\$2,713	(\$2,713)	0.0%	100%	\$0 (a)
S-003	FINDINGS OF PUBLIC CONV/NECESSITY	\$0	\$2,006	(\$2,006)	0.0%	100%	\$0 (a)
S-004	CUP TIME EXTENSION	\$829	\$1,968	(\$1,139)	42.1%	100%	\$0 (a)
S-005	LARGE GROUP HOME CUP	\$1,118	\$3,729	(\$2,611)	30.0%	100%	\$0 (a)
S-006	GENERAL PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-007	ZONING ORDINANCE TEXT CHANGE	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-008	SPECIFIC PLAN	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-009	SPECIFIC PLAN AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-010	SPEC PLAN CONFORMITY DETERMINATION	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-011	ANNEXATION	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-012	PLAN OF SERVICES	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-013	DEVELOPMENT AGREEMENT	N/A	N/A	N/A	N/A	100%	\$0 (b)
S-014	DEVELOPMENT AGREEMENT ANNUAL REVIEW	\$3,027	\$2,165	\$862	139.8%	100%	\$0 (a)
S-015	DEVELOPMENT AGREEMENT AMENDMENT	N/A	N/A	N/A	N/A	100%	\$0 (b)



Schedule of fiscal impact by each fee



APPENDIX A – FEE COMPARISON



Item 7.

CITY OF BEAUMONT FEE COMPARISON REPORT FY 2021/22	
REF #: S-001	TITLE: CONDITIONAL USE PERMIT
<u>CURRENT FEE</u> Stand-alone - \$2,038.94 deposit	<u>RECOMMENDED FEE</u> \$5,000 deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
REF #: S-002	TITLE: CONDITIONAL USE PERMIT AMENDMENT
<u>CURRENT FEE</u> None	<u>RECOMMENDED FEE</u> \$2,715 per application
REF #: S-003	TITLE: FINDINGS OF PUBLIC CONV/NECESSITY
<u>CURRENT FEE</u> None	<u>RECOMMENDED FEE</u> \$2,005 per application
REF #: S-004	TITLE: CUP TIME EXTENSION
<u>CURRENT FEE</u> \$829.42 per application	<u>RECOMMENDED FEE</u> \$1,970 per application
REF #: S-005	TITLE: LARGE GROUP HOME CUP
<u>CURRENT FEE</u> \$1,117.60 per application	<u>RECOMMENDED FEE</u> \$3,730 per application



APPENDIX B – FEE DETAILS

CITY OF BEAUMONT REVENUE AND COST SUMMARY WORKSHEET FY 2021/22			
SERVICE LARGE GROUP HOME CUP		REFERENCE NO. S-005	
PRIMARY DEPARTMENT PLANNING	UNIT OF SERVICE APPLICATION	SERVICE REQUIREMENT	
DESCRIPTION OF SERVICE Review of a request for a Group Home for compliance with City codes and standards.			
CURRENT FEE STRUCTURE \$1,117.50 per application.			
REVENUE AND COST COMPARISON			
UNIT REVENUE:	\$1,118.00	TOTAL REVENUE:	\$1,118
UNIT COST:	\$3,729.00	TOTAL COST:	\$3,729
UNIT PROFIT (SUBSIDY):	\$(2,611.00)	TOTAL PROFIT (SUBSIDY):	\$(2,611)
TOTAL UNITS:	1	PCT. COST RECOVERY:	29.96%
SUGGESTED FEE FOR COST RECOVERY OF: 100%			
\$3,730 per application.			

September 5, 2022

CITY OF BEAUMONT COST DETAIL WORKSHEET FY 2021/22						
SERVICE LARGE GROUP HOME CUP					REFERENCE NO. S-005	
NOTE Unit Costs are an Average of Total Units					TOTAL UNITS 1	
DEPARTMENT	POSITION	TYPE	SH/LTIME	UNIT COST	AMOUNT	TOTAL COST
ADMIN	CUST SVCS COORD LR		0.25	\$40.00	1	\$20
PUBLIC WORKS	ASST DIR/PRINR ENGRNR		2.80	\$37,640	1	\$37,640
PUBLIC WORKS	PW DRN/CITY ENGRNR		0.80	\$147,200	1	\$147,200
PLANNING	ASST/ASSOC PLANNER		2.75	\$418.45	1	\$1,151
PLANNING	COMM DEV DIR/DEPUTY CM		2.25	\$885.96	1	\$1,967
PLANNING	PLANNING MANAGER		8.00	\$2,877.12	1	\$22,877
TYPE SUBTOTAL			15.75	\$3,729.01		\$3,729
TOTALS			15.75	\$3,729.01		\$3,729

September 5, 2022



APPENDIX C – BUILDING FEES

Appendix C - Building & Safety Fee Detail

Item	Service Name	Fee Description	Current Fee	Proposed Fee	Comments
1	Permit Processing				
2	Residential Permit Processing	Fixed	Included in Permit Fee	\$12.00	
3	Commercial/Industrial Permit Processing	Fixed	Included in Permit Fee	\$64.00	
4	Minimum Permit Fee - Residential		Included in Permit Fee	\$155.00	
5	Minimum Permit Fee - Commercial		Included in Permit Fee	\$287.00	
6	Inspection				
7	First Check or Permit	Fixed Fee	\$1.45	\$1.78.00	
8	Second Check or Permit	Fixed Fee	\$1.45	\$1.78.00	
9	Manufacture and Mobile Home Permits (MHP)	Fixed Fee per sq. ft.	\$1.20/100	Fixed Fee per sq. ft.	\$1.45
10	Inspections				
11	Additional Inspections - Commercial	Hourly Rate	\$218.91	\$225.00	
12	Additional Inspections - Residential	Hourly Rate	\$118.95	\$117.00	
13	Other Items or Inspections (e.g. HAZ, Minimum)	Hourly Rate	\$144.80	Hourly Rate	
14	For Specialized Fees	Fixed Fee	\$218.91	\$1.20.00	
15	Building Department Fee - In Field	Fixed Fee	\$218.91	Building Permit Fee	
16	Plan Review				
17	Plan Check 1st and Subsequent Review - Outside Consultant	Hourly Rate	\$218.91	Hourly Rate	
18	Plan Check 1st and Subsequent Review - In House	Hourly Rate	\$218.91	\$147.00	
19	Expedited Plan Review	Hourly Rate	\$218.91	100% of Standard Plan Check Fee	
20	Assemblable Items				
21	Accessory Structures - Residential	Valuation		\$527.00	
22	Accessory Structures - Commercial	Valuation		\$1,000.00	
23	Accessory Structures - City Standard	Valuation		\$312.00	
24	Accessory Structures - State Standard	Valuation		\$438.00	
25	Deck Wall				
26	Standard up to 4' Height - City Standard	Valuation		\$178.00	
27	Each Additional 1.00 LF over 50 LF	Valuation		\$38.00	
28	Non-Standard up to 4' Height - City Standard	Valuation		\$457.00	
29	Each Additional 1.00 LF over 50 LF	Valuation		\$47.00	
30	Non-Standard - City and previous Deck & Support	Valuation		\$179.00	
31	Each Additional 1.00 LF over 50 LF	Valuation		\$47.00	
32	Non-Standard - City Standard	Valuation		\$478.00	
33	Each Additional 1.00 LF over 50 LF	Valuation		\$47.00	
34	Non-Standard up to 4' Height - City Standard	Valuation		\$479.00	
35	Each Additional 1.00 LF over 50 LF	Valuation		\$47.00	
36	Non-Standard - City and previous Deck & Support	Valuation		\$800.00	
37	Each Additional 1.00 LF over 50 LF	Valuation		\$47.00	
38	Wall/Door/Window/Door				
39	Each	Valuation		\$770.00	
40	Modification	Valuation		\$411.00	
41	Commercial Head & Park	Valuation		\$1,400.00	
42	Construction Tables	Valuation		\$250.00	
43	For Direct/Indirect/Other - Residential	Valuation		\$412.00	
44	Permit Renewal - Fee To 1,000 SF	Valuation		\$132.00	
45	Each Additional 1,000 SF	Valuation		\$35.00	
46	Permit Fee	Valuation		\$480.00	
47	Permit Fee	Valuation		\$480.00	
48	Permit Fee	Valuation		\$228.00	
49	Permit Fee	Valuation		\$1,242.00	
50	Permit Fee	Valuation		\$141.00	
51	Each Additional 100 sq. ft.	Valuation		\$14.00	
52	Permit Fee	Valuation		\$264.00	
53	Permit Fee	Valuation		\$268.00	
54	Permit Fee	Valuation		\$268.00	
55	Permit Fee	Valuation		\$268.00	
56	Permit Fee	Valuation		\$268.00	
57	Permit Fee	Valuation		\$268.00	
58	Permit Fee	Valuation		\$268.00	
59	Permit Fee	Valuation		\$268.00	
60	Permit Fee	Valuation		\$268.00	
61	Permit Fee	Valuation		\$268.00	
62	Permit Fee	Valuation		\$268.00	
63	Permit Fee	Valuation		\$268.00	
64	Permit Fee	Valuation		\$268.00	
65	Permit Fee	Valuation		\$268.00	
66	Permit Fee	Valuation		\$268.00	
67	Permit Fee	Valuation		\$268.00	
68	Permit Fee	Valuation		\$268.00	
69	Permit Fee	Valuation		\$268.00	
70	Permit Fee	Valuation		\$268.00	
71	Permit Fee	Valuation		\$268.00	
72	Permit Fee	Valuation		\$268.00	
73	Permit Fee	Valuation		\$268.00	
74	Permit Fee	Valuation		\$268.00	
75	Permit Fee	Valuation		\$268.00	
76	Permit Fee	Valuation		\$268.00	
77	Permit Fee	Valuation		\$268.00	
78	Permit Fee	Valuation		\$268.00	
79	Permit Fee	Valuation		\$268.00	
80	Permit Fee	Valuation		\$268.00	
81	Permit Fee	Valuation		\$268.00	
82	Permit Fee	Valuation		\$268.00	
83	Permit Fee	Valuation		\$268.00	
84	Permit Fee	Valuation		\$268.00	
85	Permit Fee	Valuation		\$268.00	
86	Permit Fee	Valuation		\$268.00	
87	Permit Fee	Valuation		\$268.00	
88	Permit Fee	Valuation		\$268.00	
89	Permit Fee	Valuation		\$268.00	
90	Permit Fee	Valuation		\$268.00	
91	Permit Fee	Valuation		\$268.00	
92	Permit Fee	Valuation		\$268.00	
93	Permit Fee	Valuation		\$268.00	
94	Permit Fee	Valuation		\$268.00	
95	Permit Fee	Valuation		\$268.00	
96	Permit Fee	Valuation		\$268.00	
97	Permit Fee	Valuation		\$268.00	
98	Permit Fee	Valuation		\$268.00	
99	Permit Fee	Valuation		\$268.00	
100	Permit Fee	Valuation		\$268.00	

APPENDIX D – FIRE FEES

Appendix D - Fire Prevention Fee Detail

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	B	
			ACTIVITY SERVICE COST ANALYSIS																
CITY OF BEAUMONT FIRE Cost Estimation for Providing Fee Related Activities and Services			Estimated Average Processing & Plan Check Time Per Activity (hours)	Estimated Average Inspection Time Per Activity (hours)	Estimated Average Total Time Per Activity (hours)	Fully Burdened Hourly Rate	Cost of Service Per Activity	Full Cost Fire Plan Check Fee	Full Cost Fire Inspection Fee	Current Fee									
2	Description																		
4	* Proposed Fee Structure		(4)																
5	NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS																		
6	Residential and Multifamily Residential Uses - (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)																		
7	Square Footage:																		
8	0 - 2,000 sq. ft.		[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
9	2,001 - 5,000 sq. ft.		[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94	\$188.00	\$187.00					
10	5,001 - 10,000 sq. ft.		[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92	\$224.96	\$224.96					
11	10,001 - 25,000 sq. ft.		[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90	\$299.95	\$299.95					
12	25,001 - 50,000 sq. ft.		[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87	\$374.94	\$374.94					
13	50,001 or > to be charged by a sq. ft. multiplier		[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84	\$449.92	\$449.92					
14	Hazardous Use - (All newly constructed or added space for hazardous use occupancies classified as CBC Group H.)																		
15	Square Footage:																		
16	0 - 2,000 sq. ft.		[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94	\$188.00	\$187.47					
17	2,001 - 5,000 sq. ft.		[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90	\$299.95	\$299.95					
18	5,001 - 10,000 sq. ft.		[5]	2.75	+	2.75	=	5.50	x	\$149.97	=	\$824.86	\$413.00	\$412.43					
19	10,001 - 25,000 sq. ft.		[5]	3.50	+	3.50	=	7.00	x	\$149.97	=	\$1,049.82	\$524.91	\$524.91					
20	25,001 - 50,000 sq. ft.		[5]	4.25	+	4.25	=	8.50	x	\$149.97	=	\$1,274.78	\$638.00	\$637.39					
21	50,001 or > to be charged by a sq. ft. multiplier		[5]	5.00	+	5.00	=	10.00	x	\$149.97	=	\$1,499.74	\$749.87	\$749.87					
22	Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, I, M, S, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)																		
23	Square Footage:																		
24	0 - 2,000 sq. ft.		[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
25	2,001 - 5,000 sq. ft.		[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94	\$188.00	\$187.47					
26	5,001 - 10,000 sq. ft.		[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92	\$224.96	\$224.96					
27	10,001 - 25,000 sq. ft.		[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90	\$299.95	\$299.95					
28	25,001 - 50,000 sq. ft.		[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87	\$374.94	\$374.94					
29	50,001 or > to be charged by a sq. ft. multiplier		[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84	\$449.92	\$449.92					
30	Tenant Improvement - (Remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, I, M, R, S, or other commercial occupancies not specifically addressed elsewhere.)																		
31	Square Footage:																		
32	0 - 2,000 sq. ft.		[5]	1.00	+	1.00	=	2.00	x	\$149.97	=	\$299.95	\$149.97	\$149.97					
33	2,001 - 5,000 sq. ft.		[5]	1.25	+	1.25	=	2.50	x	\$149.97	=	\$374.94	\$188.00	\$187.47					
34	5,001 - 10,000 sq. ft.		[5]	1.50	+	1.50	=	3.00	x	\$149.97	=	\$449.92	\$224.96	\$224.96					
35	10,001 - 25,000 sq. ft.		[5]	2.00	+	2.00	=	4.00	x	\$149.97	=	\$599.90	\$299.95	\$299.95					
36	25,001 - 50,000 sq. ft.		[5]	2.50	+	2.50	=	5.00	x	\$149.97	=	\$749.87	\$374.94	\$374.94					
37	50,001 or > to be charged by a sq. ft. multiplier		[5]	3.00	+	3.00	=	6.00	x	\$149.97	=	\$899.84	\$449.92	\$449.92					



APPENDIX E – ANIMAL CONTROL FEES



Item 7.

Appendix E - Animal License Fee Detail

ANIMAL CARE		
Beaumont	Current Fee	Proposed Fee
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00
Banning		
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00
Calimesa		
1 Year License Altered	\$25.00	\$25.00
2 Year License Altered	\$40.00	\$40.00
3 Year License Altered	\$55.00	\$55.00
1 Year Unaltered	\$100.00	\$100.00
Late License Fee	\$25.00	\$25.00
Replacement Tag	\$25.00	\$25.00

Shelter Fees - Determined by Ramona Humane Society



APPENDIX F – RECREATION SUMMARY



Item 7.

Appendix E - Leisure & Cultural Services Fee Detail

CITY OF BEAUMONT DETAIL OF RECREATION SERVICES FISCAL YEAR 2022-23

SERVICE	DIRECT COSTS	CITY/DEPT ADMIN	FACILITY MAINT	TOTAL	REVENUES
Youth Sports	\$35,569	\$47,662		\$83,231	
Recreation Classes	\$49,958	\$74,929		\$124,887	
Senior Classes	\$40,826	\$62,310		\$103,136	
Senior Programs	\$85,767	\$125,699		\$211,466	
Facility Management	\$46,397	\$65,445		\$111,842	
Facility Maintenance			\$181,980	\$181,980	
	\$258,517	\$376,045	\$181,980	\$816,542	\$18,750
Recreation Program Cost Recovery	7.3%	3.0%	2.3%	2.3%	

RENTALS	DIRECT COSTS	CITY/DEPT ADMIN	FACILITY MAINT	TOTAL	REVENUES	COST RECOVERY
Facility Rentals	\$89,489	\$131,691		\$221,180	\$128,520	58.1%
Ballfield Rentals	\$48,788	\$71,295	\$497,282	\$617,365	\$2,500	0.4%
	\$138,277	\$202,986	\$497,282	\$838,545	\$131,020	15.6%

DIRECT COSTS ARE DIRECT PART TIME AND FULL TIME SALARIES, BENEFITS, AND OTHER OPERATING EXPENSES

FINAL TAX SUBSIDY DECISION

The Project Goal is to identify the full costs for the various services

RCS and City Staff have made fee recommendations for every service

City Council decides which services should be charged the full costs and which services are subsidized with tax dollars

Questions?



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President
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Chu Thai
Vice-President
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(714) 992-9024



Staff Report

TO: City Council

FROM: Christina Taylor, Deputy City Manager

DATE: September 20, 2022

SUBJECT: **Public Hearing and Consideration of the Sixth Cycle Housing Element Update (2021-2029), an Addendum to the General Plan Program Environmental Impact Report (PEIR), a Focused Update to the Safety Element of the General Plan, Amendments to the Land Use Element of the General Plan as Required for Consistency with the Updated Housing Element, Zone Changes Required to Implement the Housing Element and Adoption of an Accessory Dwelling Unit Ordinance**

Background and Analysis:

Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of their General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of their communities, establish an action plan, and report on progress toward meeting their goals. Most local jurisdictions in the SCAG Region, including the City of Beaumont are currently updating their Housing Elements for the upcoming 2021-2029 planning period.

Staff along with Lisa Wise Consulting has prepared a draft Housing Element for public review and City Council approval. The Housing Element Update was presented at Planning Commission on August 23, 2022. Public comment was taken and discussion held. The Commission voted 4-0 to forward a recommendation of approval of the Housing Element and associated documents to the City Council.

Update Process: The preparation of a Housing Element is driven by specific statutory requirements under State law. Pursuant to California Government Code Sections 65580-65589.8, all local jurisdictions in California are required to update the Housing Element of their General Plans every eight years. An adopted Housing Element must then be submitted to HCD to certify that the document meets all requirements under state law.

The City of Beaumont has made a draft Housing Element available for public review consistent with Assembly Bill (AB) 215 (2021), which requires local governments to make the first draft available for public comment for at least 30 days and take at least ten additional business days to consider and incorporate public comments into the draft revision before submitting to HCD. HCD has reviewed the draft and provided written findings. After receiving comments back from HCD, staff and the consulting team prepared a second draft for consideration by the Planning Commission and City Council.

Facilitating Public Participation: In preparing the 2021-2029 Housing Element, staff's goal was to facilitate meaningful public participation from all segments of the community, particularly those with special housing needs. The current draft of the Housing Element has been informed by the public engagement process so far, as summarized below.

Staff conducted outreach in 2021 through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public outreach meetings, as well as hosted public Planning Commission and City Council meetings to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, directly contacted representatives from all economic segments of the community, and provided broad notifications through various communication outlets. A general public meeting was held on March 18, 2021, on July 20, 2021 at City Council, and on August 10, 2021, at Planning Commission. Outreach summaries and materials are included in Appendix E of the Housing Element Update.

Draft Housing Element:

Under State law, a Housing Element must contain several mandatory components, as summarized below.

Review of Previous Housing Element

Review of the previous Housing Element provided an evaluation of the results of the goals, policies, and programs which were adopted in the last cycle. The evaluation compares projected outcomes with actual achieved results. Although the City did make progress toward meeting the required housing allocation during the 5th Cycle, staff found there were several programs that were implemented, partially and there were also several programs which were not successful.

Housing Needs Assessment

An analysis of the existing and projected housing needs of the community provided a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considered local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. This analysis guides the programs which are established to help facilitate housing development across all income and demographic categories.

The City’s 6th Cycle RHNA allocation is 4,210 residential units broken down into 4 different categories. This inventory identifies properties which can readily be used for housing development to meet this goal over the next 8 years.

Table II-2: 6th Cycle RHNA

Area/Income	Beaumont		Riverside County		SCAG	
	Number	Percent	Number	Percent	Number	Percent
Total	4,210	100%	167,351	100%	1,341,827	100%
Very Low¹	1,229	29.2%	41,995	25.1%	351,796	26.2%
Low	721	17.1%	26,473	15.8%	206,807	15.4%
Moderate	723	17.2%	29,167	17.4%	223,957	16.7%
Above Moderate	1,537	36.5%	69,716	41.7%	559,267	41.7%
¹ The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 614 extremely low-income units).						
<i>Source: SCAG, City of Beaumont, LWC</i>						

The Housing Needs Assessment is included as Appendix A to the Housing Element Update.

Inventory of Adequate Sites

The inventory listing of adequate sites that are suitably zoned and available within the planning period to meet the City’s fair share of regional housing needs across all income levels is a critical component of the Housing Element. The City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and has identified potential parcels for rezoning to address this shortfall (see Table B-9 for specific parcels and Section IV,

Housing Plan, Program 1 for more details).

Table III-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

The complete Sites Inventory and Methodology is included as Appendix B to the Housing Element Update.

Housing Resources

This section identifies resources to support the development, preservation, and rehabilitation of housing throughout the City. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall. These sites will be rezoned as part of the Housing Element Update approval process.

There are a number of resources (other than land) including regional, State and Federal financial assistance programs identified in the Housing Element.

Housing Constraints

The constraints section contains an assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.). As part of this update, programs have been established to reduce or eliminate constraints to housing production.

The Housing Constraints section is included as Appendix C to the Housing Element.

Housing Plan

This section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of

implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA). There are 38 programs identified in the Housing Element which will be implemented over the course of the 8-year RHNA Cycle.

Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Staff and the consultant worked to ensure the Housing Element complies with all State and Federal laws. The Affirmatively Furthering Fair Housing (AFFH) section including assessments and actions is included as Appendix F to the Housing Element Update.

Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City has identified and is proposing a rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre. The State requires the zone change to be completed by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table IV-1: Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	-	4.2	83
419170034	SSMU	Vacant	-	1.0	20
419170035	SSMU	Vacant	-	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	-	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

The General Plan Land Use Element Update section below describes the proposed changes in more detail.

General Plan Land Use Element Update

The Land Use Element is a guide for the City's future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City's General Plan Land Use Map.

To accommodate the rezone program identified by the Housing Element update, the Land Use Element would be revised with the following amendments:

- The existing Downtown Mixed Use (DMU) designation in Table 3. 3 would be modified to identify that DMU properties located within the Higher Density Overlay are allowed a density of 20-30 du/acre.
- The existing Sixth Street Mixed Use (SSMU), Sixth Street Mixed Use Residential (SSMU-R), and Downtown Residential Multi Family (DMF) land use designations in the Extended Sixth Street section of Chapter 11 would be modified to identify SSMU, SSMU-R, and DMF properties within the Higher Density Overlay are allowed a density of 20-30 du/acre.

General Plan Safety Element Update

The Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development.

The Safety Element also addresses crime prevention, police and fire protection, and emergency preparedness and response. Recent State legislation requires certain changes to a Safety Element when the municipality undergoes an update to the Housing Element. The Safety Element would be revised to be consistent with the State legislation through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.

General Plan PEIR Addendum and CEQA Compliance

The City has prepared an analysis to the General Plan Program Environmental Impact Report to analyze the potential environmental impacts of the Housing Element Update and whether the environmental impacts of the Housing Element were adequately addressed in the Beaumont General Plan Update EIR (SCH# 2018031022) certified in November 2020. The evaluation indicated that the Housing Element Update will not result in impacts beyond what was previously analyzed in the General Plan EIR or require mitigation measures not included previously because the project does not have new or substantially more severe significant environmental impacts. As permitted by State California Environmental Quality Act (CEQA) Guidelines Sections 15164(e) and 15168(c), an addendum to the General Plan EIR was prepared.

Fiscal Impact:

The cost to prepare the Housing Element Update and associated documents was fully funded through SB2 and LEAP Grants through the State of California.

Recommended Action:

Hold a public hearing; and

Adopt an Addendum to the General Plan Program Environmental Impact Report (PEIR);

Adopt the updated Housing Element;

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, California, Certifying an Addendum to the General Plan EIR and Adopting the 2021-2029 Housing Element of the General Plan;"

Adopt the updated Safety Element;

Adopt the Land Use Element amendments;

Waive the full reading and adopt by title only, "A Resolution of the City Council of Beaumont, California, Adopting Amendments to the Safety Element and the

Land Use Element of the General Plan as Part of the 2021-2029 Housing Element Update;”

Adopt the associated Zoning Code Amendments;

Waive the full reading and approve the first reading by title only, “An Ordinance of the City of Beaumont, California, Amending Chapter 17 ‘Zoning’ of the Beaumont Municipal Code for Implementation of the State Mandated Housing Element Update;”

Waive the full reading and approve the first reading by title only, “An Ordinance of the City Council of the City of Beaumont, California, Adding Chapter 17.15 ‘Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)’ to the Beaumont Municipal Code;”

Adopt a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan;

Adopt the addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013.

Attachments:

- A. Addendum to General Plan PEIR
- B. Housing Element Update
- C. Resolution Adopting the Housing Element Update and General Plan Update
- D. Safety Element Update
- E. Land Use Element Update
- F. Resolution Adopting the Safety Element Update and Land Use Element
- G. Summary of Zoning Overlays and Zoning Amendments
- H. Ordinance Adopting Zoning Code Changes
- I. Accessory Dwelling Unit Code Changes
- J. Ordinance Adopting ADUs and JADUs
- K. Proof of Publication
- L. Housing Element Update Presentation



City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

prepared by

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223
Contact: Christina Taylor, Deputy City Manager

prepared with the assistance of

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1980 Orange Tree Lane, Suite 105
Redlands, California 92374

July 2022

City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

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RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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1 Introduction and Project Summary

1. Project Title

City of Beaumont Housing Element and Safety Element Updates

2. Lead Agency Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

3. Contact Person and Phone Number

Christina Taylor, Deputy City Manager
(951) 572-3212

4. Project Location

The City of Beaumont (City) encompasses approximately 30 square miles and is located in the San Geronio Pass Region of western Riverside County, approximately 26 miles east of the City of Riverside. U.S. Interstate-10 (I-10) corridor runs east-west through the city. Surrounding locations include the City of Calimesa to the northwest, the unincorporated village of Cherry Valley to the north, and the City of Banning to the east. The Housing Element and Safety Element Updates planning boundaries coincide with the City's limits, depicted in Figure 1.

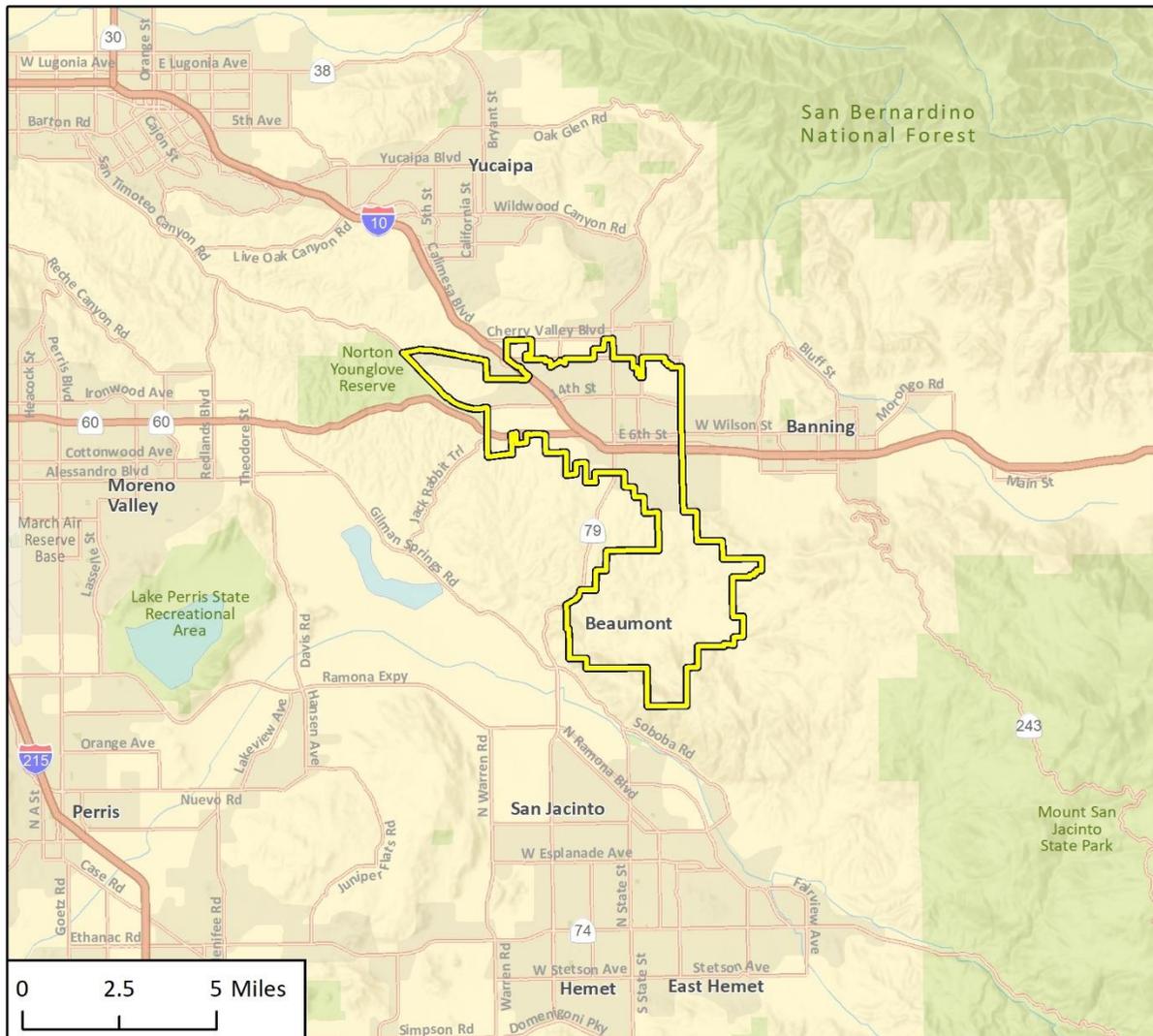
5. Project Sponsor's Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

6. Project Description

The project consists of a comprehensive update to the City of Beaumont Housing Element, a focused update to the Safety Element, and amendments to the Land Use Element as required for consistency with the updated Housing Element (herein referred to as "Housing Element and Safety Element Updates" or "project"). The City's General Plan underwent extensive environmental review in the form of a Program Environmental Impact Report (PEIR), which was certified in 2020. The PEIR for the Beaumont General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was prepared.

Figure 1 Regional Project Location, Planning Boundaries



Imagery provided by Esri and its licensors © 2021.

 Project Location

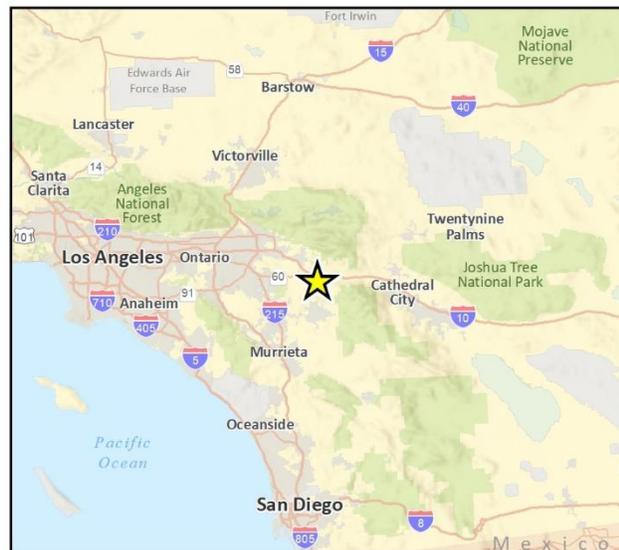


Fig 1 Regional Location

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.11). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Beaumont Housing Element is being updated as part of the State's 6th cycle of Regional Housing Needs Assessment (RHNA) allocation. For Beaumont, the planning period runs from October 15, 2021, through October 15, 2029.

The project would bring the City's Housing Element and Safety Element into compliance with State legislation passed since the publication of the previous (5th Cycle) Housing Element (approved in 2014). The Housing Element Update includes a housing sites inventory that demonstrates how the City plans to meet its 6th cycle RHNA allocation. The Land Use Element would be updated to reflect the rezone of specific sites included in the Housing Element sites inventory to accommodate residential use.

The Housing Element and Safety Element Updates will not, in and of itself, result in environmental impacts as it does not propose any specific development. Rather, it establishes objectives, policies, and zoning designations designed to guide future development as the City works to achieve State-mandated housing and safety goals. Future development will require project-specific developmental review as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted policies/standards and it must incorporate applicable mitigation measures and alternatives developed in the City of Beaumont General Plan PEIR (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the City of Beaumont General Plan PEIR (the General Plan PEIR and this Addendum), the lead agency must prepare additional CEQA documentation.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of the Housing Element update, Safety Element update, and Land Use Element amendments. No physical development is addressed or evaluated. This Addendum Evaluation is intended to demonstrate consistency of these updates and amendments with the existing City of Beaumont General Plan PEIR to satisfy the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element, Land Use Element, and Safety Element, as policy and programs documents, includes impacts not addressed or analyzed as significant effects in the City of Beaumont General Plan PEIR.

7. Discretionary Action

Implementation of the project would require the following discretionary actions by the City of Beaumont Planning Commission/City Council:

- Approval of an Addendum to the General Plan Program Environmental Impact Report (PEIR)
- Approval of the updated Housing Element
- Approval of the updated Safety Element

- Approval of the Land Use Element amendments
- Approval of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

8. Prior Environmental Document(s)

City of Beaumont, Program Environmental Impact Report, Beaumont General Plan (General Plan PEIR). State Clearinghouse Number 2018031022 adopted October 2020.

9. Location of Prior Environmental Document(s)

City of Beaumont, Planning Department website:
<https://www.beaumontca.gov/121/General-Plan>

2 Project Context

The Housing Element, Land Use Element, and Safety Element are three of the eight General Plan elements the State mandates in Government Code Section 65302.

City of Beaumont General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The Beaumont General Plan, adopted in December 2020, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 20-year period (2020 to 2040). A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. Beaumont's General Plan includes the following elements:

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

Beaumont General Plan 2040 PEIR

The Beaumont General Plan 2040 PEIR (herein called the General Plan PEIR) addressed the potential environmental effects of the planned buildout of the City of Beaumont through the year 2040 and concluded that implementation of the General Plan would result levels of environmental impacts as

detailed in Table 1. Mitigation measures were incorporated into the General Plan PEIR to reduce potential impacts from project development under the General Plan.

Table 1 Summary of Areas of Potential Impact under the Beaumont General Plan PEIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan PEIR
Aesthetics	Less than Significant	None
Agriculture and Forestry Resources	Less than Significant	AG-1 – AG-2
Air Quality	Significant and Unavoidable	AQ-1
Biological Resources	Less than Significant	BIO-1- BIO-3
Cultural Resources	Less than Significant	None
Energy	Less than significant	None
Greenhouse Gas Emissions	Significant and Unavoidable	GHG-1
Geology and Soils	Less than Significant	None
Hazards and Hazardous Materials	Less than Significant	None
Tribal Cultural Resources	Less than Significant	None
Hydrology and Flood/Water Quality	Less than Significant	None
Land Use and Planning	Less than Significant	None
Mineral Resources	Less than Significant	None
Noise	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Population and Housing	Less than Significant	None
Public Services	Less than Significant	None
Recreation	Less than Significant	None
Utilities and Service Systems	Less than significant	None
Transportation	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Wildfire	Less than significant	None

City of Beaumont General Plan Assumptions

The General Plan has a year 2040 planning horizon, but it does not specify or anticipate exactly when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation in the General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in General Plan PEIR in Table 5.13-J, the General Plan would result in a potential buildout total of 31,022 residential units in the City limits.

Updates to the Housing Element

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.11 set forth the specific components to be contained in a community's housing element.

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order."

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of Beaumont is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

State law requires housing elements to be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The City of Beaumont Housing Element is now being updated as part of the 6th cycle RHNA allocation, which is for the planning period from October 15, 2021 through October 15, 2029.

Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI).¹ The Southern California Association of Governments (SCAG) was tasked with allocating this regional housing need among the jurisdictions in the SCAG region, which includes Riverside County. Table 2 shows the breakdown of the RHNA for Beaumont during the 2021-2029 planning period.

Table 2 2021-2029 Regional Housing Need Allocation

Income Group	Beaumont Unit Needs	Percent of Total Units	Regional Unit Needs (Riverside County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,229	29.2	41,995	25.1
Low (> 50-80% AMI)	721	17.1	26,473	15.8
Moderate (>80-120% AMI)	723	17.2	29,167	17.4
Above Moderate (>120% AMI)	1,537	36.5	69,716	41.7
Total	4,210	100.0	167,351	100.0

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)
 Source: SCAG 2020a

The city had 52,686 households as of January 2021.² As of 2020, 87.6 percent were single-family, including 86.2 percent single-family detached units and 1.4 percent single-family attached units; multi-family dwelling units comprised 9.3 percent of the city’s housing stock; and the remaining 3.1 percent were mobile homes (SCAG 2020b).

Changes in State Law

The following items represent substantive changes to State housing law since the City’s last Housing Element was adopted and certified in 2014. The Housing Element update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)
- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

¹ The City has a RHNA allocation of 1,229 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 29.2 percent of City households earned less than 50 percent of the AMI. Among these households, 50.0 percent earned incomes below 30 percent (extremely low). Therefore, the City’s RHNA allocation of 1,229 very low-income units may be split into 614 extremely low and 615 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

² California Department of Finance 2021: <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

2021 – 2029 Housing Element

The 2021 Housing Element has the following major components:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources (Section I)
- A profile and analysis of the city’s demographics, housing characteristics, and existing and future **housing needs** (Section II and Appendix A)
- A review of **resources available** to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section III)
- A statement of the **Housing Plan** to address the city’s identified housing needs, including a formulation of housing **goals, policies, and programs**. In addition, this includes the city’s quantified objectives for the 2021-2029 planning period, by income group, based on growth estimates, past and anticipated development, and income data (Section IV)
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city’s identified needs (Appendix C)
- A review of the city’s **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element (Appendix D)

A series of appendices provide additional documentation:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goal and policies that support housing programs related to housing production, special needs housing, neighborhood quality and fair housing. The 2021 Housing Element Update goals, policies,

and programs are summarized below and referenced throughout this Addendum Evaluation as appropriate.

Goal A Facilitate the Development of Housing to Accommodate the RHNA.

POLICIES

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential site inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

PROGRAMS

Program 1 RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table 3 Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
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419170034	SSMU	Vacant	—	1.0	20
419170035	SSMU	Vacant	—	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	—	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

APN = Accessory Dwelling Unit

ac = acres

DMF = Downtown Residential Multifamily

SSMU-R = Sixth Street Mixed Use - Residential

Program 2 Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

Program 3 No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

Program 4 Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and

implement additional action to incentivize ADU production if target ADU numbers are not being met.

Program 5 Minimum Densities

The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Goal B Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households

POLICIES

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

PROGRAMS

Program 6 Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont commenting on the Authority’s draft Action Plans. In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

Program 7 First Time Buyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City’s communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 8 Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's. The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 9 Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

Program 10 Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

Program 11 Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

Program 12 Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing. In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

Program 13 Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City’s evaluation, the City will proceed with adopting an enhanced density bonus program.

Program 14 Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Program 15 Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

Program 16 Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers’ input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.
- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont’s housing needs.

Program 17 Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont. The City will take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City's website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

Goal C Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

POLICIES

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.
- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

PROGRAMS

Program 18 Mixed-Use Parking Incentives

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

Program 19 Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

Program 20 Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

Program 21 Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

Program 22 Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

Program 23 SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

Program 24 Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hookups to developments that include lower-income housing units.

Program 25 Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

Goal D Conserve and Improve the Condition of the Existing Affordable Housing Stock

POLICIES

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

PROGRAMS

Program 26 Housing Code Enforcement

The City follows the State’s Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard

housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

Program 27 Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City's community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

- Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.
- Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

Program 28 Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Goal E Promote Fair Housing Access and Opportunity

POLICIES

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).
- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

PROGRAMS

Program 29 Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside’s fair housing provider. The City will support and promote the Fair Housing Council’s existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

Program 30 Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants’ and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

Program 31 Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

Program 32 Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

Program 33 Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing

development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

Program 34 CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource (e.g., El Barrio and Town Center neighborhoods). This may result in funding for parks improvements resulting from Program 37.

Program 35 Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans and the South Coast Air Quality Management District (SCAQMD), to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

Program 36 Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.
- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

Program 37 Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood. Goal F Encourage Energy Conservation

POLICIES

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.

- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

PROGRAMS

Program 38 Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City’s Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

Meeting the RHNA

The Housing Element update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community. The Housing Element update would be submitted to the HCD for review and approval to ensure that it would adequately address the housing needs and demands of the city.

To meet the objectives of the 6th Cycle RHNA allocation and provide sufficient capacity for housing development, the Housing Element specifies sites for residential development. Site selection was conducted based on an analysis of site-specific constraints, including General Plan land use and zoning, access to utilities, location, development potential, density and whether the site is identified in a previous Housing Element. To count toward the RHNA allocation, sites must be in a land use category that meets a minimum residential density standard, have a minimum lot size, and be either vacant or not been developed to the maximum capacity allowed by the zoning category and can provide the potential for more residences on a site.

When a local jurisdiction cannot demonstrate that there are sufficient vacant or underutilized sites to adequately meet the RHNA allocation, a ‘rezoning program’ must be put into place, which would update the zoning designation for specific sites. A rezoning program ensures that there are enough sites with sufficient densities to address the housing need identified through the RHNA. In accordance with HCD’s “default density” criteria for jurisdictions located within a Metropolitan Statistical Area (MSA) with a population of more than two million such as Beaumont, 30 dwelling units per acre (du/acre) is the minimum density threshold for sites to be considered suitable for providing housing affordable to very low and low-income households.

The sites identified in the site inventory are comprised of parcels located in various areas and zones within the city. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. The City prioritizes rezoning in transit priority areas that are within 0.5-mile of public transit (i.e., high frequency bus route or trolley line) to improve walkability and reduce dependence on automobile use, consistent with the sustainability goals of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Table 4 details the residential unit capacity that would be accommodated by ADU projections, anticipated projects, and available 6th Cycle sites.

Table 4 Housing Unit Yield per Site Category

Site Category	Very Low/Low	Moderate	Above Moderate	Total
RHNA Required	1,950	723	1,537	4,210
Anticipated Accessory Dwelling Units (ADUs)	6	4	1	11
Entitled/Proposed Projects ¹	48	–	3,257	3,305
RHNA Remaining Need	1,896	719	(1,721)	N/A
Site Inventory ¹	1,847	3,889	5	5,741
Total Unit Surplus or (Shortfall)	(49)	3,170	1,726	N/A

¹ Considers net new units only.

Source: Adapted from Table III-1 of the 2021-2029 Housing Element Update

As shown in Table 4, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall.

Rezone Program

The rezone program would increase the allowable residential densities on specific sites than what is currently allowed under the existing General Plan, and therefore is the focus of this PEIR addendum. The Housing Element update identifies 16 potential sites comprising 24.1 acres for the rezoning program. Since rezoning of only 2.5 acres would be required to meet the RHNA capacity requirement, six of these sites are anticipated to be rezoned shortly after Housing Element adoption. There are ten additional sites identified by the City as potential rezone sites that the City may use to further its housing goals (called “buffer” sites). This PEIR addendum analyzes the potential impacts of the maximum density for all 16 rezone sites as the “worst case scenario” assumption, although the realistic development of each site would likely result in fewer residential units.

Table 5 shows the allowable densities, land use changes, and number of potential units for each site identified in the rezoning program. The net increase presented in this table is the maximum allowable from the permitted density range. The Housing Element update would accommodate the maximum potential development of 715 units on the 16 rezone sites, which is 192 residential units more than the maximum potential development currently allowed under the existing General Plan. The locations of the buffer sites are shown in Figure 2.

Amendments to the Land Use Element

The Land Use Element is a guide for the City’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City’s General Plan Land Use Map. To accommodate the rezone program identified by the Housing Element update, the Land Use Element would be revised with the following amendments:

- The existing Downtown Mixed Use (DMX) designation in Table 3. 3 would be modified to identify that DMX properties located within the Higher Density Overlay are allowed a density of 20-30 du/acre.
- The existing Sixth Street Mixed Use (SSMU), Sixth Street Mixed Use Residential (SSMU-R), and Downtown Residential Multi Family (DMF) land use designations in the Extended Sixth Street section of Chapter 11 would be modified to identify SSMU, SSMU-R, and DMF properties within the Higher Density Overlay are allowed a density of 20-30 du/acre.

Updates to the Safety Element

The Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. The Safety Element also addresses crime prevention, police and fire protection, and emergency preparedness and response.

Recent State legislation requires certain changes to a Safety Element when the municipality undergoes an update to the Housing Element. The Safety Element would be revised to be consistent with the State legislation through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.

Table 5 Housing Element Update Rezone Sites: Land Use Changes and Development Assumptions

Site Assessor Parcel Number (APN)	Acres	Existing Use	Existing Zoning	Existing Residential Density Range (du/acre)	Proposed Residential Density Range (du/acre)	Maximum Residential Units Under Existing General Plan	Maximum Residential Units Under Housing Element Update	Unit Difference from Existing General Plan	Unit Difference from Existing Conditions
Sites Identified in the Housing Element Update									
419170031	4.2	Vacant	SSMU	0-22	20-30	91	124	33	124
419170034	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419170035	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419160017	1.6	Vacant	SSMU	0-22	20-30	35	48	13	48
419160019	0.5	Vacant	SSMU	0-22	20-30	11	15	4	15
419160020	0.8	Vacant	SSMU	0-22	20-30	17	24	7	24
Additional Potential Rezone Sites									
419222020	1.3	Vacant	DMF	0-22	20-30	28	39	11	39
419222021	1.0	Vacant	DMF	0-22	20-30	22	30	8	30
419170016	2.6	Vacant	DMF	0-22	20-30	57	77	20	77
419170017	0.4	Vacant	DMF	0-22	20-30	8	11	3	11
419170018	0.9	Vacant	DMF	0-22	20-30	20	28	8	28
419170022	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419170027	2.8	Vacant	DMF	0-22	20-30	60	82	22	82
419160005	3.2	Vacant	DMF	0-22	20-30	71	97	26	97
419160024	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419213039	1.8	Unoccupied single- family structure	SSMU-R	0-22	20-30	39	54	15	53
Total	24.1					523	715	192	714

Du/acre = dwelling units per acre

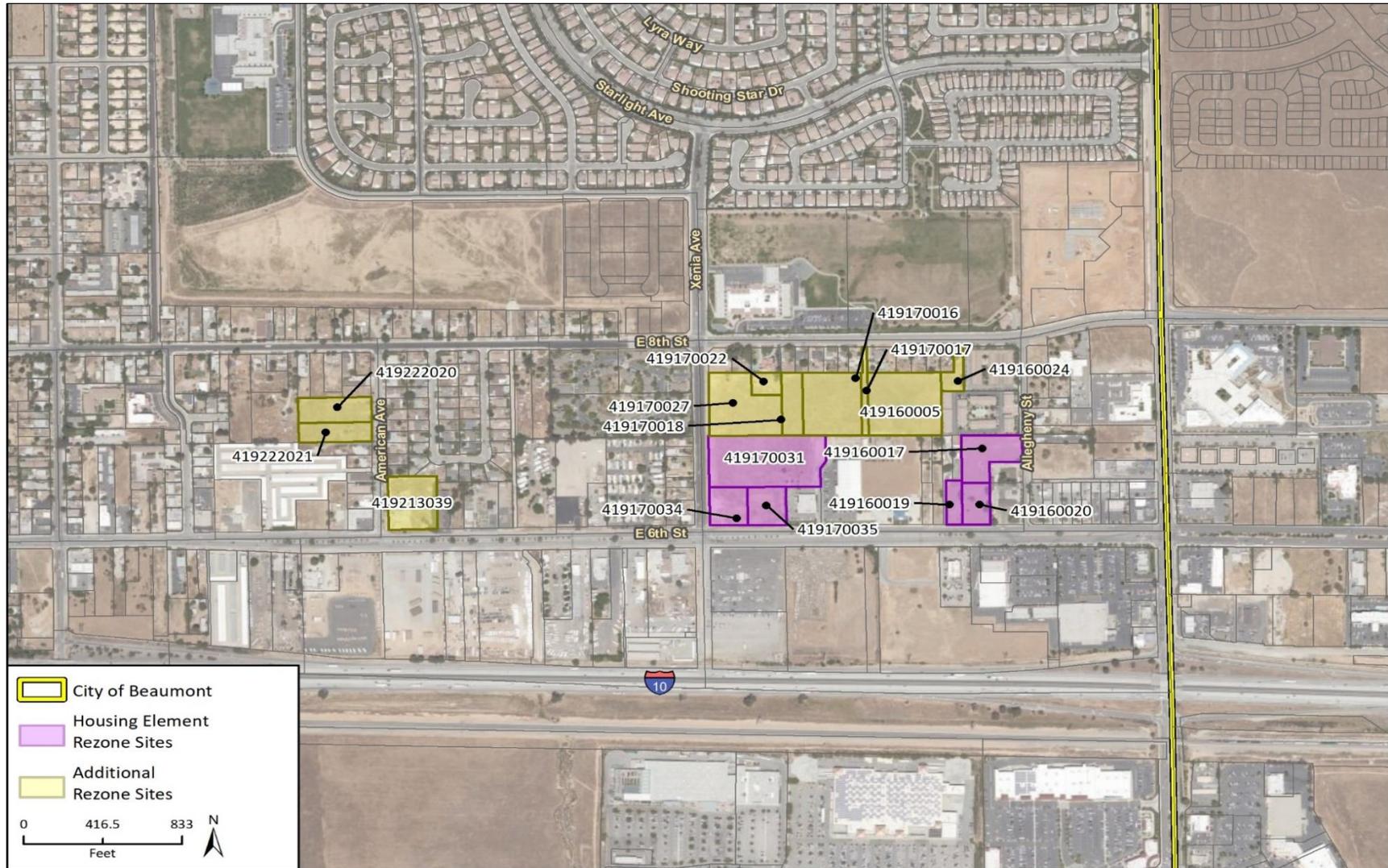
DMF = Downtown Residential Multifamily

SSMU = Sixth Street Mixed Use

SSMU-R = Sixth Street Mixed Use - Residential

Totals may not add up due to rounding.

Figure 2 Housing Element Update Rezone Sites



Imagery provided by Microsoft Bing and its licensors © 2021.
 Additional data provided by County of Riverside and City of Beaumont, 2021.

Fig. X Rezone and Potential Rezone Sites landscape

3 Overview of CEQA Guidelines §15164

California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified PEIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

The City has prepared this Addendum Evaluation, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the Beaumont General Plan PEIR. State Clearinghouse Number (September 2020, State Clearinghouse Number 2018031022). The following Addendum Evaluation details any changes in the

project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element and Safety Element Updates' policies and programs are within the scope of the Beaumont General Plan PEIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the PEIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Beaumont General Plan Update Program Environmental Impact Report (General Plan PEIR). State Clearinghouse Number 2018081039 dated December 2019.

Signature

Christina Taylor

Printed Name

Date

Deputy City Manager

Title

5 Addendum Evaluation Methodology

General Plan Consistency

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element, Land Use Element, and Safety Element are components of the General Plan, and thus, updates to these elements are consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan elements. General Plan elements are summarized below:

- The **Land Use and Community Design Element** directs the location, amount, and type of residential development in the city. It presents the desirable pattern for the ultimate development of the city and reflects the community’s evolution and changing demographics over the General Plan horizon. The Element ensures the availability of sufficient residential land at appropriate densities to meet the city’s housing needs identified in the 2021 Housing Element Update.
- The **Mobility Element** contains policies to minimize traffic volumes and speeds in residential neighborhoods, while improving connectivity to schools, parks, services, and other destinations, with an emphasis on pedestrian, bicycle and transit mobility.
- The **Economic Development and Fiscal Element** outlines the city’s economic development objectives and guides development of future employment and commercial services, both of which are critical to supporting residents. The enhancement of well-paying jobs within the city helps with accessing housing resources and reducing transportation costs and impacts.
- The **Health and Environmental Justice Element** establishes goals and objectives to reduce pollution exposure; improve air quality; and promote public facilities, food access, safe and sanitary homes, and physical activity.
- The **Community Facilities and Infrastructure Element** is an intrinsic component of all elements of the General Plan. The very same policies that further sustainable development also enhance quality-of-life and public health. The Element affects housing through policies that encourage efficient development patterns, conservation, and sustainable energy sources such as solar. Policies recommend building design and outdoor spaces to take advantage of Beaumont’s moderate climate and reduce the need for artificial cooling, heating, and lighting.
- The **Conservation and Open Space Element** establishes goals and policies to protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.
- The **Safety Element** establishes a policy framework for maintaining and improving the safety of Beaumont’s residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. This Element covers seismic, flooding, and geological hazards, hazardous waste, crime prevention, police and fire protection, and emergency preparedness and response.
- The **Noise Element** contains policies to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing mitigations when necessary.

- The **Downtown Area Plan Element** provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. This Element 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.
- The **Housing Element** seeks to accommodate housing needs for all, including low-income populations, groups with disabilities, and the homeless. The Housing Element is a standalone volume that is updated more frequently than the other elements.

PEIR Addendum Analysis

This PEIR addendum analyzes the potential impacts of the updates to the Housing Element, Land Use Element, and Safety Element programs and policies. The PEIR already considered the impacts of development under the housing element and buffer sites with current zoning regulations. Therefore, this addendum analyzes the potential impacts of the rezoning of sites which would accommodate up to 192 additional units over the maximum currently set forth in the General Plan land use designations and as analyzed in the PEIR.

According to the General Plan PEIR, buildout of the General Plan would result in a total of 31,022 housing units in the City limits by 2040. In 2021, there were 17,232 existing housing units in the City of Beaumont (DOF 2021), which means that there is a remaining capacity of 13,790 units between 2021 and 2040. The 192 additional housing units accommodated under the Housing Element Update rezone program would be considerably less than the remaining buildout capacity under the General Plan. Table 6 provides a comparison between the existing General Plan buildout capacity and the housing units anticipated under the Housing Element Update rezone program. The total number of units in the city, upon buildout of the Housing Element update rezone program, would be 17,424, which is 13,598 units below the buildout assumptions of the General Plan.

Table 6 Existing and General Plan Buildout

Forecast Category	Existing Units 2021	General Plan Buildout (City Limits)	Remaining Capacity with General Plan	Maximum Additional Units from Rezone of Sites	Existing Units Plus Rezone of Sites	Remaining Capacity after Rezone of Sites
Housing Units	17,232	31,022	13,790	192	17,424	13,598

Source: Adapted from Table III-1 of the Housing Element update, California Department of Finance 2021, General Plan PEIR Table 5.13J

Preliminary Environmental Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For

purposes of the Addendum Evaluation, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that regulate or encourage new housing development in Beaumont. Each future housing development project would be subject to developmental review to determine potential impacts specific to that project site.

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6 Addendum Evaluation

1 Aesthetics

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?			
Would adoption of the Housing Element and Safety Element Updates:								
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes	
c. 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	None	No	No	No	Yes	Yes

General Plan PEIR Aesthetics Findings

The General Plan PEIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, signage, landscaping, building setbacks, and hillside protection.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The aesthetics on these properties would not change significantly from the impacts analyzed by the General Plan PEIR. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan.

All future development aligning with the General Plan Update would undergo project-specific developmental review, including design review, to address potential impacts related to aesthetics. Development proposals would be subject to adopted policies and standards that govern visual quality, community design, scenic highways, and light and glare. The Safety Element Update would have no impact related to aesthetics.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of aesthetics is required.

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2 Agriculture and Forestry Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than Significant with Mitigation	AG-1	No	No	No	Yes	Yes	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than Significant with Mitigation	AG-2	No	No	No	Yes	Yes	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	None	No	No	No	Yes	Yes
e. 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?	Less Than Significant	None	No	No	No	Yes	Yes

General Plan PEIR Agriculture and Forestry Resources Findings

The General Plan PEIR determined that the General Plan would not result in impacts to forest land. The General Plan would potentially convert up to 50 acres of farmland to non-agricultural use, and conflict with existing zoning for agricultural use, but impacts would be less than significant with implementation of Mitigation Measures AG 1 and AG 2. Under these mitigation measures, individual project proponents are required to provide mitigation in the amount equivalent to the Acres of Converted Farmland, and the City shall revise the zoning ordinance to include produce stands in the Industrial Zoning District.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. These sites are urban infill sites and are not currently used for agricultural use, and the rezone program would not conflict with existing zoning for agricultural use. The Safety Element Update would have no impact related to agriculture and forestry resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of agriculture and forestry resources is required.

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3 Air Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant	None	No	No	No	Yes	No	Yes
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Air Quality Findings

The General Plan PEIR determined that impacts to air quality would be significant and unavoidable regarding cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, and exposure of sensitive receptors to pollutant concentrations, but would result in a less than significant impact related to conflicting with or obstructing an air quality management plan and resulting in other emissions (such as those leading to odors) that could adversely affect a substantial number of people. Mitigation Measure AQ 1, which would require a technical analysis to evaluate project-specific air quality impacts, would reduce potential impacts related to exceedance of air quality standards from criteria pollutants and from toxic air contaminants (TACs) impacting sensitive receptors, but impacts would remain significant and unavoidable. The significance of impacts to air quality resulting from specific future development projects will be evaluated on a project-by-project basis and General Plan policies as well as City standards and practices will be applied, individually or jointly, as necessary and appropriate.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. The air quality impacts on these properties would be greater than as analyzed in the General Plan PEIR but would not change significantly. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The General Plan goals and policies support reduction of air quality impacts. Mitigation Measure AQ 1 identified in the General Plan PEIR would be implemented to help reduce impacts to the greatest extent possible. This measure would remain in practice with implementation of the Housing Element and Safety Element Updates. The Safety Element Update would have no impact related to air quality.

All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality. Potential air quality-related impacts cannot be assessed in a meaningful way until a project specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to South Coast Air Quality Management District rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Beaumont.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of air quality is required.

4 Biological Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-1 BIO-2	No	No	No	Yes	Yes	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than Significant with Mitigation	BIO-2	No	No	No	Yes	Yes	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes	
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes	

General Plan PEIR Biological Resources Findings

The General Plan PEIR determined that impacts to biological resources would be less than significant with mitigation incorporated for effects to sensitive animal and plant species, sensitive natural communities, protected wetlands, and wildlife movement. Implementation of mitigation measures and compliance with the Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) would ensure that the General Plan does not conflict with any HCPs. All projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Mitigation Measures BIO-1 through BIO-3 require project-specific habitat and nesting bird assessment, and as needed, focused surveys, reports, and mitigation for impacts to riparian/riverine or sensitive habitats.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to sensitive habitat, nesting birds, and consistency with the MSHCP, as required by Mitigation Measures BIO-1 through BIO-3. Additionally, these sites are urban infill sites where development already exists throughout the area, and it is unlikely that development on these sites would result in significant impacts to sensitive natural communities, riparian areas and wetlands, or wildlife movement. The Safety Element Update would have no impact related to biological resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of biological resources is required.

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5 Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Cultural Resources Findings

The General Plan PEIR determined that impacts to historic resources would be less than significant regarding adverse changes in a historical or archaeological resource and human remains. General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code, would reduce potential impacts from development to a less than significant level.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Similar to the findings in the PEIR, any proposed development project would be assessed for potential impacts to cultural resources in accordance with General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code. All proposed development would be required to conform to federal, State, and General Plan policies and City zoning standards concerning the protection of cultural resources, including listed historic and archaeological resources. The Safety Element Update would have no impact related to cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows that impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of cultural resources is required.

6 Energy

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant	None	No	No	No	Yes	Yes	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No impact	None	No	No	No	Yes	Yes	

General Plan PEIR Energy Findings

The General Plan PEIR determined that impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and the General Plan would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations and local mandates, and there would not be a significant increase in construction based or operational energy use. Additionally, these sites are urban infill sites which would reduce per capita Vehicle Miles Traveled (VMT), and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to energy resources.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of energy is required.

7 Geology and Soils

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. 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?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	Less than significant	None	No	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	Yes	Yes
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Geology and Soils Findings

The General Plan PEIR determined that due to adherence to federal, State, and local regulations, impacts to geology and soils would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; installing septic tanks and alternative wastewater disposal systems in expansive soils; and paleontological resources.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with building safety measures and paleontological resources included in the California Code of Regulations, General Plan, and zoning ordinance, including development review for grading and construction. Additionally, these sites are urban infill sites which have already been evaluated for potential impacts related to geology, soils, and paleontological resources under the General Plan PEIR. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts associated with geology and soils, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of geology and soils is required.

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8 Greenhouse Gas Emissions

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes	
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No Impact	None	No	No	No	Yes	No	

General Plan PEIR Greenhouse Gas Emissions Findings

The General Plan PEIR determined that impacts to greenhouse gas (GHG) emissions and GHG reduction targets would be significant with implementation of the General Plan. Mitigation Measure GHG-1 set forth in the General Plan PEIR would reduce potential impacts to GHG emissions but would still result in a significant and unavoidable impact. It was determined that no impacts would occur related to the General Plan conflicting with plans, policies, and regulations adopted to reduce GHGs.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The GHG emissions at these 16 sites may be greater than what was analyzed in the PEIR due to the increased allowable density; however, the overall the development potential in the City is not changing. Thus, the overall GHG emissions would be similar to what was analyzed in the PEIR. All proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations, and air quality management regulations and mitigation measures, and there would not be a significant increase in construction based GHG emission or operational GHG emissions. Additionally, these sites are urban infill sites which would reduce per capita VMT, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to GHG emissions.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element Update and Safety Element Updates and no additional environmental assessment of GHG emissions is required.

9 Hazards and Hazardous Materials

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	Yes	Yes
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hazards and Hazardous Materials Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts for hazardous materials would be less than significant for impacts related to hazards and hazardous materials.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase the transport, use, and storage of hazardous materials, and construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hazards and hazardous materials. Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts related to hazards and hazardous materials, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hazards and hazardous materials is required.

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10 Hydrology and Water Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	None	No	No	No	Yes	No	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	None	No	No	No	Yes	No	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site; substantially increase the	Less than significant	None	No	No	No	Yes	No	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
rate or amount of surface runoff in a manner which would result in flooding on or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems impede or redirect floodflows?							
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hydrology and Water Quality Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts to hydrology and water quality would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase impacts to water quality or groundwater recharge; the change in runoff, drainage patterns, or flood flows; increase risk of released pollutants due to inundation; or impact or obstruct a water quality management plan. Construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hydrology and water quality, such as the requirements of the National Pollution Discharge Elimination System (NPDES). Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan and would thus already be accounted for in the General Plan analysis concerning groundwater supplies. The Safety Element Update would have no impact related to hydrology and water quality.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hydrology and water quality is required.

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11 Land Use and Planning

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Physically divide an established community?	Less than significant	None	No	No	No	Yes		Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	Yes		Yes

General Plan PEIR Land Use Planning Findings

The General Plan PEIR determined that impacts to land use would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not change the use of the sites and therefore would not divide an established community or cause an environmental impact due to due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Safety Element Update would increase consistency with applicable plans and regulations and would therefore have no adverse impact related to land use and planning.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of land use and planning is required.

12 Mineral Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less than significant	None	No	No	No	Yes	No	Yes
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Mineral Resources Findings

The General Plan PEIR determined that impacts to mineral resources relating to a known and locally important mineral resource would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not restrict access to mineral resources, as the city has no known or identified mineral resources of regional or statewide importance or locally-important mineral resource recovery site. The Safety Element Update would have no impact related to mineral resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of mineral resources is required.

13 Noise

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
Would adoption of the Housing Element and Safety Element Updates:							
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Generate excessive vibration of groundborne noise levels?	Less than significant	None	No	No	No	Yes	Yes
c. Result in a project that exposes people residing or working in the project area to excessive noise levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Noise Findings

The General Plan PEIR determined that since the existing conditions of ambient noise levels near highways already exceed the City and State noise standards, as well as exceeding acceptable noise increase standards from the Federal Transportation Authority (FTA), impacts from permanent noise associated with buildout of the General Plan are considered significant and unavoidable. Temporary noise and groundbourne vibration impacts, such as those from construction equipment, would be less than significant with implementation of General Plan policies and municipal code requirements. Impacts related to the exposure of people to excessive airport noise levels would also be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. None of these sites are located adjacent to a highway. The nearest highway is the I-10 freeway, which is located approximately 0.16 miles south of the southernmost rezone sites. Even though these sites may be subject to ambient noise from the I-10 freeway, noise levels would not increase beyond the significant/unavoidable level.

Development of additional residential units on these sites would not significantly increase the temporary noise and vibration impacts from what is analyzed in the General Plan EIR and would be required to adhere to General Plan and municipal code policies and regulations that reduce impacts to a less than significant level. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units were already accounted for in the General Plan analysis concerning permanent noise impacts from highway traffic. The Safety Element Update would have no impact related to noise.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of noise-related impacts is required.

14 Population and Housing

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?								
PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?	
Would adoption of the Housing Element and Safety Element Updates:								
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	Yes	Yes	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes	

General Plan PEIR Population and Housing Findings

The General Plan PEIR determined implementation of the General Plan would result in a less than significant impact relating to substantial unplanned population growth and would not result in a substantial displacement of people and/or housing.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The Housing Element Update would accommodate the City's RHNA and bring the General Plan into consistency with State law; therefore, it would not result in a significant impact relating to substantial unplanned population growth. The increase in allowable density would provide increased housing opportunities for low-income households, would not demolish existing occupied housing, and would not result in a substantial displacement of people and/or housing. The Safety Element Update would have no impact related to population and housing.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to population and housing is required.

15 Public Services

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes	
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
response times or other performance objectives?							
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Public Services Findings

The General Plan PEIR determined that implementation of the General Plan would not result in substantial adverse physical impacts associated with new or physically altered public services facilities, including those related to fire, police, schools, and libraries, and impacts would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. As stated in the General Plan PEIR, new developments would be required to contribute development impact fees, which would, along with property taxes, fund the development or expansion of facilities related to public agencies and services. New or expanded facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees and taxes; therefore, the Housing Element Update would not result in a significant impact related to public services. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning impacts to public services. The Safety Element Update would have no impact related to public services.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to public services is required.

16 Recreation

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. 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?	Less than significant	None	No	No	No	Yes	Yes	
b. Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes	

General Plan PEIR Recreation Findings

The General Plan PEIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. New development is subject to the payment of park improvement fees or Quimby fees, which is a pay in lieu of parkland dedication. The General Plan requires new development to pay its fair share of required improvements, including maintenance costs. Future development on these 16 sites would be subject to the same requirements. New or expanded recreation facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees; therefore, the Housing Element Update would not result in a significant change of impacts related to parks and recreation facilities. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning parks and recreation facilities. The Safety Element Update would have no impact related to parks and recreation.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to recreation is required.

17 Transportation/Traffic

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less than significant	None	No	No	No	Yes	No	Yes
b. Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?	Significant and unavoidable	None	No	No	No	Yes	No	Yes
c. Substantially increase hazards due to a geometric design feature or incompatible uses?	Less than significant	None	No	No	No	Yes	No	Yes
d. Result in inadequate emergency access?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Transportation Findings

The General Plan PEIR determined that there would be a less than significant impact related to a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; increase of hazards due to a geometric design feature or incompatible uses; and result in inadequate emergency access. However, the General Plan PEIR also found that General Plan-related trip generation in combination with existing and proposed cumulative development would exceed the City’s vehicle miles traveled (VMT) threshold and would be inconsistent with CEQA Guidelines §15064.3, subdivision (b).

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. All proposed development would be required to comply with existing federal, State, and local regulations concerning transportation safety and emergency access. These sites are urban infill sites which would reduce per capita VMT at these sites in comparison to the General Plan PEIR, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, the Housing Element Update would not increase impacts related to VMT, but rather might result in a slight reduction in citywide VMT. The Safety Element Update would increase safety measures for emergency access and would not result in an adverse impact related to transportation and traffic. The programs, policies, and development accommodated under the Housing Element Update and the programs and policies included in the Safety Element Update would be required to comply with existing federal, State, and local regulations regarding the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Housing Element and Safety Element Updates would not conflict with a program, plan, ordinance, or policy related to such facilities. Development accommodated under the Housing Element would be required to comply with all federal, State, and local policies concerning roadway safety, including minor infrastructure improvements for egress/ingress, parking, and emergency access, and would not increase hazards due to a geometric design feature or incompatible uses or result in inadequate emergency access.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to transportation and traffic is required.

18 Tribal Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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)?	Less than Significant	None	No	No	No	Yes	Yes	
b. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	Less than Significant	None	No	No	No	Yes	Yes	

General Plan PEIR Tribal Cultural Resource Findings

The General Plan PEIR determined that impacts to tribal cultural resources would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to cultural resources, including tribal cultural resources. All proposed development would be required to conform to federal, State, and local regulations and zoning standards concerning the protection of cultural resources, including listed archaeological resources. Additionally, all developments must comply with Assembly Bill (AB) 52 and other federal and State regulations that help protect and conserve tribal cultural resources. The Safety Element Update would have no impact related to tribal cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to tribal cultural resources is required.

19 Utilities and Service Systems

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	No	Yes
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	None	No	No	No	Yes	No	Yes
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	None	No	No	No	Yes	No	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. 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?	Less than significant	None	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Utilities and Service Systems Findings

The General Plan PEIR determined that impacts to utilities and service systems would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the increase would not result in a substantial impact on water, wastewater, storm drain, electrical, natural gas, telecommunication, and solid waste disposal facilities. General Plan policies ensure that future developments pay their fair share for any needed infrastructure improvements, which would apply to all development accommodated by the Housing Element Update. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning utilities and service systems. The Safety Element Update would have no impact related to utilities and service systems.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to utilities and service systems is required.

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20 Wildfire

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	None	No	No	No	Yes	Yes	
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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?	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less than significant	None	No	No	No	Yes	Yes
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Wildfire Findings

The General Plan PEIR found that the Housing Element and Safety Element Updates would result less than significant impacts concerning wildfire risks, hazards, and conflicts with emergency response plans.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, these sites are urban infill sites and not in areas prone to wildfires. All development accommodated by the Housing Element Update would be required to adhere to General Plan and other regulatory requirements concerning wildfire hazards and emergency response. The Safety Element Update would enhance emergency preparedness and response by bringing the General Plan into consistency with new State requirements and would not result in an adverse significant risk to wildfire risks, hazards, and conflicts with emergency response plans.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to wildfire is required.

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7 Summary of Findings

The Housing Element and Safety Element Updates are a part of the City's General Plan, and like other elements within the General Plan, they include goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. Depending on the timing and scope of the Housing Programs, some programs may be implemented over time as a separate project after the Housing Element is adopted.

The Housing Element update does not involve site-specific projects. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, these additional units would already be accounted for in the General Plan PEIR recently certified in December 2020. The General Plan PEIR accompanied the City's update to the General Plan. Future development associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances. Additionally, future developments or programs involving discretionary review are subject to the California Environmental Quality Act to determine if actions borne by the project would have a significant impact on the environment.

It has been determined through this analysis that the adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR, nor does the Housing Element and Safety Element Updates present new information that shows impacts would be more significant than those described in the General Plan PEIR. Therefore, the General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, or a Subsequent or Supplement EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

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DRAFT – APRIL 2022

6th Cycle Housing Element

City of Beaumont

Prepared by:
Lisa Wise Consulting, Inc.
April 2022



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Section I Introduction

I.A Community Context

Incorporated in 1912, the City of Beaumont is located in the western portion of Riverside County. Beaumont is bounded on the west by the City of Calimesa, on the south by the City of San Jacinto, and on the east by the City of Banning, with unincorporated County land on the north, west, and south ends. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles southeast of San Bernardino, and approximately 25 miles west of the Coachella Valley.

Beaumont covers an area of more than 30 square miles and is home to over 50,000 residents. Urban land uses encompass much of the northern portion of the city, while open space and protected habitat areas predominate the south and west sides. Major transportation routes (Interstate 10, State Route 60, and State Route 79) intersect within the city, solidifying Beaumont as a strategic location for new investment and development. The city’s proximity to Los Angeles, idyllic setting, and affordable housing led to a population boom starting in 2000. Despite a growing population in recent decades, Beaumont maintains a peaceful, family-friendly atmosphere characterized by its safe neighborhoods, clean streets, and small-town feel.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order” (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Beaumont, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

*High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decreases educational outcomes** (affecting individuals, as well as the state’s productivity), **and makes it difficult for California businesses to attract and retain employees.***

– State of California 2025 Statewide Housing Assessment

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This

Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, COVID-19 has impacted Beaumont in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown how some of Beaumont's residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Beaumont's populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:

- Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.
- Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.
- Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).



- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the

Beaumont General Plan, Zoning Code, and specific plans. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local organizations, City staff, and elected and appointed officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Beaumont’s housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City’s public participation program included community-wide meetings, public meetings with the Planning Commission and City Council, direct outreach to local organizations and neighborhoods representing different economic segments of the community, and community-wide notifications through various communication outlets (e.g., email, social media, news releases, etc.). For detailed public outreach summaries and meeting materials, please see Appendix E.

Public Outreach Events

In addition to be available via direct contact (e.g., email, phone, in person by appointment consistent with COVID-19 protocols), the City conducted the following public outreach events to solicit input on the Housing Element update:

- Public Workshop (Introductory, Information Gathering): Thursday, March 18, 2021 (Virtual 6:00 p.m.).
- City Council Study Session (Draft Housing Element): Tuesday, July 20, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Workshop (Draft Housing Element): Tuesday, August 10, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Public Hearing: XXXX (*tentative*)
- City Council Public Hearing: XXXX (*tentative*)

The goal of the first outreach meeting was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The next set of meetings was focused on the analysis and draft recommendations for the Housing Element. Prior to the City Council and Planning Commission meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appointed officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input. In addition to Council and Commission comments, various public comments were received during the public meetings on the draft Housing Element.

Due to the ongoing COVID-19 crisis, all community events were offered virtually or in hybrid format (both virtual and in-person). Additionally, after the City's recent General Plan Update effort, the City found that online outreach was more effective for community members than in-person events. The City offered a QR code with an online feedback form to submit comments during the Housing Element Update process. Notifications of the community events were distributed through the City's email database of over 1,000 individuals in addition to outreach efforts conducted by the City's Public Information Officer via news releases and social media.

Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood

- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in the following section.

Comments

During the Housing Element update process, the City received comments in both oral and written formats, including comments submitted via the webpage. Comments were provided prior to drafting the technical analysis to support development of the Housing Element, during public review of the draft Housing Element, during revisions of the draft Housing Element, and throughout the process.

Comments received are summarized below.

- Accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA). The City's ADU standards are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Some comments were supportive of ADUs and others expressed concern about ADUs and the State's approach (i.e., one-size-fits-all).
- One commentor identified that seniors are as a major victim of the affordable housing crisis and supported ADUs to help address this problem.
- Support for the proposed rezone program and the program to facilitate housing in the Urban Village.
- Support for transit-oriented development (TOD) and identification of housing sites in the TOD Overlay.
- Request to rezone some vacant single-family parcels to multi-family.
- Multiple comments provided identified that there is high demand and need for rental apartments in Beaumont.

- There is not enough housing for lower income residents.
- Support for condominium and townhome development as single-family home prices increase.
- Residents lack information, resources, and the opportunity for affordable housing.
- Concerns were raised about impacts of more housing on traffic, infrastructure, schools, emergency services, and emergency access and evacuations.
- Comment to make all sidewalks six to eight feet wide and ADA accessible.

Integration of Comments into the Housing Element

Comments provided have been incorporated in the updated Housing Element, typically through programs. The following summarizes how the feedback received during the process was incorporated into the Housing Element:

- The ADU program facilitates the production of ADUs consistent with State law through an updated ADU Ordinance and pre-approved ADU plans.
- The rezone program remained as proposed with increasing allowed densities in high resource areas along transportation corridors where higher densities are already allowed (i.e., 22 units per acre).
- Lower-income sites identified in the TOD Overlay remained in the sites inventory.
- Programs to facilitate lower income housing have been added or expanded, including affordable housing developer outreach and affordable housing density bonus programs.
- Various programs encourage the development multi-family development, either as apartments or condominiums, such as the rezone program; program for minimum densities; density bonus programs; and mixed-use parking incentives.
- Programs to distribute information on resources and programs to support access to affordable housing have been added or expanded, including promotion of the first-time homebuyers program, rental assistance program (housing choice vouchers), and fair housing services program. Also, a landlord education and outreach program has been added.
- The Safety Element is being updated concurrently with the Housing Element to address hazards and evacuation routes consistent with State law.
- An infrastructure grant program is included to help facilitate the provision of infrastructure to support development of moderate and lower-income housing sites.
- The CDBG funding program identifies that the City will continue to use CDBG funds for place-based improvements (e.g., ADA sidewalk improvements, parks improvements, etc.).

Other edits and corrections were made through various technical appendices (e.g., Need Assessment, Appendix A) based on comments received.

I.F Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Beaumont. City Council adopted the Beaumont General Plan in 2020. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Code amendments, and some will require amendments to the General Plan for consistency (e.g., rezone program). As Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across planning documents. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

I.G Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Beaumont, sewer services are provided by the City and water services are provided by the Beaumont-Cherry Valley Water District (BCVWD). The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. The City will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Beaumont's share of the regional need for lower-income housing.

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the adopted Housing Element to the BCVWD immediately upon adoption.

Flood and Fire Hazards

Although the City updated its General Plan, including the Safety Element, in 2020, new State legislation requires additional considerations related to hazards to be addressed. Together with the Housing Element Update, the City is amending the Safety Element to incorporate additional information regarding evacuation routes and the Resilient Inland Empire's Community Vulnerability Profile for Beaumont.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Beaumont area, adopted its 6th cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Riverside County's 2021 income limits for households of one to four persons are shown in Table II-1. See Appendix A, Table A-4, for a table listing income limits for households of up to eight persons.

Table II-1: Riverside County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$16,660	\$19,000	\$21,960	\$26,500
Very Low	\$27,650	\$31,600	\$35,550	\$39,500
Low	\$44,250	\$50,600	\$56,900	\$63,200
Median	\$54,250	\$62,000	\$69,750	\$77,500
Moderate	\$65,100	\$74,400	\$83,700	\$93,000

II.C Regional Housing Needs Allocation

The RHNA for Beaumont is shown in Table II-2. The City has a total allocation of 4,210 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

Area/Income	Beaumont		Riverside County		SCAG	
	Number	Percent	Number	Percent	Number	Percent
Total	4,210	100%	167,351	100%	1,341,827	100%
Very Low¹	1,229	29.2%	41,995	25.1%	351,796	26.2%
Low	721	17.1%	26,473	15.8%	206,807	15.4%
Moderate	723	17.2%	29,167	17.4%	223,957	16.7%
Above Moderate	1,537	36.5%	69,716	41.7%	559,267	41.7%
¹ The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 614 extremely low-income units).						
Source: SCAG, City of Beaumont, LWC						

The City of Beaumont is not responsible for the actual construction of these units. Beaumont is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Beaumont. This section provides a summary of land available to accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.



Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 for specific parcels and Section IV, Housing Plan, Program 1 for more details). Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

III.C Financial and Administrative Resources

The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



Regional Resources

- **Riverside County Economic Development Agency Programs**
 - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of their first home.
 - **Mortgage Credit Certification:** This program allows qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit. Funding for this program is provided by the California Debt Limit Allocation Committee (CDLAC).
- **Housing Authority of the County of Riverside Programs**
 - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.

- **Homeownership Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account. This Program has reached maximum capacity, and applications are not being accepted at this time.
- **Housing Choice Voucher Program (Section 8):** While the Housing Choice Voucher Program is a federally funded program, it is administered locally by public housing agencies, such as the Housing Authority of the County of Riverside. The program provides assistance to very low-income families to afford decent, safe, and sanitary housing. Participants find their own housing to rent in the open market and pay a portion of their income towards rent. The Housing Authority subsidizes the balance of the monthly rent in direct payments to the owner.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Renaissance Home Repair Loan:** Offers up to \$20,000 for each eligible lower income household in the Inland Valley to be used for financing any desired home improvements including health and safety repairs, beautification projects, and energy efficiency upgrades. Eligible homeowners must occupy their homes at the time of loan application.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. \$57 million available in State CalHome program.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator’s Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

- **Golden State Acquisition Fund:** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Beaumont participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City anticipates receiving \$163,900 in grant funds for the 2021-2022 program year, which are reserved for ADA improvements in the downtown.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Southern California Edison (SCE) provides electricity services for the City of Beaumont. Southern California Edison assists low-income customers through several programs including:

- **CARE (California Alternate Rates for Energy):** This program reduces energy bills for eligible participants by about 30 percent. Qualifications are based on whether any person living in the home participates in a list of public assistance programs or household income guidelines.
- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is SCE's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan for residential CARE and FERA customers who have past due bills (at least 90 days old) totaling \$500 or greater. In exchange for making on-time payment on the current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.
- **Capitation Fee Program:** This program reimburses organizations helping income-qualified customers gain assistance through the CARE or FERA program. Organizations dedicating resources to enrolling individuals and families in these programs can be entitled to capitation fees to offset expenses.
- **California LifeLine Program:** This program may provide a discount on phone services to residents receiving energy bill discounts through the CARE program.
- **Grid Alternatives' Energy for All Program:** This program provides no-cost solar for single family homeowners with limited or fixed incomes.

Additionally, the City has a Climate Action Plan (CAP), called Sustainable Beaumont, which was updated in October 2015. Sustainable Beaumont establishes a roadmap to reduce greenhouse gas emissions and conserve energy. The Sustainable Beaumont goals and policies are coordinated with and implemented through the Safety Element of the General Plan. The City is currently participating in the Regional Climate Action Plan, led by Western Riverside Council of Governments (WRCOG), and will update the City's CAP accordingly.

Other conservation programs available on the regional, state, and federal level are described below.

Regional Energy Resources

- **Community Action Partnership of Riverside County Programs**
 - **Weatherization Assistance Program:** This program provides free home energy conservation services to low-income Riverside County homeowners and renters.
 - **Low-Income Home Energy Assistance Program:** This program provides grants and one-time assistance payments to low-income families and individuals for electric bills in Riverside County.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Sojourner Solar Purchase Program:** Program provides the sales, installation, and financing of solar panel systems for homeowners.

State Energy Resources

- California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.
- California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Energy Resources

- Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

IV.A Introduction

The housing plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Beaumont.



Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City's progress towards its goals. Some programs contain quantified objectives,

which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Beaumont. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

IV.B Goal A: Facilitate the Development of Housing to Accommodate the RHNA

Policies:

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential sites inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

Programs:

1. RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2024. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table IV-1: Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	-	4.2	83
419170034	SSMU	Vacant	-	1.0	20
419170035	SSMU	Vacant	-	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	-	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

- Time frame: Sites rezoned by October 15, 2022
- Responsible Agency: Planning Department
- Objectives: Create opportunity for at least 49 units of housing for lower income households

2. Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

- Time frame: As development applications are submitted and through annual outreach to affordable housing developers (also see Program 16 (Affordable Housing Developer Outreach))
- Responsible Agency: Planning Department

3. No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

- Time frame: Process established by 2022; Evaluation will be ongoing
- Responsible Agency: Planning Department

4. Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and implement additional action to incentivize ADU production if target ADU numbers are not being met.

- Time frame: 2022
- Responsible Agency: Planning Department
- Objectives: Adopt ordinance and create standard ADU plans (2022); bilingual promotion (annually); evaluate and determine if additional actions are needed to facilitate ADU production (June 2025); implement additional actions to facilitate ADUs (if needed) (December 2025)

5. Minimum Densities

The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

- Time frame: 2022
- Responsible Agency: Planning Department
- Objectives: Update Zoning Code to include minimum densities for housing sites

IV.C **Goal B: Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households**

Policies:

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households.
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

Programs:

6. Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont and commenting on the Authority's draft Action Plans. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program.

- Time frame: Provide link on City website (2022); promote the Program annually
- Responsible Agency: Planning Department, Housing Authority of the County of Riverside
- Objectives: 95 households (60 VLI, 35 LI)

7. First Time Homebuyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing
- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 3 LI households

8. Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.

The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing

- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 12 LI households

9. Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

- Time frame: 2022
- Responsible Agency: Planning Department

10. Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

- Time frame: 2022
- Responsible Agency: Planning Department

11. Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

- Time frame: 2022
- Responsible Agency: Planning Department

12. Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing.

In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

- Time frame: Amend density bonus provisions (2022-2023); develop user-friendly brochure (2023); hold at least two workshops with landowners and developers (2023-2024)
- Responsible Agency: Planning Department
- Objectives: 30 affordable density bonus units

13. Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.

- Time frame: 2022-2023
- Responsible Agency: Planning Department
- Objectives: Adopt an enhanced density bonus program if analysis shows it would facilitate housing production

14. Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

- Time frame: 2022
- Responsible Agency: Planning Department

15. Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

- Time frame: Offer incentives when projects are submitted with ELI units and promote those incentives during communications with applicants prior to submittal
- Responsible Agency: Planning Department

16. Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers' input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.

- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: Contact at least eight residential developers with development experience (ideally affordable housing development experience) in the region (2023-2024); approve at least one below market rate housing development by 2029

17. Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont.

The City will take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City's website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

- Time frame: Provide information on website (2022) and review annually to ensure up-to-date; provide handouts/brochures at City facilities annually; advertise through various City communication outlets annually
- Responsible Agency: Planning Department

IV.D **Goal C: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing**

Policies:

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.

- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

Programs:**18. Mixed-Use Parking Incentives**

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

- Time frame: 2021-2023
- Responsible Agency: Planning Department

19. Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

- Time frame: 2021-2022
- Responsible Agency: Planning Department

20. Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

- Time frame: 2022
- Responsible Agency: Planning Department

21. Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

- Time frame: 2022
- Responsible Agency: Planning Department

22. Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

- Time frame: 2022
- Responsible Agency: Planning Department

23. SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

- Time frame: 2022
- Responsible Agency: Planning Department

24. Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hook-ups to developments that include lower-income housing units.

- Time frame: 2022
- Responsible Agency: Planning Department

25. Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

- Time frame: Annually evaluate notices of funding availability; submit at least one grant application every two years until an award is received
- Responsible Agency: Planning Department

IV.E Goal D: Conserve and Improve the Condition of the Existing Affordable Housing Stock

Policies:

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

Programs:

26. Housing Code Enforcement

The City follows the State's Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

- Time frame: Ongoing
- Responsible Agency: Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire)
- Objectives: 800 housing units investigated

27. Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City's community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.

Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

- Time frame: Ongoing
- Responsible Agency: County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department

- Objective: 25 rehabilitated housing units during the planning period (10 very low and 15 low income)

28. Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

- Time frame: Annually
- Responsible Agency: Planning Department

IV.F Goal E: Promote Fair Housing Access and Opportunity

Policies:

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).
- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

Programs:

29. Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. The City will support and promote the Fair Housing Council's existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Prepare and distribute bilingual promotional materials (annually); track awareness of the Fair Housing Council through surveys of the community, adjusting outreach methods if the survey results do not show an increase in awareness (first survey 2023 and every two years following).

30. Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants' and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Provide links to resources on City's website (2022); provide bilingual flyers at target locations (annually); promote resources via social media and other methods (annually)

31. Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

- Timeframe: 2023 (first workshop); 2025 (second workshop)
- Responsible Agency: Community Development Department; Fair Housing Council
- Objectives: Coordinate two Fair Housing Council landlord education workshops attended by Beaumont landlords and property managers

32. Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

- Time frame: 2022 (initial outreach); 2024 (follow up outreach)
- Responsible Agency: Planning Department
- Objectives: Approve at least one below market rate housing development of at least 10 units in a high resource area during the 2021-2029 planning period

33. Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

- Time frame: 2022-2023 (analysis and outreach); 2024-2025 (rezoning of potential sites in highest/high resource areas, if necessary)
- Responsible Agency: Planning Department
- Objectives: Identify at least three additional housing sites in high resource areas

34. CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource. This may result in funding for parks improvements resulting from Program 37.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Determine infrastructure needs in lower and moderate resource areas that would be eligible for CDBG funding (2022-2023); secure funding for improvements in lower and moderate resource areas (2024-2029); complete improvements (2025-2029)

35. Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans, to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Contact Caltrans to begin discussion (2022); continue collaborating with Caltrans or other agencies on mitigation measures (annually) (also see Program 36)

36. Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.
- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: 2022-2024 (work with RUHS-PH to adopt lead testing and abatement program); 2022-2023 (adopt idling ordinance); 2022-2023 (adopt particulate emissions mitigation measures); 2024-2029 (implement lead abatement program and complete lead abatement in at least five homes located in the El Barrio and/or Town Center neighborhoods)

37. Park Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood.

- Time frame: 2022-2027
- Responsible Agency: Planning Department, Parks and Recreation Department, Public Works Department
- Objectives: Identify priority improvements to Rangel Park based on El Barrio residents' input (2022-2023); secure funding for park improvements (2024-2025); complete park improvements (2026-2027)

IV.G Goal F: Encourage Energy Conservation

Policies:

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.
- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

Programs:

38. Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City’s Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

- Time frame: Ongoing
- Responsible Agency: Planning Department; Building and Safety Department

IV.H Quantified Objectives

Table IV-1 presents the City’s quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-1: Quantified Objectives

Program Type/Affordability	Very Low ¹	Low	Moderate	Above Moderate	Total
New Construction	1,229	721	723	1,537	4,210
Rehabilitation	10	15	-	-	25
Conservation/Preservation	60	35	-	-	95
Total	1,299	771	723	1,537	4,330

¹ The City estimates 50% of the Very Low households would qualify as extremely low income (i.e., 614 extremely low-income units).

Appendix A: Housing Needs Assessment

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Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Beaumont’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This section includes an analysis of the City’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data, and California Department of Developmental Services.

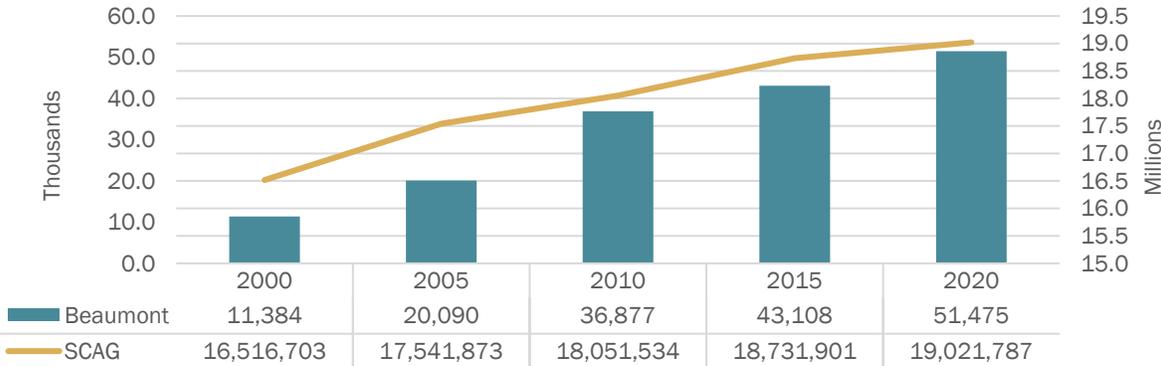
Section A.2 Population Characteristics

A.2.1 Population

Beaumont had a total population of 51,475 in 2020, including 474 living in group quarters according to the California Department of Finance. The chart below illustrates the population trend in Beaumont over the past 20 years. During this period, Beaumont’s population grew by 352

percent while the SCAG region grew by 15 percent (or an annual growth rate of 7.5 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



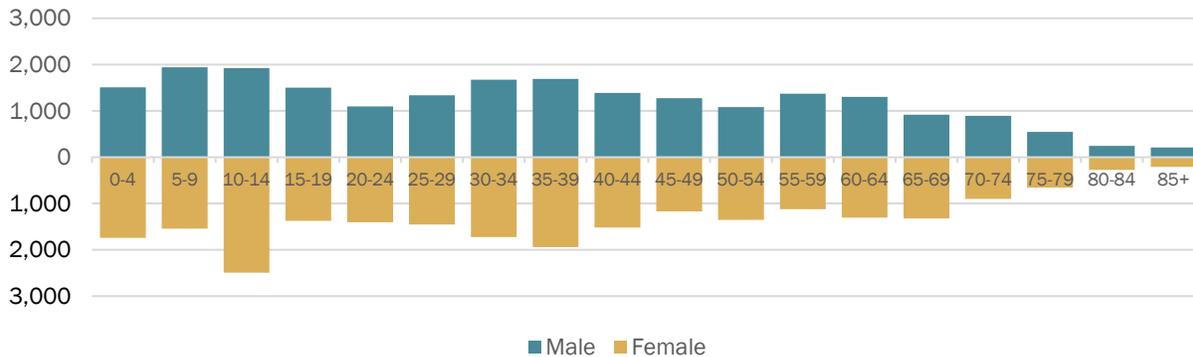
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city’s housing needs, as preferences and requirements change when people get older. In addition, different age groups will have different housing needs depending on a variety of factors, such as household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for large households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Beaumont’s population which is under 18 years of age is 28.8 percent while the seniors (65 and above) make up 13.6 percent of the population. The median age in Beaumont is 35.0 years, slightly lower than that of Riverside County (35.3 years). The population of Beaumont is 48.3 percent male and 51.7 percent female.

Figure A-2: Current Population by Age and Sex

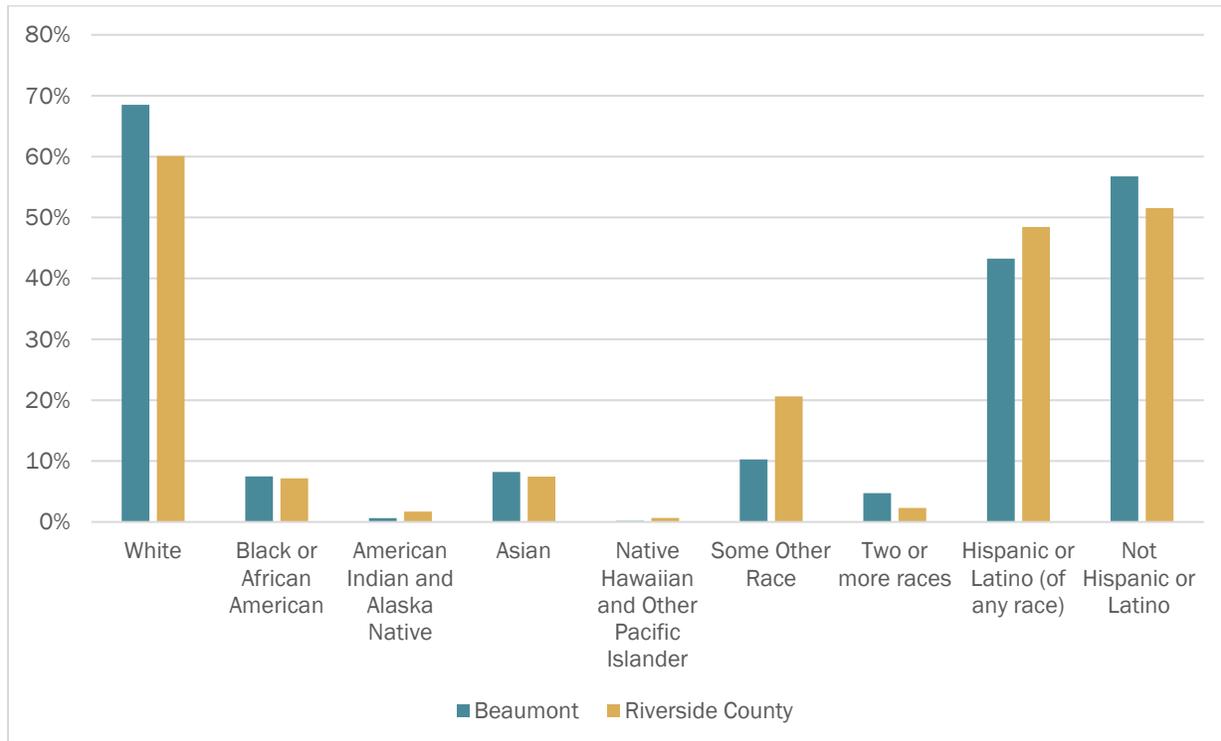


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Beaumont is White, representing 69 percent of the total population. 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

Figure A-3: Race and Ethnicity



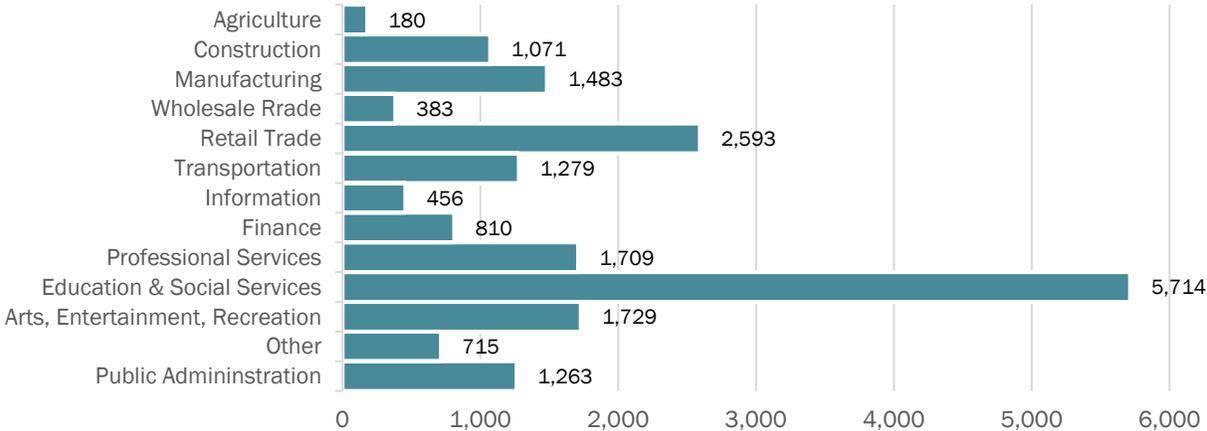
Note: "Hispanic or Latino" can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 19,385 workers living within Beaumont who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Education & Social Services, which includes Health Care, with 5,714 employees (29.5 percent of total) and Retail trade with 2,593 employees (13.4 percent of total). Agriculture is the least prevalent employment industry, employing approximately 1 percent of employees.

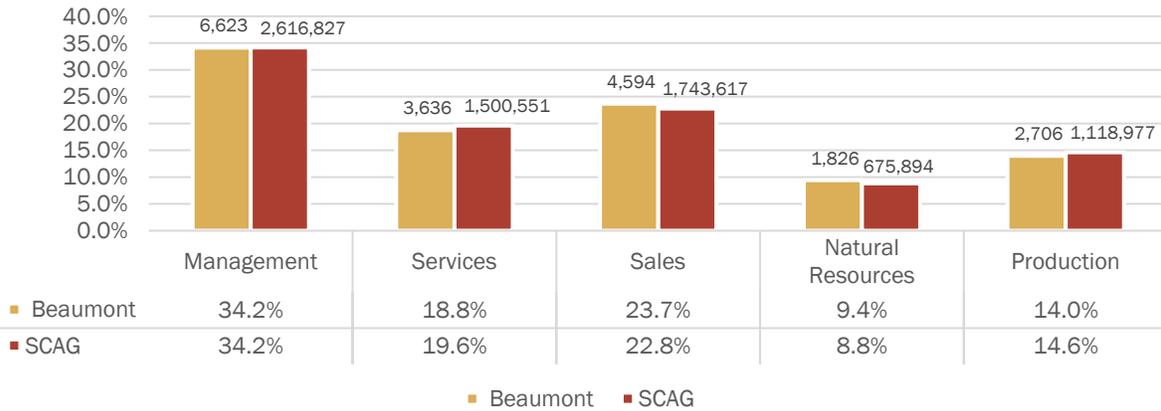
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Beaumont work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Beaumont is Management, in which 6,623 (34.2 percent of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,594 (23.7 percent of total) residents of Beaumont.

Figure A-5: Employment by Occupation



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

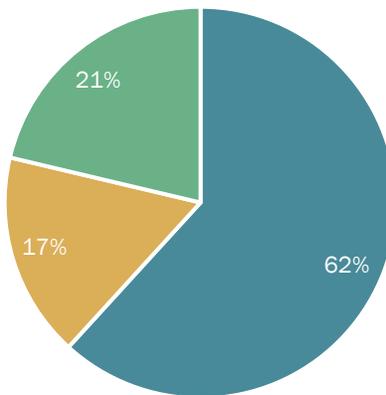
Section A.3 Household Characteristics

A.3.1 Household Type

Of the 13,592 total households in Beaumont, 8,396 (or 62 percent) consist of married-couple families, 2,301 (or 17 percent) consist of “Other” family, and 2,895 (or 21 percent) consist of non-family households. “Other” family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Type

■ Married-couple family ■ Other family ■ Non-family household



Source: ACS 5-year estimates (2018), S2501

A.3.2 Household Size

In Beaumont, the largest share of households (37 percent) consists of a household with four or more people, while the lowest share of households (14 percent) consists of three or more people. Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent).

Table A-1: Household Size

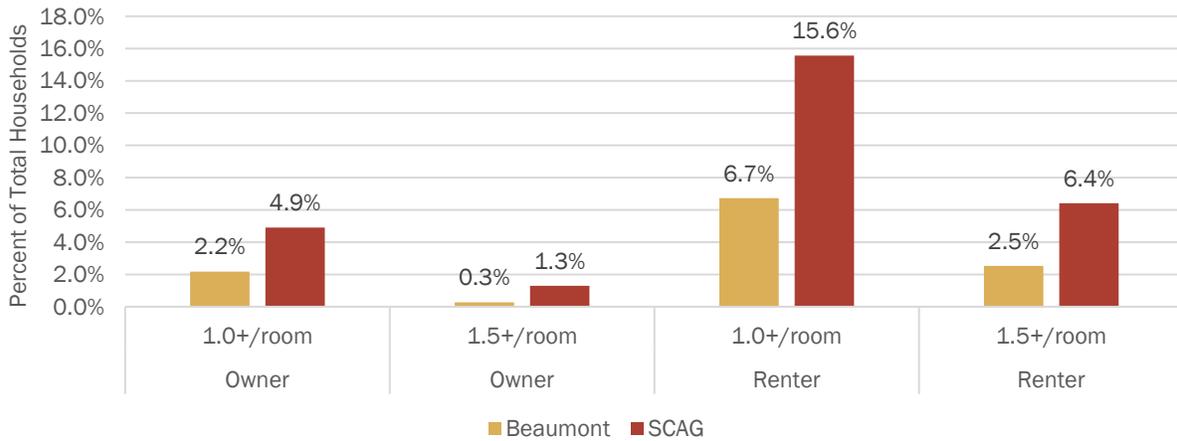
	Total	Percent
1-person household	2,171	16%
2-person household	4,524	33%
3-person household	1,889	14%
4-or-more person household	5,008	37%
Total occupied units	13,592	-
<i>Source: ACS 5-year estimates (2018), S2501</i>		

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower income, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Beaumont, renter-occupied households are more likely to be overcrowded than owner-occupied households. 6.7 percent of renter households are overcrowded, and 2.5 percent are severely overcrowded; while 2.2 percent of owner-occupied households are overcrowded, and 0.3 percent are severely overcrowded. Rates of overcrowding are lower in Beaumont than the SCAG region across both renter- and owner-occupied households.

Figure A-7: Overcrowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Beaumont’s median household income in 2018 was \$78,111, which is 22 percent higher than the County’s median income of \$63,948. The mean income in Beaumont is 5 percent higher than in Riverside County, indicating a more concentrated range of household incomes in the city compared to the region.

Table A-2: Household Income

	Beaumont	Riverside County
Median Income	\$78,111	\$63,948
Mean Income	\$88,701	\$84,391

Source: ACS 5-year estimates (2018), S2501

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	Percent of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%

Source: Department of Housing and Community Development, 2020

The following table shows the 2021 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: Riverside County 2021 Annual Income Limits by Household Size

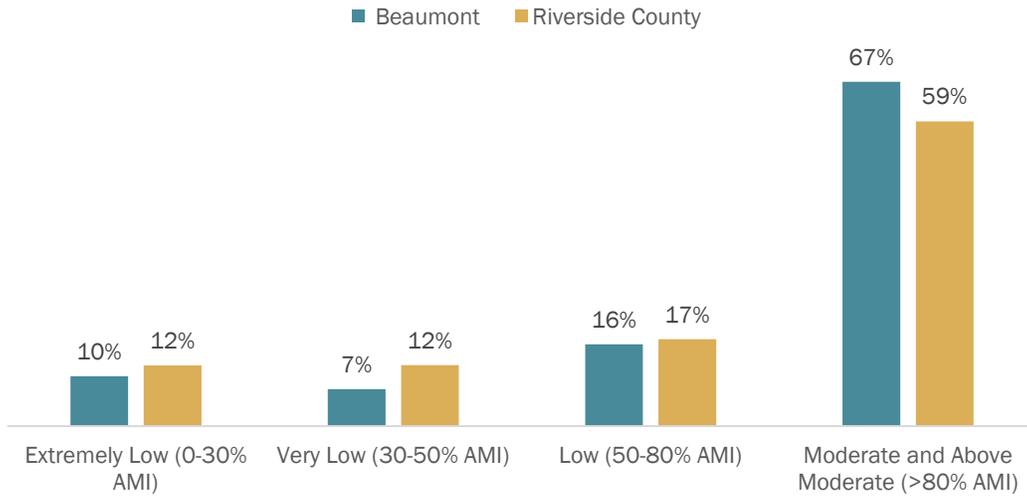
		1	2	3	4	5	6	7	8
Riverside County Area Median Income: \$77,500	Extremely Low	16,660	19,000	21,960	26,500	31,040	35,580	40,120	44,660
	Very Low	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
	Low	44,250	50,600	56,900	63,200	68,300	73,350	78,400	83,450
	Median Income	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300
	Moderate	65,100	74,400	83,700	93,000	100,450	107,900	115,300	122,750

Source: Department of Housing and Community Development, 2021

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to more easily analyze their regional housing issues. The most recently available CHAS dataset indicated that of the 12,750 total households in Beaumont, approximately 10 percent of households (1,240 households) are extremely low income, and a third (33 percent, or 4,195 households) of all households in Beaumont earn less than 80 percent of AMI, or are lower income households (this includes the “low”, “very low”, and “extremely low” income categories). Lower income households in Beaumont are fairly evenly split between owners and renters, have higher housing cost burdens, experience various housing problems (e.g., incomplete kitchen or plumbing facilities, experience overcrowding), and 37 percent of lower income households (460 households) are elderly and may have needs related to accessibility and/or care. The City has added Program 15, Housing for Extremely-Low Income Persons, to facilitate the development of housing for such persons.

As shown below in Figure A-8, the distribution of household income levels is similar to that of the County’s.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, 9.7 percent of households in Beaumont are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (16.6 percent). In the SCAG region, the race/ethnicity with the highest share of extremely low-income households is also Black, non-Hispanic (27.1 percent versus 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2014-2018 data.

Programs are included to facilitate housing to meet the needs of extremely low-income households, including offering incentives to developments that include units for extremely low-income households (Program 15), allowing emergency shelters and Low Barrier Navigation Centers (Programs 10 and 11), and rehabilitation grants for lower-income units and special needs households (Program 28).

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	6,565	570	8.7%
Black, non-Hispanic	658	109	16.6%
Asian and other, non-Hispanic	1,251	102	8.2%
Hispanic	4,269	454	10.6%
TOTAL	12,743	1,235	9.7%
Renter-occupied	3,375	665	19.7%
Owner-occupied	9,375	585	6.2%
TOTAL	12,750	1,250	9.8%
Note: HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.5 Special Housing Needs

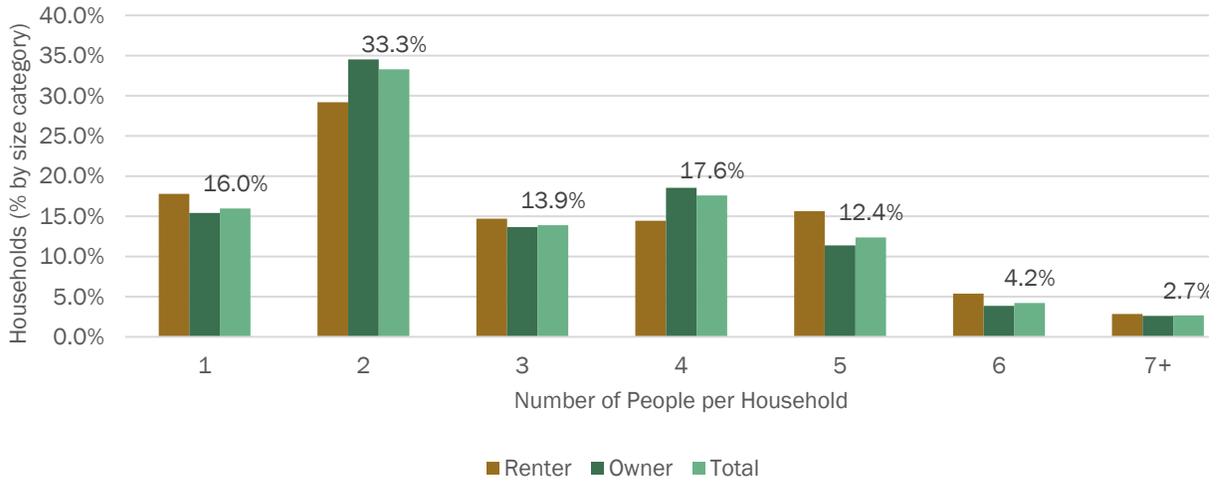
Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. The City provides residents with fair housing information (Programs 29 and 30) to ensure tenants/prospective homeowners are not discriminated against on account of age, disability, race, color, national origin, religion, marital or familial status, or disability, among other protected classes.

Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates a larger range of household sizes in Beaumont by housing tenure. The most common household size consists of two people (33.3 percent) and the second-most common household consists of four people (17.6 percent). Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (2.7 percent compared to 3.1 percent).

Figure A-9: Households by Household Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 19.3 percent of all households in Beaumont, or about 2,600 households, are considered large households (those that contain five or more members). Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 70 percent of Beaumont’s housing units are 3-bedrooms or more. Therefore, the housing mix in Beaumont is considered adequate to accommodate larger household sizes.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	Percent
No bedroom	108	1%
1 bedroom	701	5%
2 bedrooms	3,584	25%
3 bedrooms	4,201	29%
4 bedrooms	4,115	29%
5 or more bedrooms	1,685	12%
Total	14,394	-
Note: 16% of households are 1-person households (see Table A-1)		
Source: American Community Survey 2014-2018, 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.
- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

Over a third of Beaumont's senior population is considered low-income. Of Beaumont's 3,455 elderly households, 37.5 percent earn less than 80 percent of AMI. 13.3 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 23.9 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

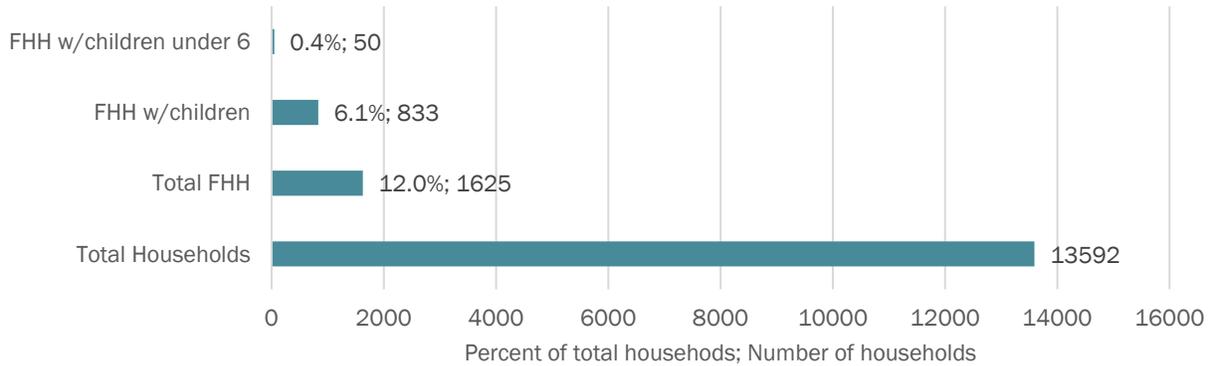
Table A-7: Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	350	110	460	13.3%
	30-50% HAMFI	275	90	365	10.6%
	50-80% HAMFI	375	95	470	13.6%
	80-100% HAMFI	315	40	355	10.3%
	> 100% HAMFI	1,560	245	1,805	52.2%
	Total	2,875	580	3,455	-
Note: HAMFI refers to Housing Urban Development Area Median Family Income					
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)					

Female-headed Households

Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Beaumont has a lower share of female-headed households than the SCAG region overall. Of Beaumont's 13,592 total households, 12 percent are female headed, compared to 14.3 percent in the SCAG region. 6.1 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 0.4 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

Figure A-10: Female Headed Householders (FHH)

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one of more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

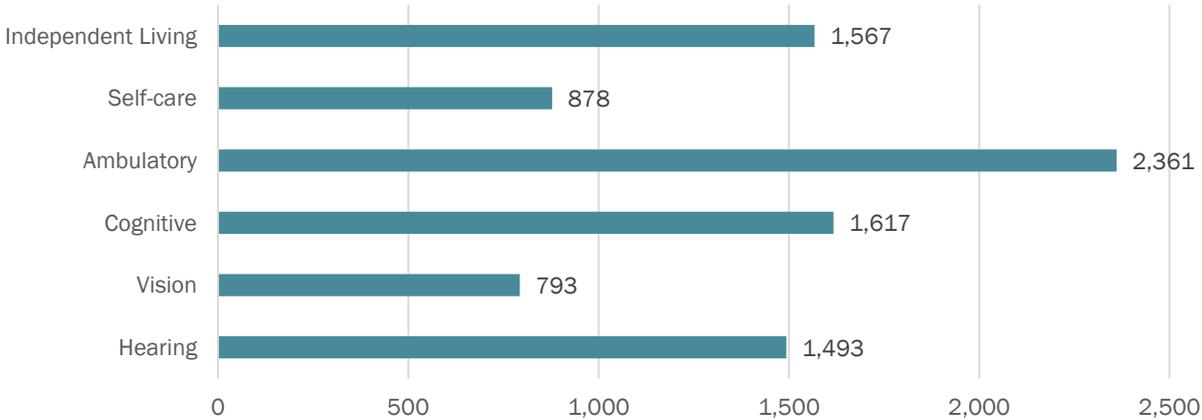
People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Adequate housing for these households include but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive disabilities.

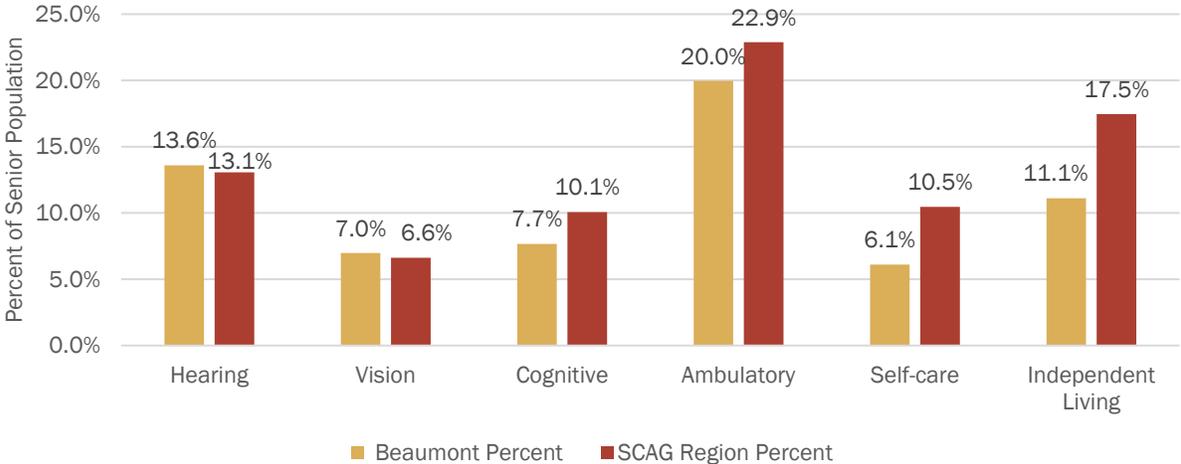
Figure A-11: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

Figure A-12: Disability by Type – Seniors (65 and over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

Table A-8: Development Disabilities

	Beaumont	
By Residence:	Home of Parent/Family/Guardian	371
	Independent/Supported Living	20
	Community Care Facility	17
	Intermediate Care Facility	11
	Foster/Family Home	15
	Other	5
By Age:	0 - 17 Years	243
	18+ Years	195
Total		438
Note: This table has been modified due to correct an error in the pre-certified data		
Source: SCAG 2020 Pre-Certified Local Housing Data		

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Beaumont, 32 percent of the population with a disability is employed, compared to 74 percent of the non-disabled population. Over half of people with disabilities (64 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	747	32%	17,616	74%
Unemployed	81	3%	977	4%
Not in Labor Force	1,492	64%	5,156	22%
TOTAL	2,320	-	23,749	-

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Housing for People with Disabilities

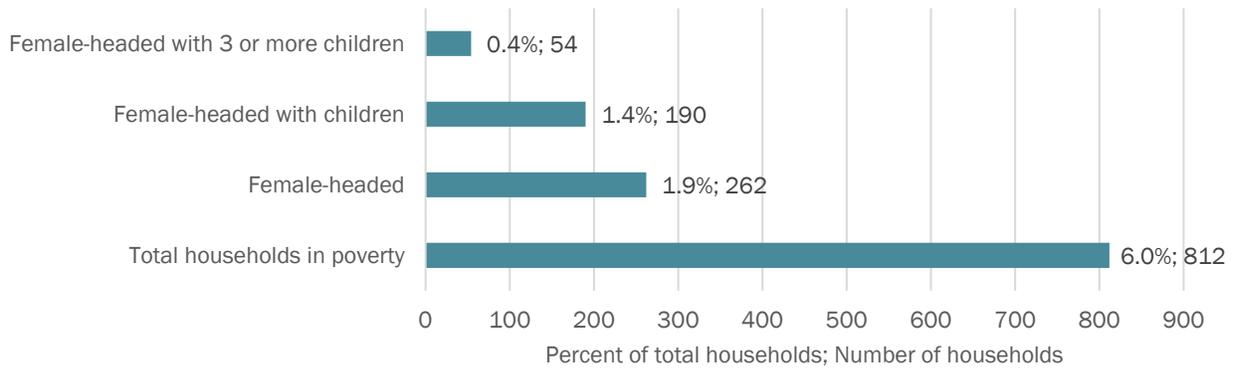
There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities¹. Under Program 17, the City will promote and provide information regarding the IRC's housing support and services.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064 per year while the threshold for a family consisting of two adults and two children was \$25,465 per year. In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

¹ <https://www.inlandrc.org/about-irc/>

Figure A-13: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Farmworkers account for less than one percent of all workers in Beaumont in 2018. However, there are 11,365 total hired farm workers in Riverside County. Although Beaumont only has 85 farmworkers employed in the city, the regional context could indicate a higher need. Because of this, the City has added Program 14 to amend the Zoning Code to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing.

Table A-10: Farmworkers by Occupation

Beaumont	Percent of total Beaumont workers:	SCAG Total	
85	0.44%	57,741	Total jobs: Farming, fishing, and forestry occupations
64	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Table A-11: Employment in the Agricultural Industry

Beaumont	Percent of total Beaumont workers:	SCAG Total	
154	0.79%	73,778	Total in agriculture, forestry, fishing, and hunting
159	1.14%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)

Homeless Persons

People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 15 persons experiencing homelessness in Beaumont in 2019. The 2020 PIT count identified 16 persons experiencing homelessness in Beaumont. An additional discussion on homelessness is included in Appendix F (Affirmatively Furthering Fair Housing, Section F.2.5).

People Experiencing Homelessness

Figure A-14: People Experiencing Homelessness



Note: Sheltered population (and thus total) counts were not available in Riverside County.

Source: SCAG 2020 Pre-Certified Local Housing Data

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Beaumont. The Governmental Constraints section describes how the City permits emergency shelters in certain zones.

Resources for People Experiencing Homelessness

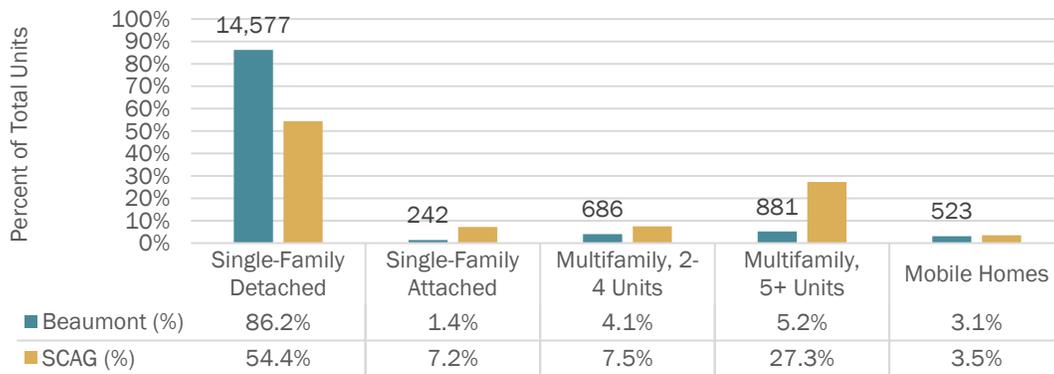
The County of Riverside Continuum of Care (CoC) is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. Additionally, the CoC seeks to improve and expand the collection of data countywide, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Beaumont, which has a total of 16,909 housing units. The most common housing type in Beaumont is single-family detached with 14,577 units. The share of all single-family units in Beaumont is 87.6 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Beaumont, 16,049 are occupied, which equates to a 5.1 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.178.

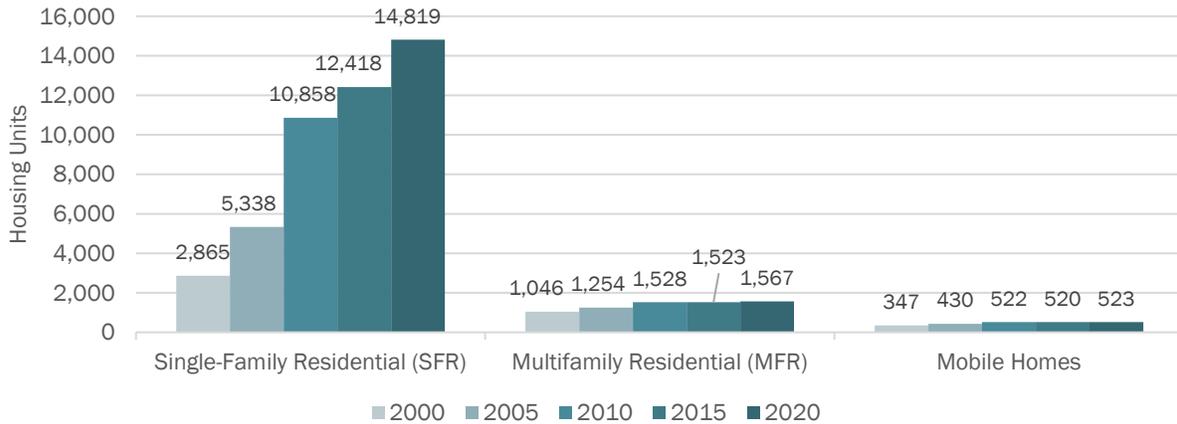
Figure A-15: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been substantially more construction of single-family residential units than multi-family residential units in Beaumont. From 2000 to 2020, single-family residential units increased by 417 percent (or 11,954 units), multi-family residential units increased by 50 percent (or 521 units), and mobile units increased by 51 percent (or 176 units).

Figure A-16: Housing Type Trend



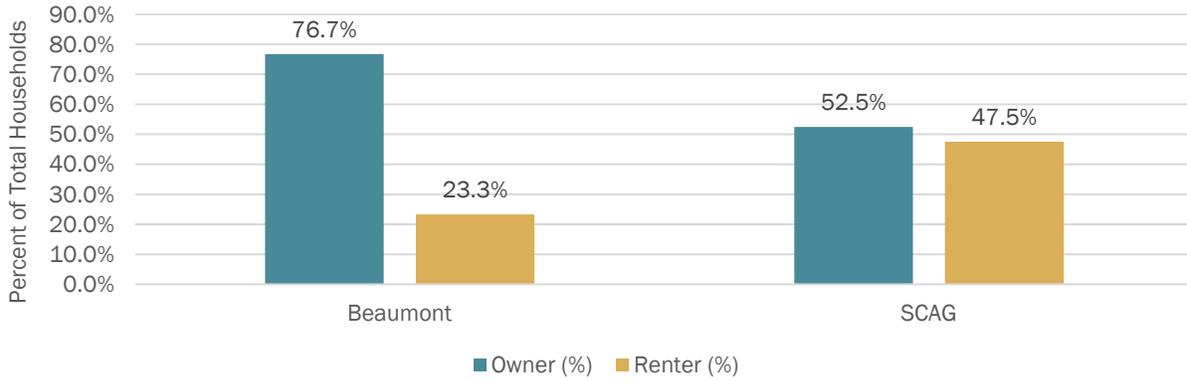
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Renters are also more economically vulnerable than homeowners as they can be displaced more quickly if prices increase, and renters do not build equity through asset ownership like homeowners do. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of Beaumont’s total housing stock, 76.7 percent are owner-occupied and 23.3 percent are renter-occupied. Amongst extremely low-income households, home ownership drops to 46.8 percent (580 households), whereas 53.2 percent (660 households) of extremely low income households rent. To encourage homeownership among lower income groups, the City will continue to promote the First Time Homebuyer Program (see Program 7). In addition, first time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program (see Program 8). Beaumont has a lower share of renters than the SCAG region overall, which is expected given the City’s higher share of single-family homes. Compared to the region, Beaumont has a smaller proportion of residents who are more likely to experience housing problems due to housing tenure as many residents are accruing wealth through homeownership.

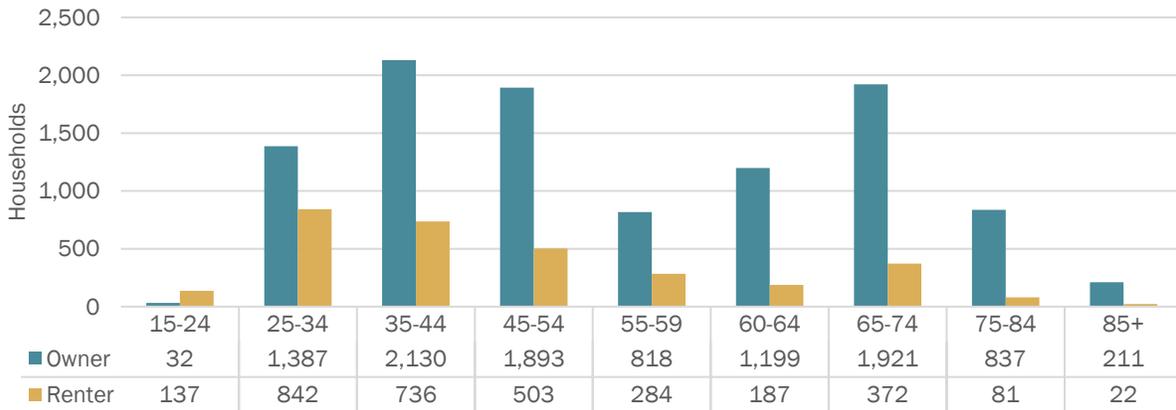
Figure A-17: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Beaumont, the only age group in which renters outnumber owners is 15-24 (by 62.1 percent). The age group in which owners most outnumber renters is 75-84 (by 82.4 percent).

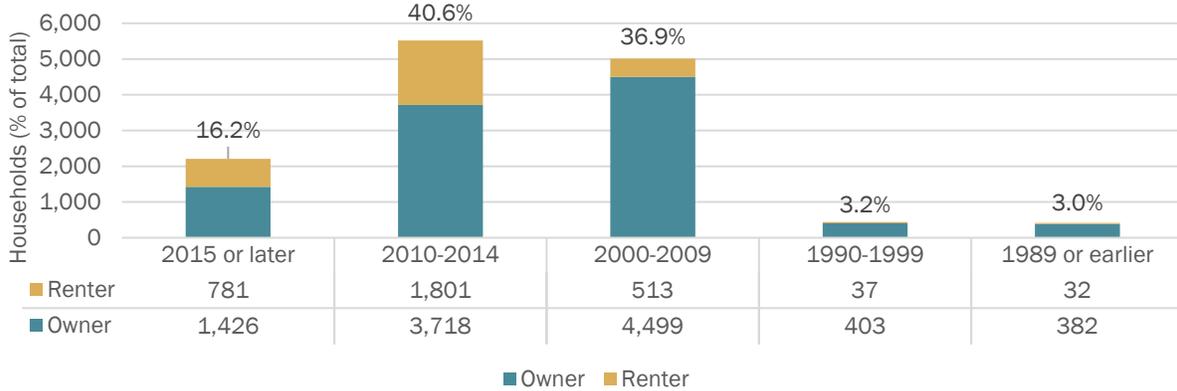
Figure A-18: Housing Tenure by Age



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Beaumont, the period during which most people started living in their current residence was 2010-2014 (40.6 percent) followed by 2000-2009 (36.9 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-19: Housing Tenure by Year Moved to Current Residence



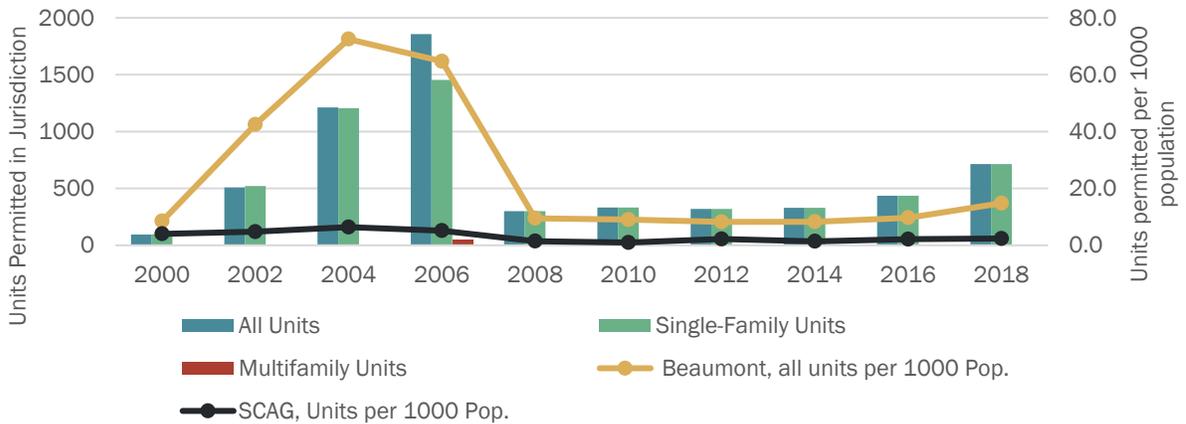
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Beaumont permitted a total of 6,105 units, the majority of which were single-family units. Total permits issued decreased during the Great Recession and have not recovered to similar levels of permit activity since. Compared to the larger SCAG region, Beaumont permitted more units per 1,000 residents. In 2018, Beaumont had six times the rate of permit activity per 1,000 residents compared to the SCAG region.

Figure A-20: Housing Units Permitted



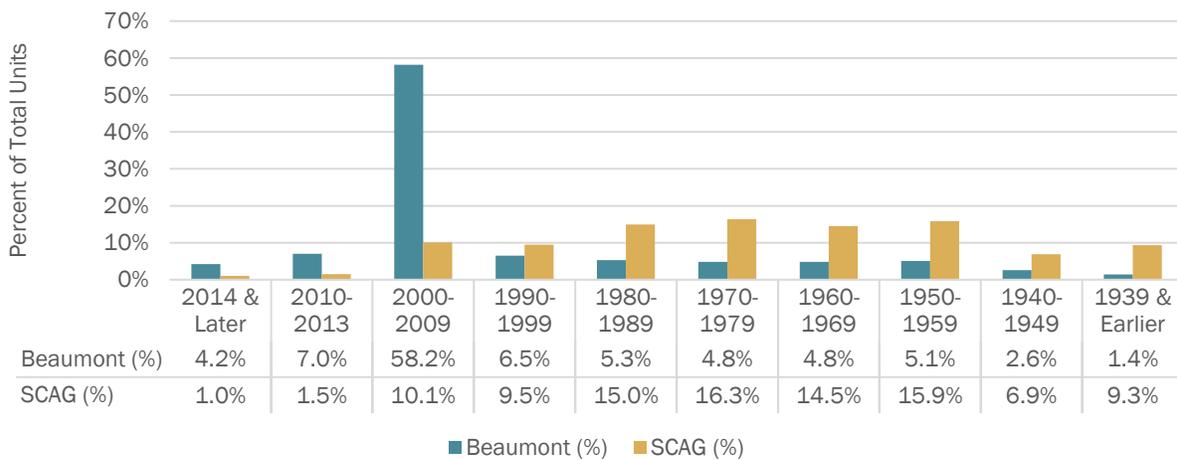
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.5 Housing Age and Condition

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Only 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont’s housing stock is generally newer than that of the overall SCAG region.

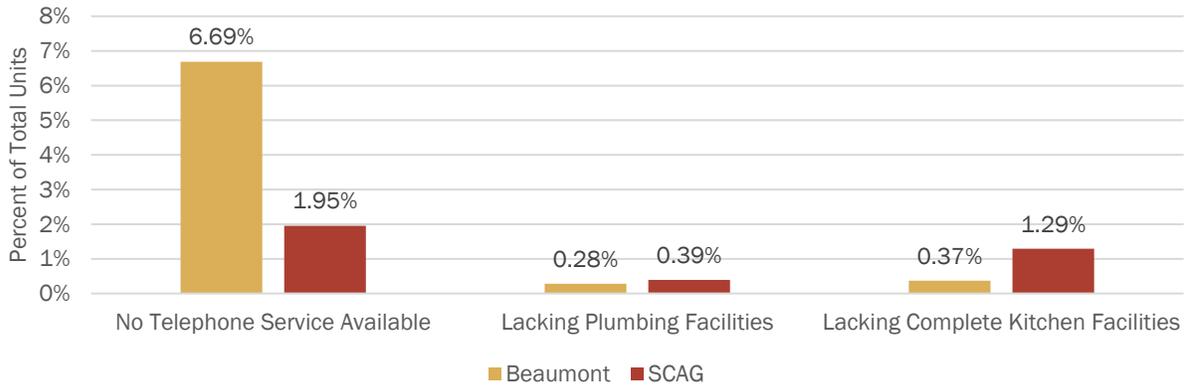
Figure A-21: Housing Units by Year Structure Built



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Beaumont, 6.7 percent (909 units) lack telephone service, 0.3 percent (38 units) lack plumbing facilities, and 0.4 percent (50 units) lack complete kitchen facilities. Amongst extremely low-income households, 910 have at least one of the following housing problems: incomplete kitchen or plumbing facilities, more than one person per room, or a cost burden greater than 30 percent.

Figure A-22: Substandard Housing



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The City’s Code Enhancement (Code Enforcement) Division and Planning Department estimate that up to eight residential units in Beaumont require major rehabilitation. This estimate is based on the Code Enforcement and Planning Department staff’s processing of code compliance cases and familiarity with Beaumont neighborhoods and buildings. The City will implement programs to address substandard housing conditions, including continued residential code enforcement and the housing improvement program (Programs 26 and 27) and seeking funding for rehabilitation and maintenance assistance for lower income and special needs housing (Program 28).

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Beaumont’s median home sales price was \$344,250. The highest home sale price between 2000 and 2018 was \$400,000 in 2006. Between this time period, the median home sales price in Beaumont increased 260 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Beaumont have ranged from a low of 42.9 percent of the region median in 2000 and a high of 72.9 percent in 2006.

Figure A-23: Median Homes Sales Prices for Existing Homes



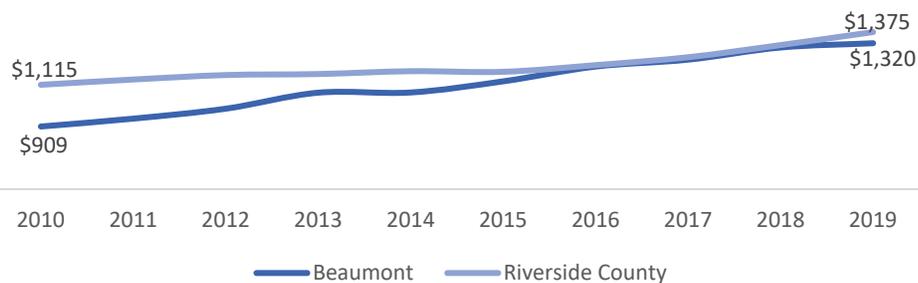
Note: SCAG median home sales price calculated as household-weighted average of county medians

Source: SCAG 2020 Pre-Certified Local Housing Data (SCAG Local Profiles, Core Logic/Data Quick)

A.5.2 Rental Costs

Beaumont rents are slightly lower than rents in Riverside County. As shown below, the median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Figure A-24: Median Rent



Source: ACS 5-year estimates, 2010-2019

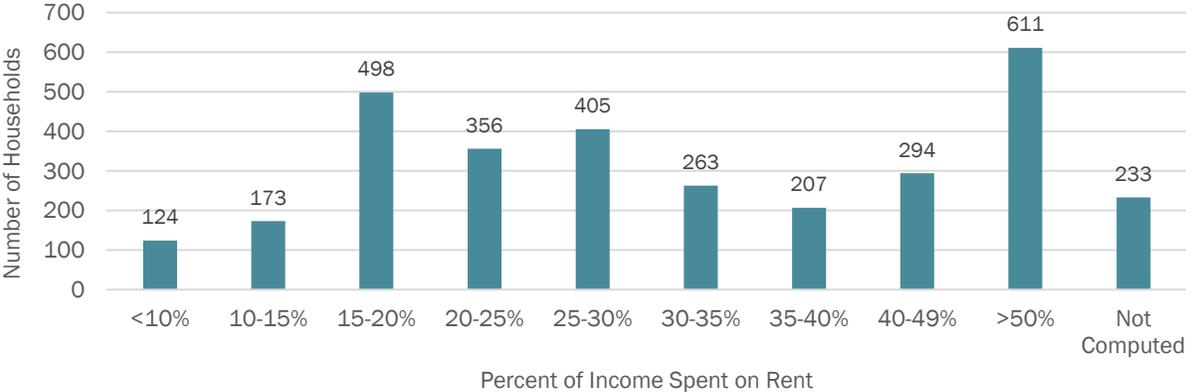
A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a

household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Beaumont residents experience a lower rate of housing overpayment than the overall SCAG region. More than four out of ten renters in Beaumont are housing cost-burdened. Across Beaumont's 3,164 renter households, 1,375 (43.5 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 611 renter households in Beaumont (19.3 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-25: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Beaumont by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 77 percent of extremely low-income households are severely cost burdened and 12 percent are cost burdened; only 11 percent of such households are not cost burdened. To address some of these issues, the City is implementing Program 6, Rental Assistance.

Table A-12: Cost Burden by Income

Households by Share of Income spent on Housing Cost						
Income	<30%		30-50%		>50%	
< 30% HAMFI	109	11%	125	12%	775	77%
30-50% HAMFI	194	21%	270	29%	454	49%
50-80% HAMFI	655	32%	745	37%	635	31%
80-100% HAMFI	479	43%	485	43%	155	14%
> 100% HAMFI	6,325	85%	1,019	14%	99	1%
Total Households	7,762	100%	2,644	100%	2,118	100%

Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

The below chart provides an analysis of Beaumont's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

Figure A-26: Spending on Rent by Income



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

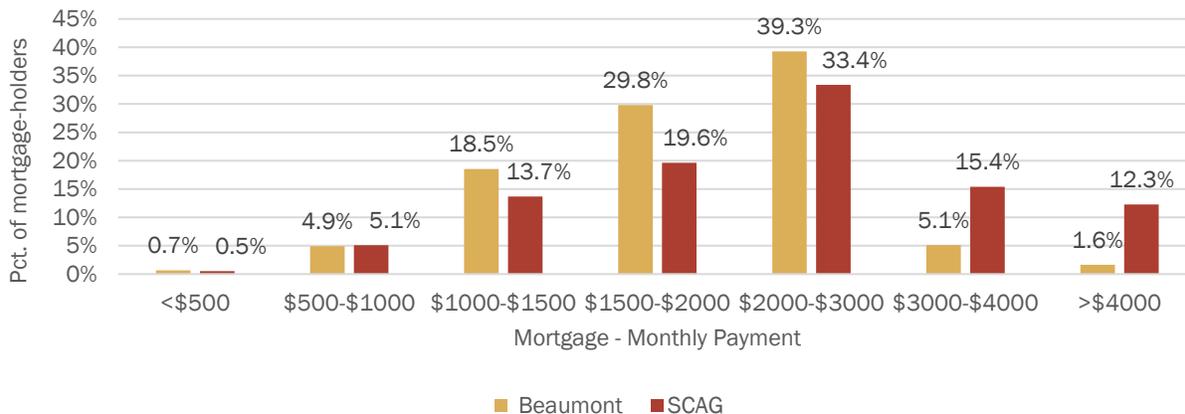
Figure A-27: Household Income by Total Rent (Cash)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 76.7 percent of Beaumont households (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Beaumont is \$2,000 to \$3,000 per month, which is the same in the SCAG region.

Figure A-28: Monthly Owner Costs for Mortgage Holders

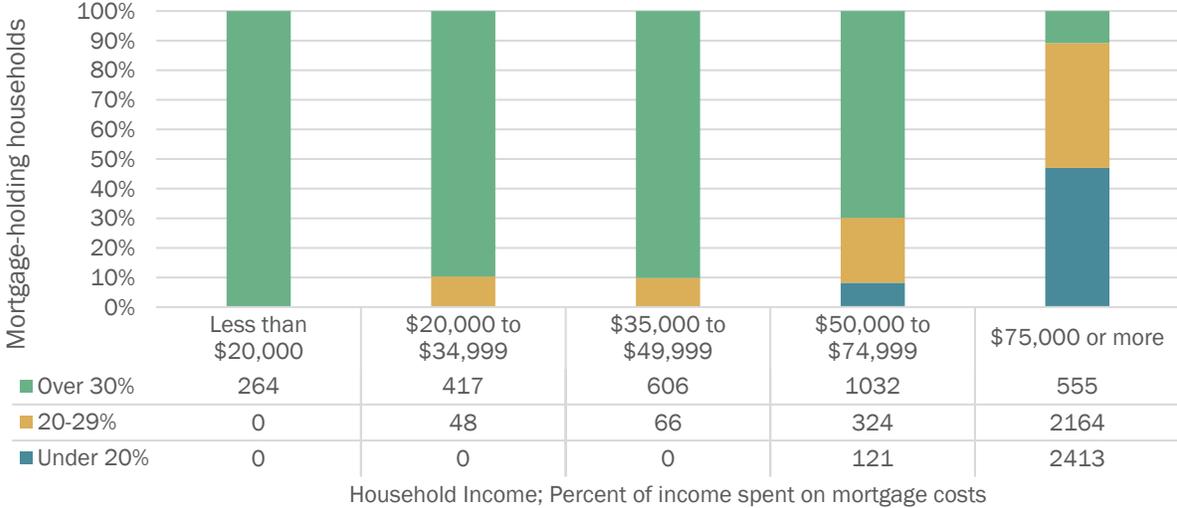


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Beaumont can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income households spend a higher share of income on housing costs, while high-income households spend a lower share of income on housing. The income category representing the largest share of mortgage-holders is \$75,000 or more (5,132 households), and the most prevalent share of income spent on mortgage costs is

over 30 percent (2,874 households), which means that a large share of mortgage-holders is cost-burdened.

Figure A-29: Costs for Mortgage Holders by Income



Source: SCAG 2020 Pre-Certified Local Housing Data

Table A-13: Beaumont Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Extremely Low				
Annual Income Limit	\$15,850	\$18,100	\$21,720	\$26,200
Monthly Income	\$1,321	\$1,508	\$1,810	\$2,183
Max. Monthly Gross Rent	\$396	\$453	\$543	\$655
Max. Purchase Price 5% down ²	\$69,750	\$80,350	\$97,250	\$118,250
Max. Purchase Price 20% down ³	\$104,250	\$104,250	\$126,000	\$153,250
Very Low				
Annual Income Limit	\$26,400	\$30,150	\$33,900	\$37,650
Monthly Income	\$2,200	\$2,513	\$2,825	\$3,138
Max. Monthly Gross Rent	\$660	\$754	\$848	\$941
Max. Purchase Price 5% down ²	\$119,000	\$136,750	\$154,250	\$171,750
Max. Purchase Price 20% down ³	\$154,500	\$177,250	\$203,750	\$227,750
Low				
Annual Income Limit	\$42,200	\$48,200	\$54,250	\$60,250
Monthly Income	\$3,517	\$4,017	\$4,521	\$5,021
Max. Monthly Gross Rent	\$1,055	\$1,205	\$1,356	\$1,506

Max. Purchase Price 5% down ²	\$195,500	\$225,000	\$254,500	\$284,000
Max. Purchase Price 20% down ³	\$257,250	\$296,000	\$335,000	\$373,750
Median				
Annual Income Limit	\$52,700	\$60,250	\$67,550	\$75,300
Monthly Income	\$4,392	\$5,021	\$5,629	\$6,275
Max. Monthly Gross Rent	\$1,318	\$1,506	\$1,689	\$1,883
Max. Purchase Price 5% down ²	\$247,000	\$284,000	\$320,000	\$358,000
Max. Purchase Price 20% down ³	\$325,250	\$373,750	\$421,250	\$471,250
Moderate				
Annual Income Limit	\$63,250	\$72,300	\$81,300	\$90,350
Monthly Income	\$5,271	\$6,025	\$6,775	\$7,529
Max. Monthly Gross Rent	\$1,581	\$1,808	\$2,033	\$2,259
Max. Purchase Price 5% down ²	\$298,750	\$343,250	\$387,500	\$431,800
Max. Purchase Price 20% down ³	\$393,250	\$452,000	\$510,000	\$568,500
<i>Notes:</i>				
¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: Zillow Mortgage Calculator				

A.5.4 At-Risk Housing Assessment

“At-risk” assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021 – 2031). Beaumont has no rental complexes assisted by public funds². Therefore, the City has no multi-family rental complexes at risk of conversion to market rate.

² SCAG 2020 Pre-Certified Local Housing Data

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Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in process development projects, assists in determining if the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.



B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including the County of Los Angeles).¹ The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Beaumont is allocated a RHNA of 4,210 units as follows:

- Very Low Income (less than 50 percent of AMI): 1,229 units (29.2 percent)
- Low Income (50 to 80 percent of AMI): 721 units (17.1 percent)
- Moderate Income (80 to 120 percent of AMI): 723 units (17.2 percent)
- Above Moderate Income (greater than 120 percent of AMI): 1,537 units (36.5 percent)

For this Housing Element planning period, October 15, 2021 through October 15, 2029, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

Beaumont and identifies such sites for future residential development to fulfill the City's share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- City and County-level parcel GIS data, including General Plan land use designation, zoning district, ownership, parcel size, assessed improvement value, etc.
- ADU applications
- Entitled projects and projects in the entitlement phase
- Stakeholders' input
- Prior housing element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code density standards

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the City has experienced an increase in ADU applications in recent years. Table B-1 shows the number of ADU applications approved in Beaumont over the past three years.

Table B-1: Approved ADU Applications

Year	Approved ADUs
2018	0
2019	1
2020	3
2018-2020 Total	4
Annual Average	1.33
<i>Source: City of Beaumont</i>	

In 2021, the City approved six ADU applications. However, to be conservative, using data from 2018 to 2020, the City assumes an average approval of 1.33 ADUs per year, resulting in 11 ADUs over the eight-year planning period. Under Program 4 (Accessory Dwelling Units), the City will adopt an updated ADU Ordinance, consistent with State law and prepare ADU standard plans to encourage ADU production.

SCAG conducted a regional ADU affordability analysis to provide local governments in the region with assumptions for ADU affordability that can be used to assign projected ADUs to income categories. SCAG's analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. The ADU affordability assumptions identified in the SCAG analysis for San Bernardino/Riverside Counties region was applied to ADU projected over the planning period.

Table B-2: SCAG ADU Affordability Assumptions

Year	San Bernardino/ Riverside Counties	ADU Projections
Extremely Low	15.0%	1
Very Low	7.7%	1
Low	34.8%	4
Moderate	34.8%	4
Above Moderate	7.7%	1
Total		11
Source: SCAG		

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the RHNA. Table B-3 lists the site address for those projects that can be credited toward the 6th Cycle RHNA. Most of these projects provide above moderate housing units, and most of the units are within approved specific plan areas that are being constructed by merchant builders.

Table B-3: Entitled and Proposed Developments

APN / Address / Location	Units by Income Level			
	Very Low	Low	Moderate	Above Moderate
419-222-003 / 1341 E. 8 th Street	-	-	-	2
419-150-050	-	48 ¹	-	-
428-010-018 / Manzanita Park (TM32850)	-	-	-	95
Fairway Canyon/ Tournament Hills Specific Plan – Tournament Hills	-	-	-	268
Fairway Canyon/ Tournament Hills Specific Plan – Fairway Canyon	-	-	-	528
Sunny Cal Specific Plan	-	-	-	560
Noble Creek Vistas Specific Plan	-	-	-	274
Kirkwood Ranch Specific Plan	-	-	-	530
Sundance Specific Plan – Altis Senior Community	-	-	-	400
Heartland Specific Plan – Olivewood	-	-	-	600
Subtotal	-	48	-	3,257
Net New Total	-	48	-	3,257
¹ This is a transitional housing project by LINC Housing that will be deed restricted and is being processed consistent with AB 744 and AB 2162 guidelines. It contains 24 two-bedroom units, 23 three-bedroom units, and one three-bedroom managers unit. The project is currently in building permit plan check. Source: City of Beaumont				

Entitled and proposed developments would result in 3,257 above-moderate income units during the planning period, exceeding the City's 1,537 above-moderate income RHNA for the 6th Cycle.

B.2.3 Assumptions

Density

Table B-4 summarizes density standards for multi-family and mixed-use zones that allow residential.

Table B-4: Density for Zones that Allow Residential

Zone	Dwelling Units Per Acre
RTN	Min. 4 Max. 12
DMF	Max. 22
SSMU	Max. 22
SSMU-R	Max. 22
UV	Min. 12 Min. 21 acres at 20 Max. 24
RMF	Min. 12 Max. 30
TOD Overlay	Min. 18 Max. 30
<i>Source: City of Beaumont Zoning Code</i>	

Realistic Capacity and Development Trends

Table B-5 summarizes assumptions for realistic residential development capacity based on required minimum densities and recent development trends from multi-family projects in the entitlement process or approved within Beaumont where minimum densities are not established. Beaumont has one multi-family project in the entitlement process and another that is approved. Since only two projects informed the development trends capacity, a lower realistic capacity was assumed for zones that do not have a minimum density. Program 5 (Minimum Densities) requires the City to establish minimum densities on housing sites where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Table B-5: Zones Realistic Residential Development Capacity Assumptions

Zone	Minimum Density	Development Trends Capacity	Realistic Capacity Assumption
RTN	4 units/acre	N/A	4 units/acre
DMF	N/A	82%	50% (11 units/acre)
SSMU	N/A	82%	50% (11 units/acre)
SSMU-R	N/A	82%	50% (11 units/acre)
UV	12 units/acre	N/A	12 units/acre
RMF	12 units/acre	N/A	12 units/acre
TOD Overlay	18 units/acre	N/A	18 units/acre
<i>Source: City of Beaumont Zoning Code, City of Beaumont, LWC</i>			

Since the new mixed-use zones were adopted (December 2020), the City has not received any new development applications in these zones. However, the City is receiving developer interest for residential mixed use projects in these zones, particularly in the eastern portion of the city around Xenia Avenue and Sixth Street, where some housing sites are identified. The City is not receiving any interest for new 100 percent commercial projects in the mixed-use zones. Additionally, prior to adoption of the new mixed-use zones, the City had an overlay to allow housing on certain parcels in commercial zones. The LINC transitional housing project, currently in building permit plan check, is located on one of those parcels, demonstrating housing production in mixed-use areas. No applications for 100 percent commercial projects were proposed on commercial parcels with the housing overlay from 2017 to 2020 (the last three years in effect prior to adoption of new mixed-use zones).

The LINC Housing lower-income transitional housing project with 48 housing units is in the Local Commercial Zone, does not contain a commercial component, and is currently in building permit plan check. With the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones with either minimal or no commercial component. The realistic capacity assumptions for mixed-use zones identified in Table B-5 are conservative, reflecting required minimum densities or lower densities than demonstrated trends. As previously mentioned, Program 5 (Minimum Densities) requires the establishment of minimum densities on sites where minimum densities do not currently apply (i.e., DMF, SSMU, SSMU-R zones) to ensure sites are developed at densities to meet realistic unit projections. Additionally, Program 1 requires rezoned sites to allow 100 percent residential uses.

Projects that are below maximum density are driven by market demand for larger units. The City’s recent Zoning Code amendments removed a minimum floor area requirement based on unit size that could have impeded achieving maximum density. The LINC Housing lower-income transitional housing project received a density bonus, and therefore exceeded maximum allowed

density (30 units per acre on a 1.6-acre site). Various programs are included to reduce potential constraints to housing development, including mixed-use parking incentives (Program 18), objective design standards (Program 19), and permit streamlining (Program 21) programs.

B.2.4 Methodology

To create the adequate sites inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development potential. The methodology is described below.

Phase 1: Available Vacant Sites and Initial Categorization

The City analyzed the 5th Cycle vacant sites to determine which are still available for development (e.g., were still available for entitlement, were not precluded by future freeway on/off ramp preliminary design, etc.). The City also queried vacant sites in higher density zones to assess potential sites. Each vacant parcel was identified to potentially be able to accommodate a specific income category given its maximum allowable density standards. Income level determinations are identified in Table B-6. The lower income category threshold is consistent with the default density for Beaumont pursuant to Government Code §65583.2.

Table B-6: Income Levels by Density

Density Allowed by Zone	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
<i>Source: LWC, HCD</i>	

Phase 2: Screening for Potential Lower Income Sites

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. The City screened the available vacant sites with the potential for lower income (i.e., zoning allows 30 units per acre) for the following:

1. Lot size is greater than or equal to 0.5 acres
2. Lot size is no greater than 10 acres

All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres were categorized for moderate housing.

Phase 3: Site-by-Site Assessment

Following the screening analysis, a site-by-site assessment and refinement of sites was conducted using additional information from direct observation or firsthand experience from City staff. During this analysis, some potential sites were found to have other conditions (e.g., irregular shape, accessibility issues/landlocked, etc.) that could preclude them from the site inventory. This

analysis included an evaluation of environmental and infrastructure constraints, which are described in Appendix C, Section C.4. All identified sites and housing development planned to satisfy RHNA have access to sufficient infrastructure and utilities. Minimum densities were applied on the few sites where a portion of the site may be located in the 100-year flood zone. Where parcels could be consolidated into sites to address conditions, namely accessibility, consolidated sites were identified. Consolidated sites have no more than two owners and are compliant with the size screening criteria (see Phase 2).

Phase 4: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right. Figure B-1 shows all 6th Cycle sites and any site previously identified as a site in the 5th Cycle. All 6th Cycle sites already allow multi-family housing by right based on the City's 2020 General Plan update and Zoning Code amendments; therefore, no new program is required. Furthermore, various programs are included to facilitate housing, including housing on previously identified sites (e.g., Program 2 for Housing Facilitation in the Urban Village).

Section B.3 Adequacy of Residential Sites in Meeting RHNA

The following table summarizes the City's methods for satisfying its RHNA (Table B-7). Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 and Section IV, Housing Plan, Program 1 for more details and specific parcels). The resulting rezoning would shift some of the projected moderate-income units into the lower income category. The rezoning would also result in some of these rezoned lower-income housing sites being reused from previous Housing Element site inventories. As such, Program 1 includes the requirement of all rezoned sites to allow multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i).

Table B-7: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

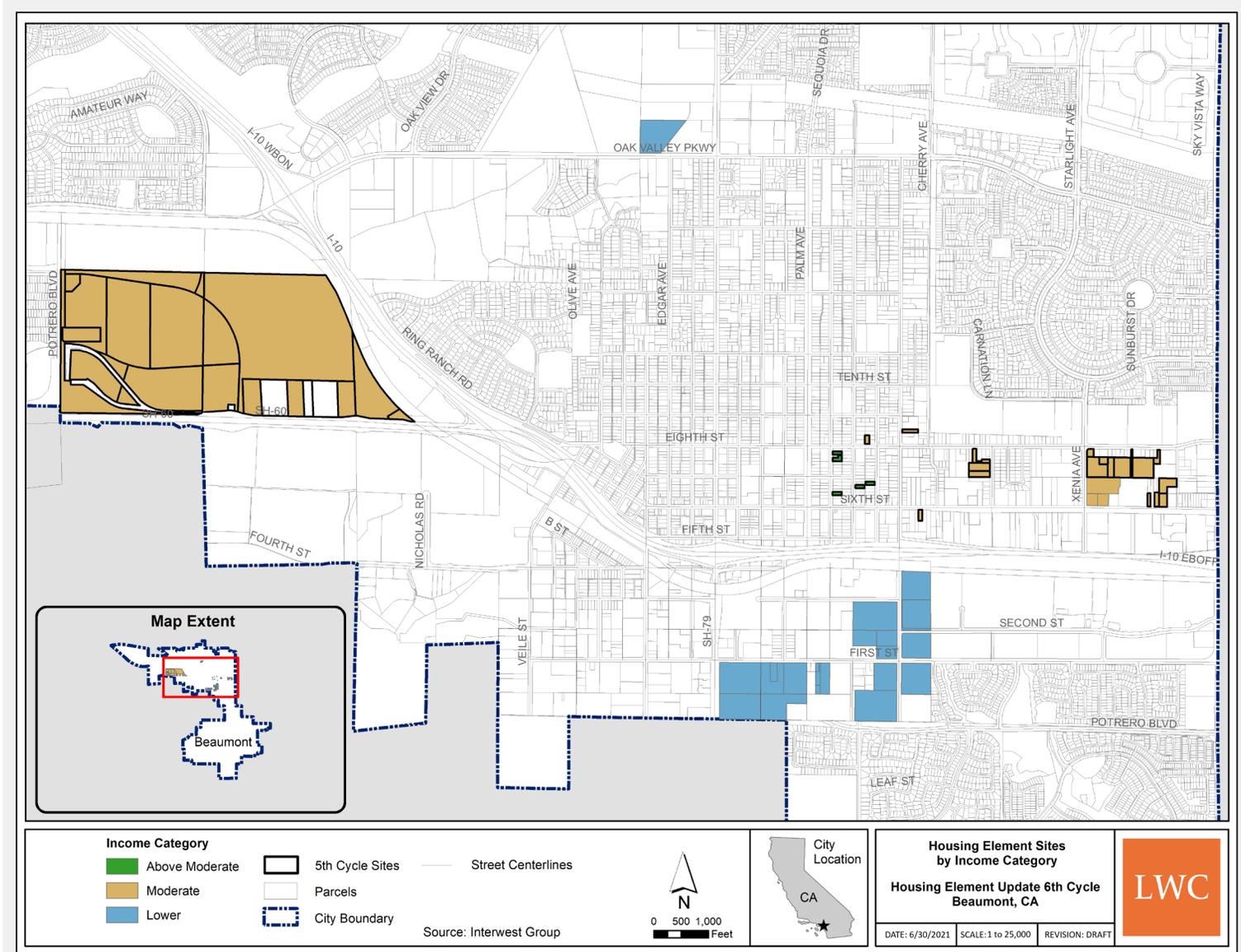
Table B-8: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	2,327		3,644	5	5,976
Surplus / (Shortfall)	See Very Low/Low	431		2,925	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

B.3.1 Housing Sites Map

The following map, Figure B-1, shows the inventory of sites by income category. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category



B.3.2 Housing Sites Table

The following table lists the parcels in the City’s housing sites inventory with unit capacity by income category.

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
415301008	0.3	-	RMF	HDR	Vacant	YES	-	4	-	4
415303004	0.4	-	RMF	HDR	Vacant	YES	-	5	-	5
418043002	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418043019	0.3	-	RTN	TN	Vacant	YES	-	-	1	1
418053005	0.2	-	RTN	TN	Non-vacant (shed)	YES	-	-	1	1
418031010	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418031020	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
419222022	0.5	-	DMF	DMF	Vacant	YES	-	6	-	6
419222019	0.2	-	DMF	DMF	Vacant	YES	-	2	-	2
419222020*	1.3	-	DMF	DMF	Vacant	YES	-	14	-	14
419222021*	1.0	-	DMF	DMF	Vacant	YES	-	11	-	11
419170016*	2.6	E	DMF	DMF	Vacant	YES	-	28	-	28
419170017*	0.4	E	DMF	DMF	Vacant	YES	-	4	-	4
419170018*	0.9	E	DMF	DMF	Vacant	YES	-	10	-	10
419170022*	0.5	E	DMF	DMF	Vacant	YES	-	5	-	5
419170026	0.4	-	DMF	DMF	Vacant	YES	-	4	-	4
419170027*	2.8	-	DMF	DMF	Vacant	YES	-	30	-	30
419160005*	3.2	F	DMF	DMF	Vacant	YES	-	36	-	36
419160024*	0.5	F	DMF	DMF	Vacant	YES	-	5	-	5
418123007	0.3	-	SSMU	SSMU	Vacant	YES	-	4	-	4
419160013	0.3	-	SSMU	SSMU	Vacant	YES	-	3	-	3
419160017*	1.6	-	SSMU	SSMU	Vacant	YES	-	17	-	17
419160019*	0.5	G	SSMU	SSMU	Vacant	YES	-	6	-	6

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
419160020*	0.8	G	SSMU	SSMU	Vacant	YES	-	9	-	9
414130011	1.2	-	UV	UV	Vacant	YES	-	14	-	14
414130012	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120035	100.1	-	UV	UV	Vacant	YES	-	1201	-	1201
414120009	4.5	-	UV	UV	Vacant	YES	-	54	-	54
414120016	5.0	-	UV	UV	Vacant	YES	-	60	-	60
414120006	4.7	-	UV	UV	Vacant	YES	-	57	-	57
414120033	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120027	32.2	-	UV	UV	Vacant	YES	-	386	-	386
414120026	28.0	-	UV	UV	Vacant	YES	-	336	-	336
414120041	17.7	-	UV	UV	Vacant	YES	-	212	-	212
414120042	4.1	-	UV	UV	Vacant	YES	-	49	-	49
414120034	12.6	-	UV	UV	Vacant	YES	-	152	-	152
414120038	24.6	-	UV	UV	Vacant	YES	-	295	-	295
414120040	12.5	-	UV	UV	Vacant	YES	-	151	-	151
414120029	1.0	-	UV	UV	Vacant	YES	-	12	-	12
414090024	10.4	-	UV	UV	Vacant	YES	-	125	-	125
414120031	1.8	-	UV	UV	Vacant	YES	-	21	-	21
414120039	14.6	-	UV	UV	Vacant	YES	-	176	-	176
419170031*	4.2	-	SSMU	SSMU	Vacant	-	-	46	-	46
419170034*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
419170035*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
404190002	8.5	-	RMF	HDR	Vacant	-	101	-	-	101

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
418240010	0.6	A	TOD	GC/TOD	Vacant	-	11	-	-	11
418240011	6.3	A	TOD	GC/TOD	Vacant	-	113	-	-	113
418351002	10.0	-	TOD	GC/TOD	Vacant	-	181	-	-	181
418240009	9.7	-	TOD	GC/TOD	Vacant	-	175	-	-	175
418250001	2.9	B	TOD	GC/TOD	Vacant	-	51	-	-	51
418250006	2.5	B	TOD	GC/TOD	Vacant	-	44	-	-	44
418250008	2.0	-	TOD	GC/TOD	Vacant	-	37	-	-	37
418250009	5.6	-	TOD	GC/TOD	Vacant	-	101	-	-	101
418310007	10.0	-	TOD	GC/TOD	Vacant	-	179	-	-	179
418310008	8.2	-	TOD	GC/TOD	Vacant	-	147	-	-	147
418320007	5.5	-	TOD	GC/TOD	Vacant	-	99	-	-	99
418320008	6.6	-	TOD	GC/TOD	Vacant	-	120	-	-	120
418320011	4.5	C	TOD	GC/TOD	Vacant	-	81	-	-	81
418320012	1.0	C	TOD	GC/TOD	Vacant	-	18	-	-	18
418330017	2.3	-	TOD	GC/TOD	Vacant	-	41	-	-	41
418341009	4.8	-	TOD	GC/TOD	Vacant	-	87	-	-	87
418342002	7.1	-	TOD	GC/TOD	Vacant	-	127	-	-	127
418360003	6.3	-	TOD	GC/TOD	Vacant	-	114	-	-	114
418330020	0.2	D	TOD	GC/TOD	Vacant	-	4	-	-	4
418330008	0.3	D	TOD	GC/TOD	Vacant	-	6	-	-	6
418330021	0.6	D	TOD	GC/TOD	Non-vacant (single-family residence)	-	10	-	-	9
Total							1,847	3,889	5	5,741

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
¹ All parcels previously identified as housing sites in the 5 th Cycle Housing Element are assumed to have also been included in the 4 th Cycle Housing Element. * Potential parcels for rezoning to accommodate lower income units.										
Source: City of Beaumont, LWC										

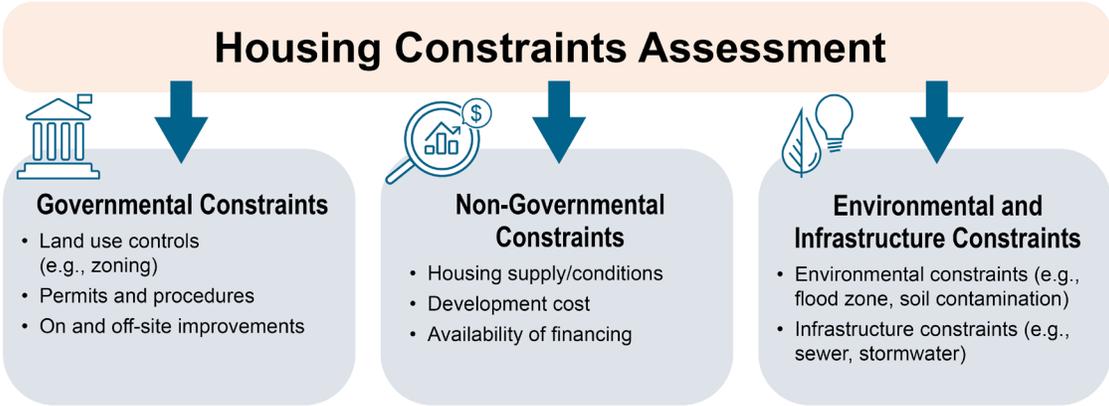
Appendix C: Housing Constraints

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Section C.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Beaumont.



Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City’s primary policies and regulations that affect residential development and housing affordability include: the General Plan, the Zoning Code, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City’s land use controls and their relation to the City’s housing supply.

General Plan Land Use Designations

The City adopted the Elevate Beaumont 2040 General Plan in 2020. Chapter 3 of the General Plan is the Land Use and Community Design Element which directs the location and form of future development in the city.

The General Plan includes nine land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
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
Single Family Residential (SFR)	Single-family residential (attached or detached). Neighborhood commercial in specified locations.
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing. Neighborhood commercial in specified locations.
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.). Neighborhood commercial in specified locations.
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.
Transit-Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future transit station.
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.

Source: Beaumont General Plan, Table 3.3 (Land Use Designations)

Zoning Districts

The Zoning Code, Title 17 of the Beaumont Municipal Code, was amended in December 2020 to be consistent with the recently updated General Plan. The Zoning Code and Zoning Map are available on the City’s website consistent with Government Code §65940.1(a)(1)(B). There are eleven zones that allow residential development. Table C-2 lists the zones that allow residential uses.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Residential, Rural	The Residential, Rural Zone is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.
Residential, Single Family	The Residential, Single-Family Zone is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.
Residential, Traditional Neighborhood	The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.
Residential, Multiple-Family	The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
Urban Village	The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.
Transit Oriented District Overlay Zone	The Transit Oriented District Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.
Downtown Mixed Use Zone	The Downtown Mixed Use Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).
Beaumont Mixed Use Zone	The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.
Sixth Street Mixed Use Zone	The Sixth Street Mixed Use Zone is intended to provide for commercial and multi-family residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.
Sixth Street Mixed Use – Residential Zone	The Sixth Street Mixed Use – Residential Zone is intended to provide for multi-family residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multi-family residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Downtown Residential Multifamily Zone	The Downtown Residential Multifamily Zone is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
<i>Source: Beaumont Zoning Code, Chapter 17.03 (Zoning Map and Zone Districts) and Chapter 17.19 (Downtown Zone Districts)</i>	

Overlay Zone: The City’s sole overlay zone, the Transit-Oriented (TOD) Overlay Zone, applies to the majority of the Community Commercial Zone which does not allow residential uses, apart from Single Room Occupancy units. The TOD Overlay Zone allows many residential housing types that would not be permitted in the Community Commercial Zone, providing another area of the city with the potential for housing development. The City is being proactive in its approach to transit-oriented housing development by providing this mixed-use overlay zone in anticipation of a future Metrolink station.

Specific Plans: The City currently has 17 adopted specific plans, of which seven have been fully built-out. Table C-3 lists the specific plans that allow for residential development and are still in the process of being built out. The majority of the seven specific plans consist of single-family home developments, while two of the specific plans include some multi-family/higher density units.

Table C-3: Specific Plans – Residential, Not Built-Out

Specific Plan	Description
Fairway Canyon/ Tournament Hills	Single family residential community with a total buildout of 4,660 homes
Sunny Cal	Single family residential community with a total buildout of 560 homes
Heartland	Single family residential community with a total buildout of 1,224 homes
Noble Creek Vistas	Single family residential community with a total buildout of 648 homes
Kirkwood Ranch	Residential development including 470 single family homes and 60 multi-family units*
Sundance	Residential community with a mix of very low density to high density and a total buildout of 4,450 units
Potrero Creek Estates	Single family residential community with a total buildout of 1,028 homes
<i>Source: Beaumont General Plan, City of Beaumont</i>	
<i>* Tentative tract map for Kirkwood Ranch has expired.</i>	

Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. Table C-4 summarizes the basic standards for the City’s residential and mixed-use zones.

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Residential, Rural	RR	40 acres	N/A	N/A	25	10	20	26 ft. or 2 stories, whichever is less	N/A
Residential, Single Family	R-SF	7,000 sq.ft.	N/A	N/A	20	Single level, interior lots < 70 ft. wide: 5 Single level, interior lots > 70 ft. wide: 10 on one side, 5 on the other Two level, interior side: 10 Street side: 10	20	35 ft. or 2 stories, whichever is less	N/A
Residential, Traditional Neighborhood	R-TN	5,000 sq.ft. ¹	Max: 12 ²	N/A	15	Interior side: 5 Street side: 10	15	35 ft.	N/A
Residential, Multiple-Family	R-MF	6,000 sq.ft. ¹	Min: 12 Max: 30	N/A	20	Interior side: 5 Street side: 10	15	35 ft.	70%
Urban Village	UV	10,000 sq.ft.	Min: 12 Max: 24 ³	N/A	5	N/A	10	50 ft.	N/A
Transit Oriented District Overlay Zone	TOD	10,000 sq.ft. ⁴	Min: 18 Max: 30	N/A	N/A	N/A	N/A	50 ft. ⁴	50% ⁴

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Downtown Mixed Use Zone	DMU	N/A	Max: 15	N/A	N/A	15 when adjacent to single family residential use	20 when adjacent to single family residential use	45 ft. or 3 stories	N/A
Beaumont Mixed Use Zone	BMU	N/A	Max: 10	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	35 ft. or 2 stories ⁵	N/A
Sixth Street Mixed Use Zone	SSMU	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Sixth Street Mixed Use - Residential Zone	SSMU-R	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10,20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Downtown Residential Multifamily Zone	DMF	6,000 sq.ft.	Max: 22	N/A	10	Interior side: 5, 15 when adjacent to single family residential use Street side: 10 3-story building: 20	15, 20 when adjacent to single family residential use	35 ft.	N/A

¹ Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development) (see following page).
² With an average density of six units per acre across the property. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Needs Allocation.
³ No more than 21 acres in the Urban Village Zone shall be developed at a density below 20 units per acre.
⁴ Standards are contained in the Community Commercial base zone, which would apply in the TOD Overlay.
⁵ No housing sites are identified in the BMU Zone (see Appendix B).

Source: Beaumont Zoning Code

The dimensional standards listed in Table C-4 generally do not constrain the development of housing in city. For example, FAR limitations do not apply to residential developments or residential portions of mixed-use developments, and most zones do not have lot coverage/area standards. While the R-MF Zone has a maximum lot area requirement of 70 percent, this amount of coverage does not pose an undue constraint on the development of housing in Beaumont.

Small Lot Development: The City allows for residential development on lots less than the minimum lot size established in the R-TN and R-MF zones but requires approval through a conditional use permit, and the development must comply with the following standards:

1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).
2. The minimum lot size shall be 2,000 square feet.
3. The minimum lot width shall be 25 feet.
4. The minimum lot depth shall be 50 feet.
5. The maximum area of the lot occupied by structures shall be 75 percent.
6. Setbacks:
 - Side Yard Setbacks. The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - Rear Yard Setbacks. Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for this parcels that have a garage abutting an alley.
 - Other Setbacks. Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

The provision for small lot developments makes it feasible for residential development to occur on lots that would likely sit vacant under more restrictive standards. While a small lot development requires a conditional use permit, the findings for approval are objective and clear. These provisions make smaller single-family housing development more feasible, attainable for lower-income households, and promote more housing development overall.

Overall, the City's development standards are comparable to those in other local communities and do not pose undue constraints on the development of housing in Beaumont.

Parking Requirements

Table C-5 displays the parking rates for residential land uses, applicable to all zoning districts.

Table C-5: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)
Attached Single Family and Duplex Units	2 enclosed spaces/unit
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)
Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit (at least 1 space must be covered)
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants
<i>Source: Beaumont Zoning Code</i>	

Shared and Remote Parking: In addition to the standards in Table C-5, the City has parking reduction strategies in the Zoning Code. Section 17.05.080 (Shared and remote parking) provides procedures applicable for certain types of developments or combinations of land uses within a specific development that may be eligible for parking reductions, if it can be demonstrated that the development would benefit from shared parking. The procedures include providing a “Special Study” which constitutes a parking demand analysis for the uses proposed to share parking facilities. The study must demonstrate, to the satisfaction of the Director, that the uses have different peak parking requirements, but the parking requirement cannot be reduced below the highest peak parking requirement of the use demanding the most parking. Lastly, an applicant may apply for remote parking for multi-family uses, provided that the parking facilities are located no more than 300 feet from the multi-family use. Additionally, Section 17.02.120 (Modification of Standards) allows required parking amounts to be reduced by a maximum of 20 percent, with certain findings, similar to a variance; however, modifications to standards are approved by the Community Development Director.

The parking requirements for each housing type are consistent across all zoning districts and are consistent with other jurisdictions in the region. However, since the City recently updated its General Plan and Zoning Code to provide for more mixed-use zones intended for walkable and transit-oriented development, parking reduction strategies should be expanded to include more options such as unbundling parking costs, reductions for the inclusion of bicycle parking, or reductions for proximity to transit. These strategies would be appropriate in mixed-use, walkable zones, particularly in the Downtown, Urban Village, and Transit Oriented District Overlay. Additional parking reduction strategies could allow for more area to be used to build housing instead of parking. Program 18 (Mixed-Use Parking Incentives) will result in further revisions to parking requirements based on the City’s Parking Management Master Plan effort, expected to lower parking rates for mixed-use projects.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Code that facilitate a range of residential development types. Table C-6 provides a list of housing types and the zones in which they are permitted, require a conditional use permit, or are not permitted.

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
Accessory Guest Houses	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P
Boarding or Rooming Houses	C	C	C	C	P	N	C	N	C	C	C
Caretaker's Unit	P	N	P	P	P	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C	N	N	C	C	C
Duplexes	N	N	P	P	P	P	P	P	P	P	P
Group or Community Care Facilities—6 or fewer persons)	P	P	P	P	P	P	P ²	P	P	P	P
Group or Community Care Facilities—7 or more persons)	C	C	C	C	C	C	C ²	C	C	C	C
Mobile Home Parks	N	N	C	C	N	N	N	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	P	P	P	P	P	P	N	P	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	P	P	P	P	P ^{2,3}	N	P ³	P ³	P ³
Planned Residential Developments	P	P	P	P	P	P	P	P	P	P	P
Senior Housing Developments	P	P	P	P	P	P	P	P	P	P	P
Single-Family Dwellings	P	P	P	P	P	P	N	P ³	N	N	P ³
Farmworker Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Emergency Shelters ⁴	N	N	N	N	N	C	N	N	C	C	N
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	C	P ²	C	P	P	N
Transitional Housing	N	N	C	C	N	C	P ²	C	P	P	N
Unlicensed Group Home	N	S	S	S	N	N	N	N	N	N	N
P = Permitted C = Conditionally Permitted N = Not Permitted N/A = Not Specified											

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
S = Special Use Permit											
¹ Only allowed for properties on Sixth Street.											
² Use is allowed only on upper floor locations on parcels fronting Sixth Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.											
³ A live/work unit is only permitted in the primary structure.											
⁴ Both the Community Commercial (CC) and Local Commercial (LC) zones allow emergency shelters by right with ministerial approval consistent with State law.											
Source: <i>Beaumont Zoning Code</i>											

Supplemental Use Standards

Accessory Dwelling Units (ADUs): Multiple sections in the Zoning Code (e.g., Section 17.03.060.D, 17.03.070.G, etc.) contain supplemental standards for detached ADUs, attached ADUs, and Junior ADUs, all of which are limited to one per single-family residence. Zones where ADUs are allowed have been updated, but the standards for ADUs do not reflect current State law and should be brought into compliance accordingly. Examples of conflict with current State law arise include the 15-foot setback required from the rear property line and a parking requirement of one space per ADU (see Table C-5). Current State ADU law lessens the regulatory burden of many development standards applied to ADUs such as setbacks and parking.

Multi-Family: Section 17.03.065.J (Supplemental Multiple Family Development Standards) contain supplemental standards that only apply to multi-family residential developments. The standards include provisions for building entrances, building facades, building roofs, pedestrian access, and private storage spaces. All standards in this Section are objective and do not pose a constraint to the development of multi-family housing.

Single Room Occupancy (SROs): A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. Chapter 17.16 (Single Room Occupancy Facilities) provides supplemental standards for single room occupancy (SRO facilities as well as standards for SRO units. Notably, SROs are not limited to the density standards dictated in the General Plan, giving this housing type more flexibility within its respective zoning districts. In addition to the zones listed in Table C-6, SROs are allowed with a conditional use permit in the Commercial, Neighborhood (CN) and Community Commercial (CC) zones. Chapter 17.16 contains facility standards for common areas, laundry facilities, cleaning supply rooms, as well as standards for individual units including unit size, occupancy thresholds, bathrooms, kitchens, closets, and Code compliance. The facility and unit standards are objective and do not present a constraint to the development of SROs.

Manufactured Homes: Section 17.11.120 (Manufactured homes on foundations) prescribes seven specific conditions for manufactured homes that may be installed on a foundation in any zone that allows single-family dwellings. The conditions are listed below:

1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by Section 18550(b) of the Health and Safety Code.
2. The foundation system shall meet the requirements of Section 18551 of the Health and Safety Code.
3. The manufactured home shall contain a minimum of 1,100 square feet of living area within a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.
4. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
5. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located.
6. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.
7. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.

While State law does allow for supplemental standards such as condition #4, condition #3 only applies to manufactured homes and is not applied to single-family homes citywide. Condition #3 should be removed because it treats manufactured homes on a foundation differently than non-manufactured single-family homes which is inconsistent with the intent of State law and could present a constraint to the development of manufactured homes (see Program 20 (Manufactured Housing)).

Mobile Homes: Section 17.11.130 (Mobilehome parks) provides supplemental standards for the establishment, maintenance, and operation of mobile home parks in Beaumont. Mobile home parks are subject to the following development standards:

1. Minimum Gross Area: 10 acres
2. Maximum Density: Seven units per gross acre
3. Minimum Access Frontage: 250 feet continuous frontage on a dedicated public street
4. Minimum Park Perimeter Yards: Five feet adjacent to a public street

5. Maximum Height: 35 feet

This Section also contains specific classifications of mobile home parks: pre-existing mobile home parks, planned residential mobile home parks, and integrated mobile home parks. A pre-existing mobile home park shall not be deemed nonconforming if it does not comply with standards in the Zoning Code, allowing existing mobile home parks to make improvements and continue operations without triggering additional requirements that may be financially burdensome.

Additionally, multiple interior site standards apply to mobile home parks, including those relating to access drives, sidewalks, landscaping, community recreation areas, and electrical and television service. These standards would not apply to pre-existing mobile home parks and do not pose a constraint to the development of mobile homes in Beaumont.

Emergency Shelters: Emergency shelters¹ are allowed as a permitted by-right use without discretionary review in the CC and Local Commercial (LC) zones pursuant to Sections 17.03.150 and 17.19.120, respectively, of the Beaumont Municipal Code. The CC Zone is located along Oak Valley Parkway (near its intersection with Interstate 10), as well as south of Interstate 10 between California Avenue and the eastern city limits of Beaumont, north of Potrero Boulevard. The LC Zone is located at the eastern edge of Beaumont, between 8th Street and Interstate 10, west of Highland Springs Avenue. The above-described areas are serviced by the City's transit priority network, operated by the Beaumont Pass Transit System bus service². Specifically, the bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Gorgonio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino.³

According to the 2019 Point-in-Time (PIT) count, there were an estimated 15 persons experiencing homelessness in Beaumont (see Appendix A, Figure A-14). Many parcels in the CC Zone are vacant and therefore could be built upon to construct an emergency shelter (to serve homeless persons) by right. This is true of both the Oak Valley Parkway area zoned CC and the area south of Interstate 10, east of California Avenue zoned CC. Although said areas are not within walking distance of retail and supportive services such as schools, churches, groceries, hospital, or library, both areas have bus access to these amenities.

¹ While the Beaumont Zoning Code does not define "emergency shelters", California Health and Safety Code §50801(e) states that an emergency shelter is "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

² City of Beaumont General Plan, December 1, 2020.

³ See particularly Routes 3, 4, 7, and 9 at the following website: <https://www.beaumontca.gov/160/Fixed-Route-System>.

In addition, an emergency shelter could be constructed on any number of vacant parcels zoned LC that have walking access to retail, hospitals, schools, churches, and grocery stores, as well as bus access to all of the above-described amenities within Beaumont. A transitional housing project located in the LC Zone (APN 419-150-050) is currently in building permit plan check, demonstrating the desirability of extremely low-income housing in this area. The minimum parcel size for both the CC and LC zones is 10,000 square feet, and many parcels in these zones meet or exceed this minimum threshold. The floor area ratio limits are 0.75 in the CC Zone and 0.70 in the LC Zone. Below is a list of vacant parcels in the LC Zone, which is most desirable for near-term emergency shelters due to surrounding existing uses:

- APN 419-150-026 (695 Highland Springs Ave.) – 0.79 acres
- APN 419-150-027 (675 Highland Springs Ave.) – 0.79 acres
- APN 419-150-034 (no situs address) – 2.08 acres
- APN 419-150-022 (790 Allegheny Ave.) – 0.34 acres

Therefore, considering existing vacant parcels, both the CC and LC zones provide opportunities for by-right emergency shelters that could accommodate the estimated homeless population in Beaumont with access to transit and services.

While the Beaumont Zoning Code does not specifically regulate parking requirements for emergency shelters, Beaumont Municipal Code Section 17.05.040(B) states that if parking for a land use (such as emergency shelters) is not specifically listed, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. Program 10 includes that the City revise parking standards to ensure they do not impose more parking than is required for other residential or commercial uses within the same zone, and also require sufficient parking for emergency shelter staff (e.g., require one parking space per employee and agency vehicle).

Low Barrier Navigation Centers: Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Program 11 (Low Barrier Navigation Centers) is included to amend the Zoning Code to allow Low Barrier Navigation Centers consistent with State law (AB 101, Government Code §65660).

Transitional Housing and Supportive Housing: Supportive and transitional housing should be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. The Zoning Code permits transitional housing in the DMU, SSMU, and SSMU-R zones; however, a conditional use permit is required for transitional housing in the RTN, RMF, and TOD zones, and transitional housing is

not allowed in other zones that allow residential (e.g., RR, RSF, UV zones). Also, the Zoning Code does not define transitional or supportive housing and does not include supportive housing in the use tables. The City will amend the Zoning Code to fully address transitional and supportive housing consistent with State law, including AB 2162 as appropriate (Program 9). AB 2162 requires deed restricted supportive housing that meets certain criteria to be a permitted use in all zones where multi-family and mixed-use are permitted (Government Code 65651).

Employee/Farmworker Housing: The Zoning Code does not explicitly allow farmworker housing in any zone. The Zoning Code has not been amended to comply with Health and Safety Code §17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, there are 64 full-time year-round farming, fishing, and forestry occupations in Beaumont, which presents a low demand for this residential housing type. However, a program has been included for the City to amend the Zoning Code to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6 (Program 14).

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Beaumont ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

As displayed in Table C-6, Group or Community Care Facilities (6 or fewer persons and 7 or more persons) are permitted uses. Consistent with State law, facilities with six or fewer persons are permitted by-right in zones that allow residential uses, and facilities with seven or more are subject to conditional use permit approval.

Additionally, the Code includes provisions for Unlicensed Group Homes in Chapter 17.13. The intent of the Chapter is to provide standards for this residential use to further housing anti-discrimination laws while also preserving the residential character of single-family neighborhoods in which these group homes would be located. As shown in Table C-6, Unlicensed Group Homes are permitted by special use permit in three residential zones. The approval of the special use permit is at the discretion of the Community Development Director. Section 17.13.020 (Special use permit required) provides multiple standards in which an unlicensed group home must abide by, including the requirement for a house manager, that the home has six or fewer occupants (excluding the house manager, if the house manager resides on-site), that the group home is not located within 300 feet from any other State-licensed group home or group home issued a special use permit, prohibition of alcohol and non-prescription drugs, visitation policy, and on-site parking restrictions. The requirements associated with unlicensed group homes are typical of the residential use-type and do not present a constraint to their development in Beaumont.

In 2020, 17 people with developmental disabilities lived in community care facilities in Beaumont (Appendix A, Table A-8). All zones shown in Table C-6 allow community care facilities for seven or more persons with a conditional use permit, typically processed in two to four months (see Table C-8). However, to facilitate housing for persons with disabilities, Program 22 (Group or Community Care Facilities) would result in allowing community care facilities for seven or more persons as a permitted use where multi-family is permitted (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF zones), instead of requiring a conditional use permit. Furthermore, Program 19 requires findings for approval of housing developments, including both licensed and unlicensed group homes and community care facilities to be amended to be objective, so that these uses are allowed without discretionary review regardless of whether they are permitted by right or require a conditional use permit (also see Program 22).

Lastly, the Zoning Code defines a “family” as “[o]ne or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.” This definition does not require relation by blood or by marriage, and therefore does not present a constraint to housing for persons with disabilities.

Reasonable Accommodation

Municipal Code Chapter 15.26 (Reasonable Accommodations) establishes a formal procedure for individuals with disabilities seeking equal access to housing to request a reasonable accommodation and establishes criteria to be used when considering such requests. Section 15.26.030 (Procedures) states, “A written request for reasonable accommodations shall be made by any individual with a disability, or his or her representative, or a developer or provider of housing for individuals with disabilities when the application of a land use or zoning regulation or policy acts as a barrier to fair housing opportunities.” The Community Development Director must make a determination on a reasonable accommodation request within 45 days, and the

Community Development Director's determination may be appealed to the City Council. Over the last few years, the City received one reasonable accommodation request to widen a doorway and ramp, which the City approved. The City is not aware of any reasonable accommodation requests that were denied.

Incentives for Affordable Housing

Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) provides incentives for very low income, low income, moderate income, and senior housing. These provisions for affordable housing bonuses and concessions were adopted in 2010, and there have been substantial changes to State density bonus laws since 2010, including recent amendments that allow up to 50 percent density bonus (AB 2345). Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) will be updated to reflect current State law (Program 12).

Other Local Ordinances

The City does not have other ordinances, such as an inclusionary housing ordinance, short-term rental ordinance, or growth control ordinance or other growth control measures, that directly impact the cost and supply of residential development.

C.2.3 Building and Housing Codes and Enforcement

New construction in Beaumont, including additions, must comply with the 2019 California Building Code (CBC), which amends the International Building Code. The City adopted the California Building Code, Title 24, California Code of Regulations, Part 2, Volumes 1 and 2, including Chapter 1, Division II - Scope and Administration, and Appendix J - Grading with minor revisions.

Existing residences may be remodeled or expanded provided there are no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions to existing buildings must comply with current building codes. Building code requirements are enforced through plan check review and inspections; while these requirements may add material and labor costs, they are required across the state and are necessary minimums to ensure the health and safety of Beaumont residents.

The City's Community Enhancement Department is responsible for code enforcement. The Department ensures that properties within the city comply with all municipal, zoning, and building codes as well as assist with health and safety issues. Per Program 26 (Housing Code Enforcement), the City follows the State's Abatement of Dangerous Buildings manual in evaluating substandard housing and uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Most code complaints are regarding unmaintained yards, green pools, abandoned vehicles, and unpermitted structures. In addition, pursuant to Program 27, the City

will promote and advertise County of Riverside programs that provide financial assistance (grants and loans) for homeowners to repair or improve their homes.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-7 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body. It should be noted that each project would not have to obtain each permit/approval (e.g., small scale projects consistent with General Plan and zoning standards do not require General Plan Amendments, Zone Changes, or Variances).

Table C-7: Permit Approval Authority

Permit/Approval	Approval Authority
Architectural Review	City Staff
Modification of Standards	City Staff
Plot Plan	Planning Commission
Conditional Use Permit	Planning Commission
Variance	Planning Commission
Tentative Parcel Map	City Council
Tentative Tract Map	City Council
Final Map	City Council
Zone Change	City Council
Specific Plan	City Council
General Plan Amendment	City Council
Negative Declaration	Planning Commission or City Council
EIR	Planning Commission or City Council

Source: Beaumont Zoning Code, City of Beaumont

Table C-8 identifies estimated permit processing times for the most relevant application/permit types.

Table C-8: Permit Estimated Processing Time

Permit/Approval Type	Typical Processing Time
Architectural Review	1 Month
Plot Plan	2-4 Months
Conditional Use Permit	2-4 Months
Variance	2 Months
Tentative and Final Parcel Map	3-5 Months
Tentative and Final Tract Map	4-6 Months
Zone Change	4-6 months
General Plan Amendment	4-6 Months
Negative Declaration	2-4 Months
EIR	Varies
<i>Source: City of Beaumont</i>	

Additionally, the lapse between approval and building permit submittal is quite short. Typically, the City experiences a period of no more than two months before building permits are submitted. Building permits are reviewed within 10 businesses days and resubmittals are reviewed within five business days.

Plot Plan: Plot Plans are required for any new land use or new development assuming an existing use, in conformance with the zoning district. The Plot Plan permit is intended to implement the provisions of the Zoning Ordinance and to “protect the character and integrity of resident, commercial, and industrial areas in the City.” Administrative Plot Plans are processed by the Community Development Director, and residential projects of up to four units on one lot are subject to Administrative Plot Plan approval. Administrative Plot Plans are typically approved within two months. Any larger residential project requires Plot Plan approval by the Planning Commission with a public hearing and are typically approved within three to four months. Only one public hearing is required, and projects are typically approved with one hearing.

The approval authority may impose conditions as deemed necessary to “ensure that the public health, safety, and general welfare are protected and the proposed use is not a detriment to the community.” The required findings are that the project is consistent with the General Plan and Zoning Code; the City does not have any design guidelines. One finding is subjective (17.02.070.G.4: *The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located*). While this finding may be applied to non-housing developments, the City is limiting the application of subjective findings to housing developments consistent with State law (e.g., Housing Accountability Act). The City is underway with the development of objective design standards to

further streamline residential and mixed-use approvals, which will also include amendments to subjective findings (Program 19).

While the potential for conditions at the discretion of the approval authority does present some uncertainty into the Plot Plan approval process, there are clear thresholds between Plot Plans that are administrative and those that require Planning Commission public hearings. Furthermore, a two to four-month processing time does not pose a constraint to the development of housing.

Conditional Use Permits (CUP): A CUP is required for certain uses that necessitate special review due to the nature of the use, intensity, or size to ensure the use is compatible with the surrounding uses or will be through the imposition of development and use conditions. The Planning Commission is the review authority for CUPs, and may approve and/or modify the development proposal with or without additional conditions provided that the following findings are made:

1. The proposed use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance;
2. The proposed use would not impair the integrity and character of the zone in which it is located;
3. The subject site is physically suitable for the type of land use being proposed;
4. The proposed use is compatible with the land uses presently on the subject property;
5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
7. There would be adequate provisions for public access to serve the subject proposal;
8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare;
10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood; and
11. The proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

The Zoning Code provides clear direction on which uses require a CUP to be approved. However, the potential subjectivity in certain required findings (e.g., “the proposed design and elevations preserve and maximize the image, character, and visually quality of the neighborhood”) could result in uncertainty and lead to a protracted approval process. However, CUPs are only required for certain residential uses and are not required for multi-family housing (see Table C-6).

Modification of Standards: The Modification of Standards procedure is intended to grant minor relief from development standards when such relief will provide for better design and function of the proposed development or addition. The procedure allows for the following deviations:

1. A decrease of not more than 20 percent of the minimum required setback area.
2. An increase of not more than 10 percent of the maximum permitted building height.
3. Any deviation in the permitted maximum height or location of a fence or wall.
4. An increase of not more than 10 percent of the maximum permitted lot coverage.
5. A decrease of not more than 20 percent of the minimum usable open space requirement.
6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
7. A decrease of not more than 20 percent of the minimum number of required parking spaces.

Modification of Standards are approved by the Community Development Director. The Modification of Standards procedure provides valuable flexibility for applicants that could need it to make the development feasible, and therefore does not constrain the development of housing.

Permit Streamlining: Chapter 15.40 (Permit Streamlining), outside of the Zoning Ordinance, is intended to implement the Permit Streamlining Act (Chapter 4.5, commencing with Section 65920 of Division 1 of Title 7 of the Government Code, as added by Assembly Bill 884 Chapter 1220, Statutes of 1977, and as subsequently amended). This ordinance was adopted in 1983 and is inconsistent with current State law. Chapter 15.40 (Permit Streamlining) should be deleted to avoid confusion for applicants (see Program 21 (Permit Streamlining)).

SB 35 Processing: The City does not have a process specific to SB 35 but would process such requests in compliance with State law and HCD guidelines. A program has been included for the City to prepare an SB 35 eligibility checklist and form identifying submittal requirements consistent with State law (Program 23 (SB 35 Processing)).

Permit and Development Fees

The City's permit and development fees are available on the City's website consistent with Government Code §65940.1(a)(1)(A).

Planning Fees

Table C-9 details the Community Development Department's processing fees relevant to residential applications.

Table C-9: Planning Fees

Service/Permit Type	Fee Amount
Appeals to the Planning Commission	\$642.46
Appeals to the City Council	\$1,945.98
Conditional Use Permit (CUP), Stand Alone	\$2,038.94
CUP Time Extension	\$829.42
CUP Large Family Daycare/Group Home	\$1,117.60
Condominium Conversion	\$10,548 (Deposit)
Density Bonus Application Agreement	\$2,994.38
Development Agreement	\$42,426 (Deposit)
Development Agreement Annual Review	\$3,027.43
Development Agreement Amendment	\$41,231 (Deposit)
Environmental Assessment/Notice of Exemption	City Cost + Admin 20%
Negative Declaration/EIR/Addendum	City Cost + Admin 20%
General Plan Amendments (Under 50 Acres)	\$3,368 (Deposit)
General Plan Amendments (51 Acres and Over)	\$5,563 (Deposit)
Ordinance Text Change	\$4,324 (Deposit)
Plot Plans	\$3,778 (Deposit)
Plot Plan Amendments	\$2,148 (Deposit)
Plot Plan Time Extension	\$565
Administrative Plot Plan	\$516.45
Minor Plot Plan	\$1,219.85
Pre-Application Meeting	\$907.92
Pick-A-Lot Site Plan Review	\$103.29
Planning Commission Hearing Required by Any Action	\$786.04
Specific Plan	\$11,081 (Deposit)
Specific Plan Amendment	\$2,686 (Deposit)
Tentative Parcel Map	\$1,723 (Deposit)
Tentative Parcel Map/Tentative Tract Map Time Extension	\$846.98
Tentative Tract Map	\$4,390 (Deposit)
Variance	\$1,530.76
Minor Variance/Modification of Standards	\$154.94
Zone Change/Pre-zoning	\$4,324 (Deposit)

Source: City of Beaumont Development Related Fee Schedule (7/01/2020)

Impact Fees

Tables C-10, C-11, and C-12 detail the Impact and Pass Through fees that apply on a per-unit basis. The City does not establish the fee amounts for Pass Through fees.

Table C-10: Impact Fees ¹

Impact Fee	Single-Family	Multi-Family	Mobile Home
Fire Protection	\$584.74	\$187.12	\$280.68
Police Facilities	\$504.90	\$424.76	\$469.63
Recreation Facilities	\$735.70	\$618.93	\$684.32
Community Park (In-Lieu and Impact)	\$2,384.48	\$2,005.99	\$2,217.94
Neighborhood Park (In-Lieu and Impact)	\$2,885.62	\$2,427.58	\$2,684.08
Public Facilities	\$430.45	\$362.12	\$400.38
Streets and Bridges	\$2,496.20	\$1,677.08	\$1,455.11
Traffic Signal	\$274.17	\$184.21	\$159.82
Railroad Crossing	\$294.64	\$197.96	\$171.75
General Plan Fee	\$50	\$50	\$35
Emergency Preparedness	\$729.63	\$729.63	\$729.63
Recycled Water Facility (Sewer EDU)	\$786.64	\$786.64	\$786.64
Sewer Connection Fee	\$5,468.58	\$5,468.58	\$5,468.58
1. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-11: Pass Through Fees (Multiple Species Habitat Conservation Plan) ¹

Multiple Species Habitat Conservation Plan	Residential (Less than 8 DU per acre)	Residential (8-14 DU per acre)	Residential (>14 DU per acre)
Fee Amount	\$2,234	\$1,430	\$1,161
1. Fees Subject to change per RCA. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-12: Pass Through Fees (Transportation Uniform Mitigation Fee) ¹

Transportation Uniform Mitigation Fee	Single-Family	Multi-Family
Fee Amount	\$9,478	\$6,389
1. Fees subject to change per WRCOG. All fees are per dwelling unit.		
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)		

Table C-13: Total Fee Amount Per Residential Type¹

	Single-Family	Multi-Family	Mobile Home
Total Fee Amount	\$17,625.75	\$15,120.60	\$15,543.56
1. All fees are per dwelling unit. Excludes Pass Through Fees.			

When assessing the total City fee amounts in Table C-13, multi-family units are the least costly to develop on per unit basis while single-family units are the highest cost per unit. Since affordable housing is more likely to be in multi-family developments, the City's fees do not present a constraint to the development of housing units in Beaumont.

C.2.5 On and Off-site Improvements

Section 17.11.050 (Off-site Improvements) dictates specific requirements regarding off-site improvements that must be completed prior to the issuance of a building permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or more than 25 percent of the original area of an existing residential structure, or movement of a structure on any lot abutting a public street. This Section contains specific requirements regarding street dedication and other off-site improvements:

1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in accordance with the current standards and specifications on file in the Office of the City Engineer.
2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single-family residences, if appealed by property owner.
4. The City Council may extend the time for improvements for a period of one year with a signed agreement.

The off-site improvements required for new development are typical improvements and similar in other jurisdictions. The required off-site improvements do not present a constraint to the development of housing.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Beaumont to drop 51 percent from 2007 to 2011. Beaumont home values have since rebounded close to their pre-Recession levels. As of 2018, the median sales value for a single-family home in Beaumont was \$344,250 compared to \$270,000 in 2008 (28% increase). While Beaumont median home sales price is about 60% of the sales price in the SCAG region, the City and region price trends remain consistent over time.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Beaumont above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Beaumont rents are slightly lower than rents in Riverside County. The median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Per the Needs Assessment (Appendix A, Figure A-27), the most common rent category across all Beaumont renters is \$500 to \$1,000 per month, which represents 31.6 percent of renters. Rent categories range from less than \$500 per month (8.9 percent of Beaumont renters) to more than \$2,000 per month (21 percent of Beaumont renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2020 and 2021). Land in Beaumont is estimated to cost an average of \$2.80 per square foot (PSF), or about \$122,000 per acre. Individual lots ranged from \$1.25 to \$5.50 PSF, or about \$53,650 to \$239,130 per acre. These lots ranged in sizes from 10,000 to 200,000 square feet. The cost differential is due to the level of site improvement required to develop the property. For new developments on unimproved land, Community Facilities Districts (CFDs) are often used to finance and maintain infrastructure investment. This use of CFDs, or Mello-Ross bonds, can add to the annual occupancy cost of housing.

Land is not considered a constraint to development, as there is availability of vacant land for future housing construction.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Riverside area ranged between \$132 to \$151 per square foot in 2021. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

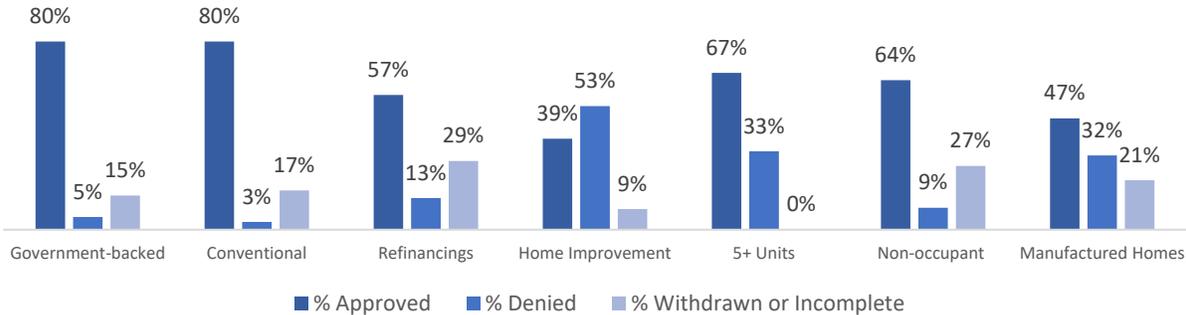
There was a total of about 1,200 loan applications for either government-backed or conventional loans in Beaumont in 2019. The approval rate for both types of loans was 80 percent. However, driven by continued low mortgage interest rates, there were over 1,800 applications for refinancing. These applications had a lower rate of approval at 57 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 137 home improvement applications in 2019. The approval rate for these types of applications was only 39 percent.

Table C-14: Total Home Loan Applications

Type	Total Applications
Government-backed	461
Conventional	701
Refinancing	1,862
Home Improvement	137
5+ Units	3
Non-occupant	129
<i>Source: HMDA, 2019</i>	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Despite lower for-sale prices and comparable market rents to the region, other economic conditions, particularly low land costs, are favorable for attracting new single-family and multi-family housing development in Beaumont. Most of the new construction, however, is expected to be for above-moderate income households while affordable housing projects are less common. This tendency may be due to lower housing costs in Beaumont that result in fewer housing cost-burdened residents and therefore a greater proportion of residents who own their own home rather than need to rent.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Beaumont is located in the San Gorgonio Pass with an elevation of approximately 2,500 to 3,000 feet above mean sea level. The City certified an Environmental Impact Report (EIR) for a General Plan Update (“Elevate Beaumont”) in December 2020 (EIR SCH No. 2018031022). The General Plan EIR also analyzed the impacts of revisions to the Zoning Ordinance and Zoning Map, which were adopted in 2020. There are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities identified in the sites inventory and analysis. Much of Beaumont is included in Multiple Specific Habitat Conservation Plan (MSHCP) areas; MSHCPs streamline the biological-related authorization process on a project basis, and therefore, would not be a constraint to housing development. None of the identified housing sites are designated as Prime Farmland or Unique Farmland⁴.

C.4.2 Infrastructure Constraints

Drainage

Riverside County Flood Control and Water Conservation District (RCFCWCD) provides flood control facility planning, design, operation, and maintenance within the City limits. Beaumont and surrounding area have experienced occasional flooding. Consistent with the RCFCWCD’s Master Drainage Plan for the Beaumont Area (MDP, July 1983), drainage and flood control facilities constructed by the City and the District aim to reduce nuisance flooding problems in much of Beaumont. Due to the age of the MDP, the alignment, location, and sizing of MDP facilities are general and are subject to more detailed analysis at the design stage. This will be evaluated on

⁴ General Plan Update Draft Program Environmental Impact Report Figure 5.2-1 (2020).

during the permitted process, but no drainage mitigation measures were required or included in the General Plan Update EIR.

Water

The Beaumont-Cherry Valley Water District (BCVWD) is the water supplier to Beaumont. BCVWD provides an updated Urban Water Management Plan (UWMP) every five years that details the current and future projected potable water supplies and customer demands. BCVWD also has a Potable Water System Master Plan Update (2015 WMP Update), which details water supplies and demands.

At present, water supplies available to support development within the City consist primarily of groundwater extracted from the Beaumont Basin and Edgar Canyon. BCVWD's total well capacity as of 2015 is about 27.5 million gallons per day (mgd) and current maximum customer demand for water is estimated at 15.3 mgd.

The population served by BCVWD is expected to nearly double by 2040-2045. BCVWD is considering a "very aggressive" growth rate for Beaumont, which is appropriate for water supply planning purposes. No mitigation measures were required or included for water supply in the General Plan Update EIR.

Sewer

All sewage generated within the City, as well as some unincorporated areas in Cherry Valley, are treated at the City-owned Beaumont Wastewater Treatment Plant No. 1 (WWTP). Built in 1929, the WWTP has a permitted capacity of 4.0 mgd and is receiving an average daily flow of approximately 3.1 mgd. The City is obligated to discharge a minimum of 1.8 mgd of treated effluent from the WWTP to Cooper's Creek, located adjacent to the WWTP. The purpose of this discharge is to maintain the established riparian habitat.

Wastewater collection within the City is realized through a system of service lines connecting to trunk sewer lines implemented consistent with the approved City of Beaumont Master Sanitary Sewer Plan (1996). New development proposed will require trunk sewer system lines and service lines to be extended consistent with the Sewer Master Plan. The City also charges sewer impact fees to mitigate development's impact on the City's sewer infrastructure (see Table C-10).

The City is currently upgrading and expanding WWTP capacity in accordance with its Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Permit Renewal pending before the Santa Ana Regional Water Quality Control Board (RWQCB), and with Regional Board Order No. R8-2014-0005. Completion of the upgrade is expected in 2021. With the WWTP upgrade/expansion project, the City will increase permitted capacity to 6.0 mgd, which will handle the anticipated flows generated over the next 20 years, and upgrade various system components so that the effluent is of such quality to be distributed as recycled water and used for recharging the groundwater basins (Beaumont Basin and San Timoteo Subbasin).

Dry Utilities

Southern California Edison (SCE) provides electricity services and additional dry utilities include telephone, cable TV, and internet (Frontier Communications and Spectrum (Charter Communications), mobile telecommunication (AT&T, Sprint, and T-Mobile), gas (Southern California Gas Company), and solid waste (Waste Management, Inc.). Future projects that require new connections would have to coordinate with responsible dry utility providers, and none have identified deficiencies or inability to provide utilities throughout Beaumont for any future development.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Many of the City's current Housing Element programs were successfully completed or include effective ongoing City efforts. These programs have facilitated the development of housing during the planning period, such as the City's General Plan Update and Zoning Code amendments that have increased allowed densities and expanded allowed uses, including allowing residential development by-right in many zones and residential mixed use. During the last planning period, the City also approved a 48-unit low-income transitional housing project with a density bonus. Lastly, the City continues to support and promote available programs through the Housing Authority of Riverside County and the County Economic Development Agency, and highlights services on its website such as housing for the developmentally disabled as well as fair housing resources. The 2021-2029 Housing Element will enhance the effectiveness of existing programs and include new programs to address all housing needs, including special needs populations. Please see Table D-1 for the analysis of existing programs.

Table D-1: Existing Housing Element Programs Review

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
PROGRAM CATEGORY #1: Describe Actions to Make Sites Available to Accommodate the City’s Share of the Regional Housing Need and Encourage the Development of a Variety of Housing Types						
1. RHNA Housing Sites Implementation	<p>The City has sufficient sites to accommodate its share of the regional housing. During the 2013-2021 planning period, this program will continue to implement the following four components:</p> <ul style="list-style-type: none"> • Community Development Element Implementation • Urban Village Specific Plan Implementation • 8th Street Multi-Family Residential Implementation • 6th Street Mixed Use Implementation <p>In March 2007, the City Council adopted the City of Beaumont General Plan. The Community Development Element indicates the location and extent of land uses, the type of development permitted throughout the City, and identifies those areas where existing land uses and development will be maintained, as well as those areas where new development or recycling will be encouraged.</p> <p>The Urban Village Specific Plan Overlay applies to a specific area situated between the I-10 and SR-60 Freeway corridors. This Overlay permits the development of 1,800 units at a minimum density of 20 dwelling units per acre and 336 units in the density range of 12-16 dwelling units per acre. The City plans to increase the number of acres designated in the density range of 12- 16 dwellings per acre from 21 to</p>	Maintain sites to accommodate RHNA.	Planning Department	Ongoing 2013-2021	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards, including increased densities for certain zones (e.g., RMF Zone now allows 30 units per acre, new TOD Overlay allows 30 units per acre).	Modify – Update program language to be consistent with 6 th Cycle sites inventory and updated programs (e.g., #2, 3, 4, etc.) (see below).

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>25. Housing capacity will be increased by 64 housing units.</p> <p>Under the Multiple-Family Residential land use designation, development densities of up to 22 housing units per acre are permitted. The majority of the parcels included in this land use designation are located in the area bounded by 6th Street, 8th Street, California Avenue and Highland Springs Avenue. The housing capacity of this area is 450 housing units.</p> <p>The 6th Street Mixed Use area permits housing at a density of 24 dwellings per acre. The housing capacity of this area is 391 housing units.</p>					
<p>2. Large Sites for Housing for Lower Income Households</p>	<p>To facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., Low Income Housing Tax Credits, HOME funds, and other funding programs to be enacted during the eight-year planning period).</p> <p>The City will offer the following incentives for the development of affordable housing including but not limited to priority processing of subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, Urban</p>	<p>Facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City removed the specific plan requirement and established an Urban Village base zone that allows multi-family housing by-right in the 2020 Zoning Code amendments.</p>	<p>Modify – “Housing Facilitation in the Urban Village”. Facilitate housing of both moderate and low-income households in the Urban Village Zone through City incentives (e.g., expedited processing, reduced parking, etc.).</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	Village Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds) and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.					
3. 6 th Street Lot Consolidation Program	<p>The City will play an active role in facilitating lot consolidation, particularly as it relates to the mixed-use parcels along 6th Street between California Avenue to Highland Springs Avenue. The parcels are listed in Table A-25 (page A-36) and shown on Exhibit A-4 (page A-35). For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure also will be posted on the City's website and discussed with developers during the preliminary review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include:</p> <ul style="list-style-type: none"> • Waiving of the application fee for parcel mergers • Development of conceptual plans on consolidated lots • Allowing higher densities for larger parcels to encourage consolidation. 	Program established and implemented on an ongoing basis.	Planning Department	July 1, 2014	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6 th Street focused on facilitating infill development.	Delete

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
<p>4. 6th Street Mixed Use Incentives Program</p>	<p>A Mixed-Use Incentives Program specific to the 6th Street area will be implemented during the 2013-2021 planning period. Incentives to encourage and facilitate mixed-use development could include:</p> <ul style="list-style-type: none"> • Workshops with property owners • Public infrastructure improvements • Reduced and/or shared parking • Expedited processing • Fee deferrals, reductions or waivers 	<p>Program established and implemented on an ongoing basis.</p>	<p>Planning Department</p>	<p>July 1, 2014</p>	<p>The City offers expedited processing for these parcels. The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6th Street focused on mixed-use development.</p>	<p>Modify – Analyze parking requirements in mixed use zones to determine if lower parking rates or additional parking reduction strategies should be considered.</p>
<p>5. No Net Loss Program</p>	<p>This is a model program developed by HCD and that Department recommends inclusion of this program in the Housing Element Update. The program implements Government Code Section 65863. The “no net loss” program is described as follows:</p> <p><i>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will annually update an inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.</i></p> <p><i>The City will also report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City’s RHNA.</i></p>	<p>Procedure established and implemented on an ongoing basis.</p>	<p>Planning Department</p>	<p>Procedure established by July 1, 2014; ongoing</p>	<p>Ongoing</p>	<p>Continue</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p><i>To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.</i></p>					
<p>6. Zoning Ordinance Amendments to Encourage a Variety of Housing Types</p>	<p>In order to remove identified governmental constraints, Zoning Ordinance amendments will be adopted to provide for the following housing types:</p> <ul style="list-style-type: none"> • Transitional Housing • Supportive Housing • Employee Housing 	<p>Amended zoning requirements.</p>	<p>Planning Department</p>	<p>July 1, 2014</p>	<p>Transitional housing is partially addressed in the Zoning Code, but supportive housing is not explicitly addressed.</p>	<p>Continue/Modify – Define and allow supportive and transitional housing and employee housing consistent with State law.</p>
<p>Program Category #2: Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low-, and Moderate-Income Households</p>						
<p>7. Section 8 Rental Assistance Program</p>	<p>The Section 8 Housing Choice Voucher Program assists very low and extremely low-income elderly, disabled, and families in renting privately owned existing housing. Rental units are inspected for Housing Quality Standards (HQS) and participants pay 30% to 40% of their monthly, adjusted income towards rent. The landlord or property owner is responsible for tenant selection, rent collection, and</p>	<p>82 lower income households assisted with 62 of those being ELI</p>	<p>Housing Authority of Riverside County</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. In 2020, 95 households assisted with Housing Choice Vouchers</p>	<p>Modify – City to promote participation of eligible residents in the Housing Choice Voucher program.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>maintenance of the unit. The Housing Authority must certify the amount of rent charged by the owner as reasonable in the rental market. Rental assistance pays the difference between what the tenant pays and the market rents for these units. HUD annually sets rent ceilings by bedroom size; the FY 2013 rent ceilings are:</p> <p>Bedrooms - Rent 0 - \$763 1 - \$879 2 - \$1,116 3 - \$1,5,77 4 - \$1,924</p> <p>The Housing Authority assists 82 lower income families, seniors and disabled householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program.</p> <p>The City will provide input to the Housing Authority by transmitting the results of the apartment housing survey completed in 2013. The apartment survey has information on the complexes with monthly rents below the Section 8 Fair Market Rents. The City also will review and comment on the Authority's 5-Year and 1-year Action Plans. The City will encourage the Housing Authority to ensure that 75% of the families, elderly, and disabled assisted in Beaumont be extremely low income households. Currently, 62 extremely low income resident households are receiving Section 8 rental assistance.</p>					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
<p>8. First Time Home Buyer Program (FTHB)</p>	<p>This program provides HOME funds for down-payment assistance to lower income (<80% area median income) households that have not owned homes within a three-year period. The FTHB Program provides up to 20% of the purchase price with a 15-year affordability period as a “silent second” loan. No payments are required until the home is sold, transferred, or ceases to be the buyer’s principal residence.</p> <p>The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City’s newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising of the FTHB Program. 	<p>Because the program may be utilized to purchase a home in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>	<p>County Economic Development Agency</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. Three lower income households assisted during the planning period.</p>	<p>Continue</p>
<p>9. Mortgage Credit Certificates Program</p>	<p>First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate Program (MCC). The MCC offers qualified applicants with incomes up to 115% of the State median income to take an annual tax credit against their federal income taxes of up to 15% of the annual interest paid on the applicant’s mortgage. An MCC, therefore, reduces the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the</p>	<p>Because the MCC program may be utilized in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in</p>	<p>County Economic Development Agency</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. 12 households assisted during the planning period.</p>	<p>Continue</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>mortgage.</p> <p>Through the tax credit, the homeowner's disposable income is increased thereby allowing the household to afford higher housing costs given their income. When using the MCC tax credit, the borrower is still eligible to deduct the remaining 85% of the annual mortgage interest payment not claimed as a credit. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.</p> <p>The City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City's newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising the MCC Program. 	<p>any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>				
<p>10. Affordable Housing Density Bonus Program</p>	<p>The City has enacted an ordinance describing its procedures for implementing the revised density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law – Government Code Section 65915-65918. The law requires all cities to adopt procedures that describe how compliance with Section 65915- 65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities. The City's Density Bonus Ordinance (DBO) facilitates the production of affordable housing units.</p>	<p>Construction of 30 density bonus units during the planning period. The City will target that a minimum of 5 of the 30 density bonus units serve extremely low income households.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>During the planning period one low-income housing project was approved with a density bonus (APN 419-150-050). That project consists of 48 low-income units.</p>	<p>Modify – Update density bonus provisions to be consistent with State law. Continue to promote density bonus provisions through a brochure and supplemental workshops.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>In order to promote this program, the Planning Department will:</p> <ol style="list-style-type: none"> 1. Prepare a user-friendly brochure explaining the DBO 2. Hold annual workshops for land owners and developers 					
<p>11. Affordable Housing Developer Partnership Program</p>	<p>The Planning Department will implement an Affordable Housing Developer Partnership Program in order to promote housing for low- and moderate-income households. The Planning Department has already:</p> <ul style="list-style-type: none"> • Compiled a list of affordable housing developers who have developed projects in Beaumont and other cities located within Riverside County • Identified the type of affordable housing developed (large family, senior, special needs) • Type of financing (HOME, Low Income Housing Tax Credits) • Developer contact information (addresses, lead person(s)) <p>The City will transmit a survey to the affordable housing developers to:</p> <ul style="list-style-type: none"> • Determine the kinds of affordable housing communities they believe could/should be developed Beaumont. • Identify the funding sources they intend to apply for • Identify the types of assistance that could/should be provided by the City to facilitate affordable housing development 	<p>Survey affordable housing developers to encourage developers to address Beaumont's housing needs.</p>	<p>Planning Department</p>	<p>October 15, 2014</p>	<p>Ongoing; however, no formal outreach to affordable housing developers has been conducted</p>	<p>Modify - Compile a current list of regional affordable housing developers and conduct targeted annual outreach to inform developers of City incentives for affordable housing and potential available sites.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>(e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)</p> <ul style="list-style-type: none"> Annually conduct outreach by informing developers of City initiatives to encourage and facilitate affordable housing development. Invite affordable housing developers to workshops that would be held in 2015, 2017 and 2019. <p>The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.</p>					
<p>12. Developmentally Disabled Outreach Program</p>	<p>Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.</p> <p>HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.</p>	<p>Coordinated City and Inland Regional Center developmentally disabled outreach program.</p>	<p>Planning Department; Inland Regional Center (IRC)</p>	<p>October 15, 2015</p>	<p>The City's website includes a link to the IRC resources.</p>	<p>Modify – Improve efforts to support and promote the IRC's programs and outreach.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>Through this program, the City will work with the Inland Regional Center to implement an outreach program that informs families within Beaumont on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops. The City also will work with the Inland Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.</p>					
<p>13. Extremely Low Income (ELI) Program</p>	<p>The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Housing Authority of the County of Riverside. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The quantified objectives for extremely low-income households are based on individual programs that address the existing and future needs of extremely low-income households, as follows:</p> <ul style="list-style-type: none"> • Program #6 – Section 8 Rental Assistance - 62 ELI households • Program #9 - Affordable Housing Density Bonus Program - 5 ELI households • Program #14– Housing Improvement Program – 5 ELI households • Beaumont Commons - 20 ELI households <p>Beaumont Commons is an approved affordable housing development. The City will work with the developer to help ensure that at least 20</p>	<p>Provide for needs of extremely low-income households.</p> <p>92 ELI households</p>	<p>Housing Authority of the County of Riverside; County Economic Development Agency; Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; see specific programs listed</p>	<p>Delete – ELI assistance is addressed in other programs listed (i.e., this program is redundant). Reframe as policy. Other/new ELI programs added.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	housing units serve extremely low income households.					
PROGRAM CATEGORY #3: Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing						
14. Parking Mitigation Program for Special Needs Populations	<p>The 2008-2014 Housing Element included an action program to accomplish:</p> <ul style="list-style-type: none"> • Reductions in the number of parking spaces required for disabled persons such as the physically and developmentally disabled provided that the owners demonstrate that there will be reduced or no parking requirements. (The developmentally disabled usually do not possess driver's licenses.) • Reductions in the parking spaces for Single Room Occupancy housing units which is typically housing designed for occupancy by one person. <p>As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.</p>	The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.	Planning Department	July 1, 2014	The Zoning Code includes lower parking rates for efficiency/1-bedroom units and reasonable accommodations for individuals with disabilities.	Delete
PROGRAM CATEGORY #4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing						
15. Housing Code Enforcement Program	<p>The City also follows that State's Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses three methods for addressing substandard housing: complaints; code enforcement; and referral system.</p> <p>Upon notification of a potential code violation, or</p>	Investigate 800 housing units for potential code violations. (100 per year) - 100 corrected code violations per year	Police Department; Quality-of-Life Team; Code Compliance	Ongoing 2013-2021	Ongoing; Code enforcement efforts have addressed 136 life safety violations since 2013; additional mandated inspections are	Continue

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>suspected substandard housing conditions, the Quality-of-Life Team completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs.</p>				<p>conducted by the Fire Department</p>	
<p>16. Housing Improvement Program</p>	<p>This program involves the rehabilitation of housing with substandard conditions. The program is coordinated with the City's code enforcement efforts. Grants and loans provide financial assistance for owner housing through four County of Riverside programs.</p> <p>Home Rehabilitation Program (HRP): The HRP provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS) and enhance the exterior appearance of their properties.</p> <p>Home Improvement Program (HIP) Loan: The Home Improvement Program (HIP) is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low income homeowners. HIP provides low interest loans for essential repairs to low-income owner occupants of single-family homes whose scope of work goes beyond the HRP. The owner occupant must first apply to the HRP grant. If the grant cannot address all the substandard conditions of the dwelling, the project may be considered for additional HIP assistance. Assistance is provided in the form</p>	<p>The quantified objective is 25 rehabilitated housing units during the planning period. The City will target assistance so that a minimum of 5 extremely low-income households obtain financial assistance to improve their homes.</p>	<p>County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; funds for the County EDA home repair programs have currently been exhausted</p>	<p>Modify – City to promote and communicate relevant and available home improvement programs to the community.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>of a loan, secured by a Note and Deed of Trust against the property, for the amount necessary to meet minimum Housing Quality Standards (HQS). Properties are considered on a case-by-case basis.</p> <p>Senior Home Repair (SHR) Program: The SHR Program provides one-time grants of up to \$6,000 to qualified low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes. The grant requires that the repairs and or enhancements address health and safety issues exclusively. The Riverside County Office on Aging, in a Memorandum of Understanding (MOU), has agreed to undertake and assist with community development activities utilizing CDBG funds for the purpose of SHR.</p> <p>Enhanced Home Repair (EHR) Program: The EHR Program provides grants to very low-income households, up to \$6,000, for home repair or enhancement to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.</p>					
PROGRAM CATEGORY #5: Promote Housing Opportunities for All Persons						
17. Fair Housing Services Program	<p>The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. Beaumont participates in the County's CDBG Program. The City of Beaumont, when funds become available, will contract with the Fair Housing Council to conduct:</p> <ul style="list-style-type: none"> Fair housing training to City staff 	Because the City has no fair housing provider, quantified objectives cannot be estimated.	Planning Department; Fair Housing Council of Riverside County, Inc.	Ongoing 2013-2021	Ongoing; the City has not contracted with the Fair Housing Council to provide identified	Modify – Support and promote the Fair Housing Council of Riverside County, Inc.'s resources and

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<ul style="list-style-type: none"> Fair housing workshop for the benefit of tenants Fair housing workshop for the benefit of apartment managers Fair housing workshop for the benefit of the real estate industry 				training and outreach	informational workshops and events.
18. Fair Housing Information Program	<p>The City will provide residents with fair housing information primarily by posting links to a variety of fair housing resources including, but not limited, to:</p> <ul style="list-style-type: none"> California Department of Fair Employment and Housing U. S. Department of Housing and Urban Development (HUD) Fair Housing/Equal Opportunity (HUD) Fair Housing Council of Riverside County, Inc. National Fair Housing Advocate A Guide to Residential Tenants' and Landlord Rights and Responsibilities <p>The largest number of housing discrimination complaints are filed by disabled persons often due to a lack of understanding by resident apartment managers of the rules for granting reasonable accommodations and reasonable modifications. To continue its efforts at disseminating fair housing information, the City or Fair Housing Council will transmit to on-site resident apartment managers the important documents listed below:</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing 	Because the City has no fair housing provider, quantified objectives cannot be estimated.	Planning Department	March 2014	Fair housing links are provided on the City's website.	Continue – Continue to provide updated fair housing links on the City's website.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act, May 17, 2004</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act, March 5, 2008 <p>The City also will post links to these documents on the Planning Department webpage and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p> <p>The accessibility requirements of the Fair Housing Act are often misunderstood by developers and builders. To increase a better understanding of these requirements, the City will post on its website the following document:</p> <ul style="list-style-type: none"> U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity and U.S. Department of Justice, Civil Rights Division, Joint Statement on Accessibility (Design and Construction) Requirements for Covered Multifamily Dwellings Under the Fair Housing Act, April 30, 2013 					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>The City also will post links to these documents on the Planning Department webpage, Building and Safety Department webpage, and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p>					
PROGRAM CATEGORY #6: Preserve Lower Income Assisted Housing Developments						
<p>19. At-Risk Housing Preservation Program</p>	<p>The program consists of the following actions:</p> <p>Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of the two existing at-risk developments (129 housing Units) since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.</p> <p>Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p>Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Within 60 days of a notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/).</p> <p>Should a property owner pursue conversion of the units to market rate, the City will ensure that</p>	<p>Preserve 129 affordable housing units at risk of conversion to market rate housing.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City has no at-risk units (i.e., no units at risk of conversions to market rate in the next 10 years). The soonest an affordable unit in Beaumont could convert to market rate is 2038.</p>	<p>Delete</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.</p> <p>Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers from the Housing Authority of the County of Riverside.</p>					
PROGRAM CATEGORY #7: Encourage Energy Conservation						
<p>20. Energy Conservation Program</p>	<p>Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. The Gas Company offers rebates for energy efficiency improvements involving clothes washers, low-flow showerheads, furnaces, insulation, water heaters, and tankless water heaters. The following describes the policies and implementation actions of the Energy Conservation Program:</p> <p>Policy: Educate residents regarding the need for energy conservation, techniques that can be employed, and systems and resources available.</p> <p>Implementation:</p> <ul style="list-style-type: none"> Develop an educational outreach program that provides the community 	<p>Reduce energy consumption.</p>	<p>Planning Department; Building and Safety Department</p>	<p>Ongoing 2013-2021</p>	<p>The City adopted a Climate Action Plan, called Sustainable Beaumont, in 2015. The City updated the Zoning Code in 2020, which included provisions for solar energy generation facilities to deviate from standards to increase productivity.</p>	<p>Modify – Update program to reflect Sustainable Beaumont and Zoning Code update. Continue to promote available energy conservation programs.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>with useful information regarding energy efficiency and conservation.</p> <ul style="list-style-type: none"> Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. <p>Policy: Encourage the use of passive solar design for new projects, to optimize sun exposure and reduce energy consumption.</p> <p>Implementation: Revise the Zoning Ordinance to include guidelines to support energy efficient residential and nonresidential design.</p> <p>Policy: Encourage the use of green building techniques and sustainable building practices in new residential and nonresidential development.</p> <p>Implementation: Revise the Zoning Ordinance to include green building guidelines for new residential and nonresidential development.</p>					

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Appendix E: Public Participation Summaries

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Section E.1 Introduction

The City of Beaumont is currently in the process of updating its Housing Element, which will guide the City in planning to meet its housing needs through the planning period of 2021-2029. The Housing Element is one component of the City's General Plan that provides the City with a roadmap for accommodating the projected number of housing units needed to safely and affordably house existing and future residents.



A key component of the Housing Element update process is robust public engagement to solicit information and feedback that will inform the City's housing context and strategies. Due to the COVID-19 pandemic and resulting shelter-in-place orders, the community engagement for the Housing Element Update was held virtually to allow the public to attend meetings and workshops from the safety of their homes.

This Appendix summarizes both the outreach efforts and comments received. It includes four main sections:

- **Outreach Strategy:** Provides an overview of the outreach strategy throughout Housing Element Update process.
- **Outreach Process:** Provides information on notification methods, materials developed, and summary of outreach methods conducted.
- **Summary of Outreach Meetings and Events:** Provides an overview of the participants and public comments received.
- **Documentation:** Provides copies of the City's noticing materials, presentations, and other documents produced to support the outreach efforts.

Section E.2 Outreach Strategy

Since March 2021, the City conducted outreach through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public outreach meetings, as well as hosted public Planning Commission and City Council meetings to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, directly contacted representatives from all economic segments of the community, and provided broad notifications through various communication outlets (e.g., email, social media, news releases, etc.). The City was available to provide translation and interpretation services during all outreach and reasonable accommodation as needed.

Beaumont held a series of public meetings focused on the Housing Element Update. The goal of the first community workshop was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The meeting was also intended to gather input on housing goals to inform policies and programs, and to provide a forum for community concerns. The community workshop offered a different meeting structure than Planning Commission or City Council meetings, to encourage those who may not typically attend formal Commission or Council meetings to participate.

Public meetings with City Council and Planning Commission were held to discuss the draft Housing Element. Prior to the meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appoint officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input.

Interpretation services were available at each event upon request. The City has multiple staff that are bilingual (e.g., Code Enforcement Officer, Building Department staff, customer service staff, etc.).

A list of events are included in Section I.E (Summary of Public Participation). Throughout this engagement effort, the City gathered feedback about housing needs, opportunities, constraints, and priorities from community members. The City also solicited general comments regarding the Housing Element Update process, the current housing crisis, feedback on proposed goals, and related City policies and programs to successfully guide the draft Housing Element.

This summary documents the outreach activities completed to support the draft Housing Element. Outreach materials, including notifications and presentations, for the community meetings are included for reference at the end of this Appendix.

Section E.3 Outreach Process

As part of the outreach process, the City developed a project webpage and determined objectives for each outreach event (see Outreach Strategy above). The City then prepared presentation materials and notifications to engage the public and provide opportunities for community involvement and feedback.

E.3.1 Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood
- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in Section I.E.

Figure E-1: Outreach Letter Excerpt



Input Sought for Beaumont's Housing Element Update

Se buscan opiniones de grupos comunitarios y sin fines de lucro para la actualización del Elemento de Vivienda de Beaumont

Since January 2021, the City of Beaumont (including City staff, Planning Commission, City Council, and members of the community) have been working to prepare the **2021-2029 Housing Element Update**.

The Housing Element addresses how Beaumont can meet its projected housing need for the next eight years and includes programs to preserve, improve, and develop housing for all income levels.

Public input and participation are crucial to the success of the Housing Element Update process. This letter is being sent to a wide variety of residents and groups which serve residents of Beaumont to ensure the unique challenges and concerns faced by residents and the groups you represent are considered.

The 2021-2029 Housing Element Public Review Draft and information on past meetings and workshops are available on the City's website at <https://www.beaumontca.gov/1089/Housing-Element-Update>

Translation services are available upon request.

Los servicios de traducción están disponibles a pedido.

E.3.2 Presentations

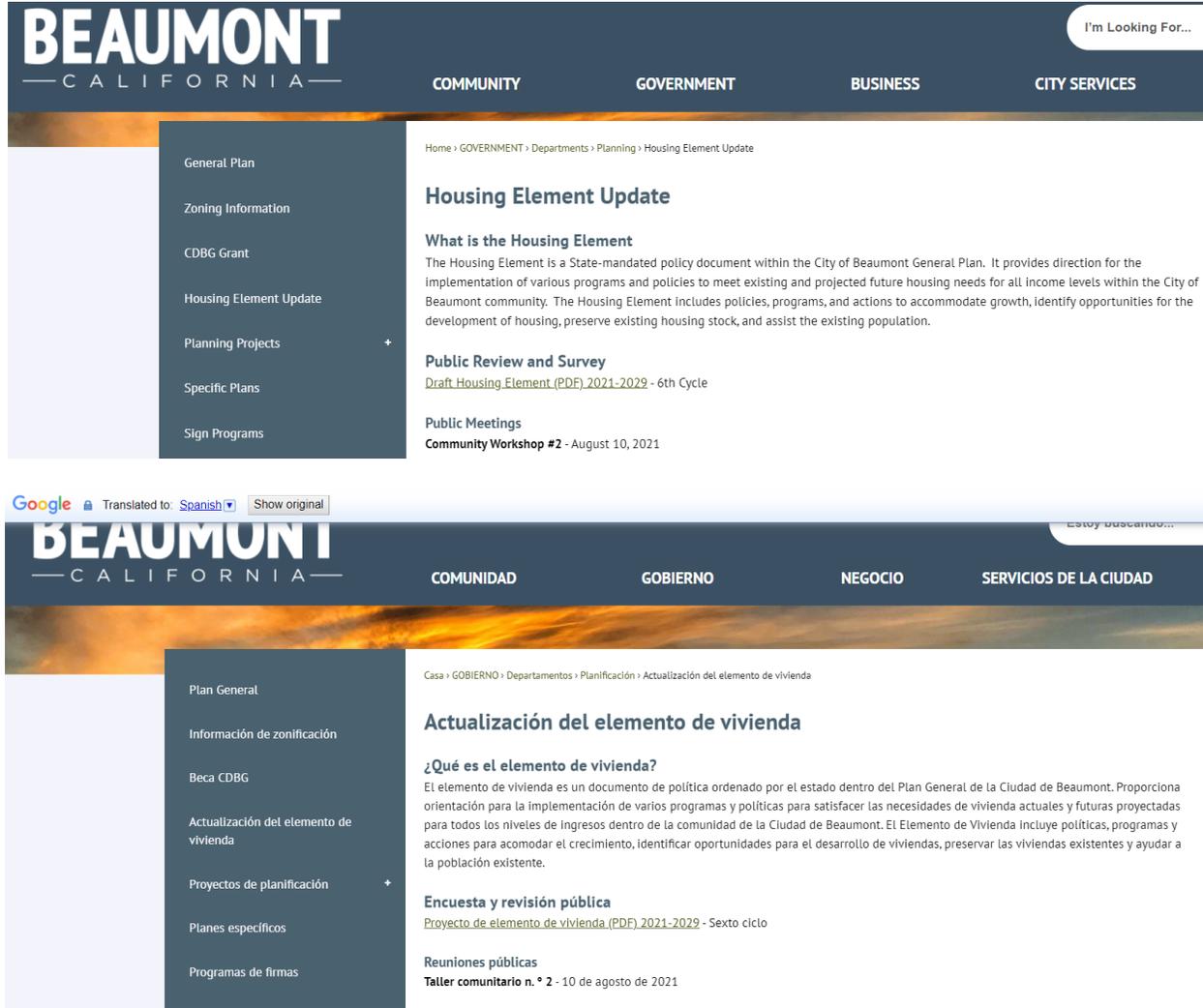
The City prepared a PowerPoint presentation for the public events and public hearings. Each presentation included background information on the Housing Element, new legislation impacting the 6th cycle, housing needs and assessment, and an overview of the Regional Housing Needs Allocation (RHNA). Copies of the presentations are included at the end of this Appendix.

E.3.3 Housing Element Update Webpage

The Housing Element Update webpage (<https://www.beaumontca.gov/1089/Housing-Element-Update>) was used to provide a resource for Housing Element information (e.g., meeting presentations, notices, and summaries, etc.) and additional information, such as links to local housing programs and fair housing information. The webpage is shown in Figure E-1. The project website was updated throughout the duration of the Housing Element Update to post new information about key milestones, presentation materials, and additional resources, among other Housing Element-related items. The City offered a QR code with an online feedback form to submit comments via the webpage during the Housing Element Update process. The City website,

including the Housing Element Update webpage, is available in multiple languages, including Spanish.

Figure E-1: Housing Element Update Webpage



E.3.4 Notifications

Utilizing the project database, email notifications reached approximately 1,020 stakeholder contacts with known or functional email addresses. The notifications provided a link to the public meeting and City contact information.

The City also posted notifications about the Housing Element Update on the City’s Housing Element Update webpage, as well as on its Facebook page. These materials are available at the end of the Appendix.

Section E.4 Summary of Outreach Meetings

E.4.1 Community Meeting

Thursday, March 18, 2021 at 6:00 pm
Zoom Webinar

Introduction

On March 18, 2021, the City of Beaumont hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Christina Taylor, Community Development Director, who welcomed attendees, gave an introduction, and informed attendees about the City's Housing Element Update webpage. Ms. Taylor introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- What is Affordable Housing?
- Housing in Beaumont
- Regional Housing Needs Allocation (RHNA)

The presentation included the purpose of the Housing Element, components of a Housing Element, additional State requirements during the 6th Cycle, and the project timeline. The presentation also provided an overview of socio-economic data of Beaumont that will provide context for future housing goals and programs.

The meeting then provided an opportunity for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The meeting was attended by approximately **6 members** of the Beaumont community.

Format

The public meeting was facilitated by City staff, with assistance from LWC in responding to questions. Due to COVID-19 conditions, the meeting was held virtually via Zoom and streamed on the City's YouTube channel, with the option to participate over the phone. Participants were encouraged to respond to the questions verbally and through the chat function.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

The meeting was recorded and posted on the City's webpage so it may be viewed at any time. Also, the presentation was posted on the City's Housing Element Update webpage prior to the

meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

The following is a summary of questions and comments received during the public meeting.

- Participants were curious about how accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA) and whether the City has rules and regulations regarding ADUs. LWC responded that ADUs can be used to meet the City's RHNA. Though the City is experiencing an increase in ADU applications, annual ADU activity is still low (in the single digits), excluding newly built single-family homes with Junior ADUs (e.g., certain D.R. Horton homes). The City described that ADU standards in the Code are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Since the City's ADU regulations are not consistent with State law, the City reviews ADUs against State regulations, which are more lenient than the City's Code.
- One participant asked if potential future units on underdeveloped property can be used to meet RHNA. These parcels will be considered and, if appropriate, be included in the City's site inventory to meet RHNA.
- The City provided an overview of recent zoning changes alongside the 6th Street Corridor.
- The City discussed the differences between residential mixed-use and non-residential mixed-use development.
- LWC discussed how applying units within the City's Sphere of Influence to the City's RHNA requirement may increase the City's overall RHNA obligation, and that it would likely be a complicated and protracted process, including negotiations with Riverside Local Agency Formation Commission (LAFCO) and Riverside County.

Comments provided will be incorporated in the updated Housing Element and support the development of policies and programs for the City.

Screenshots

Screenshots from the Community Meeting are included below:

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

City of Beaumont

Housing Element Update

March 18, 2021

Participants: 11 | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

Participants: 12 | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Update Process

November 2020
Project Kick-off and Data Collection

December
Start of Technical Assessment

March 2021
Community Meeting

WE ARE HERE

June - July
Community Meetings

June - July
Public Review Draft Housing Element

August
Final Deliverables

September
Planning Commission Hearing

October
Final Housing Element Adoption

LWC | Beaumont, Housing Element Update | 12

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Number of new housing units needed on a regional basis
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by State law

Income Level	6th Cycle RHNA (2021 - 2029)	5th Cycle RHNA (2013 - 2021)
Above moderate income (>120% of AMI)	1,537	2,160
Moderate income (80-120% of AMI)	723	969
Low income (50-80% of AMI)	721	854
Very-low income (<50% of AMI)	1,229	1,267
Total	4,210	5,250

LWC | Beaumont, Housing Element Update | 27

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

E.4.2 City Council Study Session

Tuesday, July 20, 2021 at 6:00 pm
Hybrid In-Person/Virtual City Council Meeting

Introduction

On July 20, 2021, the City of Beaumont hosted a hybrid in-person/virtual City Council meeting, which included a study session on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and City Council questions and comments.

Format

The public meeting was a regularly scheduled City Council meeting and facilitated by the Mayor and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.

- One member of the public was supportive of transit-oriented development (TOD) and was encouraged to hear the TOD Overlay housing sites discussed in the presentation. He was also interested in the City taking steps toward supporting a regional transit hub in Beaumont.
- Some participants voiced concern about accessory dwelling units (ADUs) and the State's approach (i.e., one-size-fits-all). However, one participant expressed support for ADUs.
- One Council Member voiced support for the rezone program and the program to facilitate housing in the Urban Village.
- There was discussion regarding the density bonus programs. It was clarified that updating the City's density bonus provisions to comply with state law is required, but the enhanced density bonus program is a policy decision for the City.
- The high demand for rental apartments was raised (i.e., 75 applications for one rental unit).
- It was discussed that the sites inventory is identifying housing sites that are available to accommodate the City's RHNA, and that the City will have to maintain capacity for the remaining RHNA throughout the eight-year Housing Element period.

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.

E.4.3 Planning Commission Workshop

Tuesday, August 10, 2021 at 6:00 pm

Hybrid In-Person/Virtual Planning Commission Meeting

Introduction

On August 10, 2021, the City of Beaumont hosted a hybrid in-person/virtual Planning Commission meeting, which included a discussion item on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and Planning Commission questions and comments.

Format

The public meeting was a regularly scheduled Planning Commission meeting and facilitated by the Planning Commission Chair and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.

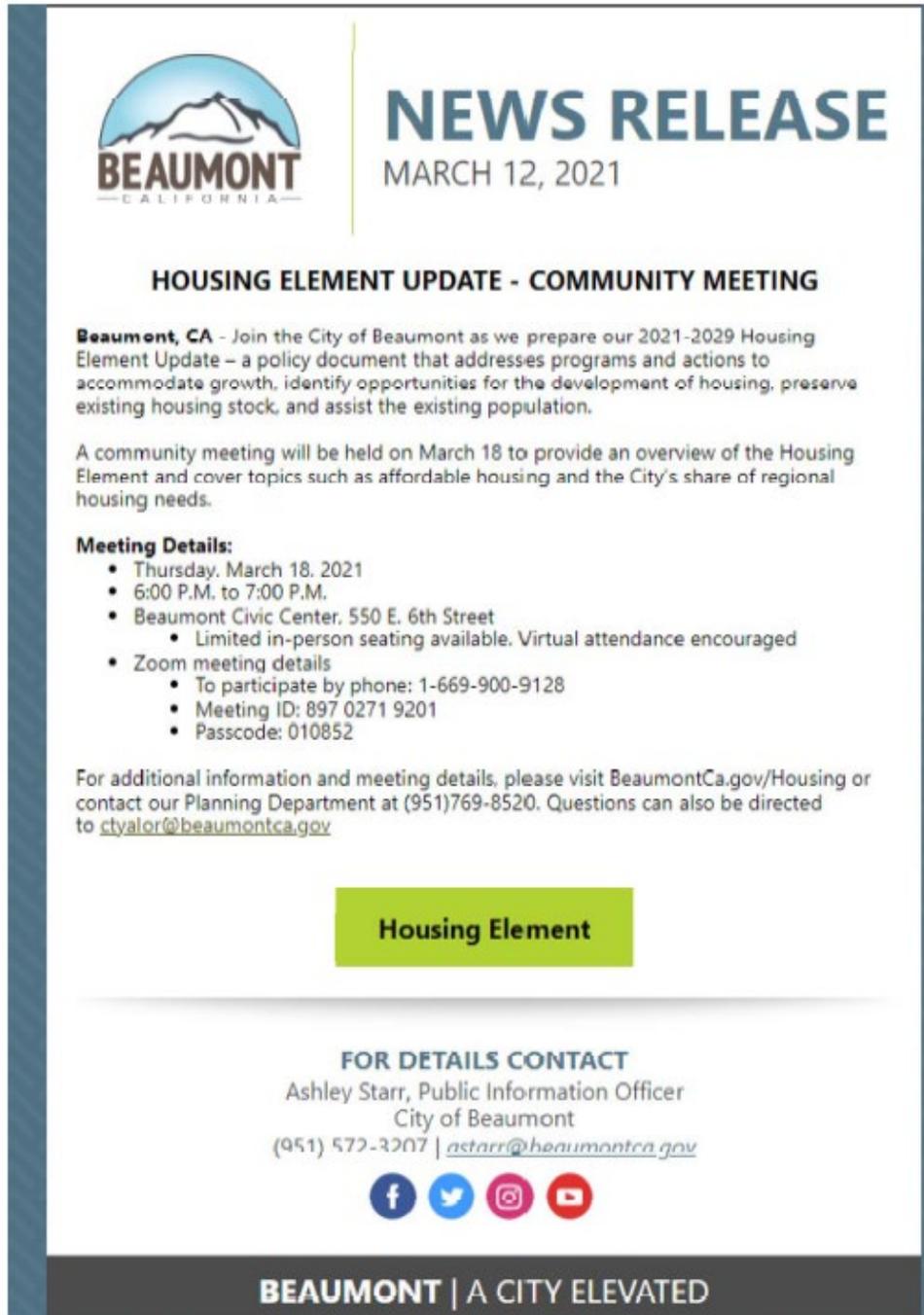
- One member of the public complimented the user-friendliness of the draft Housing Element and that it was easy to understand. The participant was an owner of residential property in Beaumont.
- Rezoning for accommodating the small shortfall in lower income capacity was discussed. It was noted that the potential sites for rezoning are identified in Appendix B, Table B-8, and that those are in high resources areas along transportation corridors where higher densities are already allowed (i.e., 22 units per acre). While underutilized (nonvacant) sites may be considered for the housing sites inventory, those sites are subject to more exacting requirements and scrutiny by the State Department of Housing and Community Development (HCD). With such a small shortfall in the lower income category and such a large surplus in the moderate income category, the rezoning of available vacant sites was a reasonable approach. It was discussed that the City is beginning the environmental review (CEQA analysis) and that may inform the sites to rezone.
- It was noted that affordable units are not limited by configuration or type (i.e., not restricted to apartments or mixed-use development or age-restricted covenants), but rather the threshold is the housing cost (i.e., home sales price or rent).

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.

Section E.5 Documentation

E.5.1 E-Blast Notifications

The following News Releases were distributed community-wide ahead of public events for the Housing Element.



 **NEWS RELEASE**
MARCH 12, 2021

HOUSING ELEMENT UPDATE - COMMUNITY MEETING

Beaumont, CA - Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document that addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meeting will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing needs.

Meeting Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Beaumont Civic Center, 550 E. 6th Street
 - Limited in-person seating available. Virtual attendance encouraged
- Zoom meeting details
 - To participate by phone: 1-669-900-9128
 - Meeting ID: 897 0271 9201
 - Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctyalor@beaumontca.gov

Housing Element

FOR DETAILS CONTACT
Ashley Starr, Public Information Officer
City of Beaumont
(951) 572-3207 | astarr@beaumontca.gov

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 12, 2021

City of Beaumont Housing Element Update

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

What is the Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

[View the DRAFT Housing Element](#)

Community Presentation

On Tuesday, July 20, a presentation on the draft Housing Element will be made to the Beaumont City Council. Meeting details will be available at BeaumontCa.gov/Housing.

To provide your comments and feedback on the draft document listed above, click [here](#) OR scan the QR Code listed below:



Comments may also be given in-person at the July 20, 2021, City Council meeting. For more information, please contact (951) 769-8520.

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 27, 2021



Housing Element Community Workshop *6th Cycle Draft Housing Element Update*

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

COMMUNITY WORKSHOP

The public is invited to attend our second community workshop to learn about the Draft Housing Element, discuss draft policies and provide input!

WHEN: Tuesday, August 10 at 6:00 p.m.

WHERE: In-person at the Beaumont Civic Center, located at 550 E. 6th Street OR live on Beaumont's Youtube channel.

[View the DRAFT Housing Element](#)

For more information on the Draft Housing Element, please visit BeaumontCa.gov/Housing or contact the Planning Department at (951)769-8520.

E.5.2 Webpage Notification

Housing Element Update Kick-off

Thursday, March 18, 2021



Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meetings will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing need.

Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Meeting hosted via Zoom
- To participate by phone: 1-669-900-9128
- Meeting ID: 897 0271 9201
- Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctylor@beaumontca.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/89702719201?pwd=WU1EQ3NDWUlrVVNIYnBnMEFmMEQ1Zz09>

Date: March 18, 2021

Time: 6:00 PM - 7:00 PM

Time Details: Meeting begins at 6 PM via Zoom. Council Chambers open for limited in-person participation.

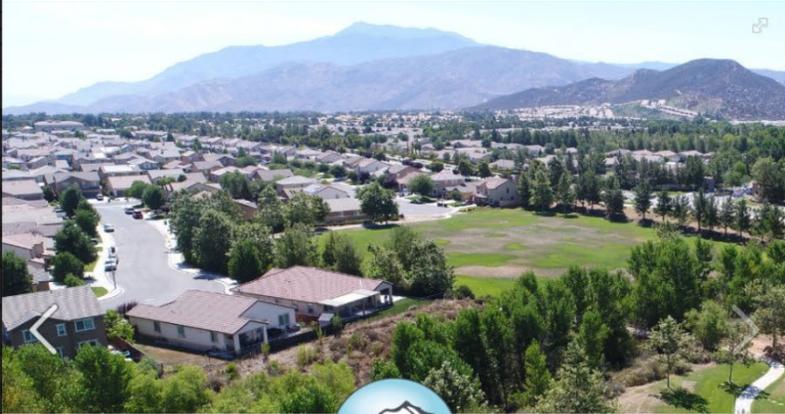
Location: Beaumont Civic Center

Address: 550 E. 6th Street
Beaumont, CA 92223





E.5.3 Social Media Notifications





HOUSING ELEMENT

COMMUNITY MEETING

Photos from City of Beaumont, CA - City Hall's post in Timeline Photos



City of Beaumont, CA - City Hall
Like This Page · March 10 ·

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update 🏠 a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

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UPCOMING EVENT



**COMMUNITY WORKSHOP
HOUSING ELEMENT UPDATE**

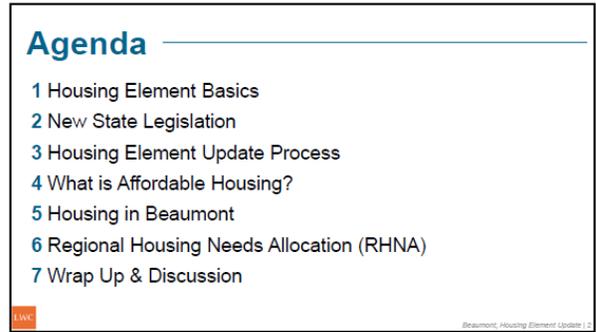
Tuesday, August 10 | 6 pm
550 E. 6th Street OR **LIVE** on YouTube

VIRTUAL	IN-PERSON
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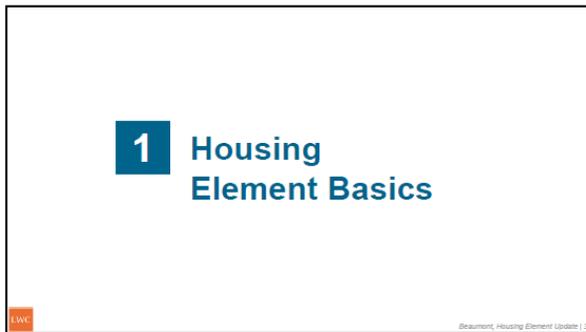
E.5.4 Presentations



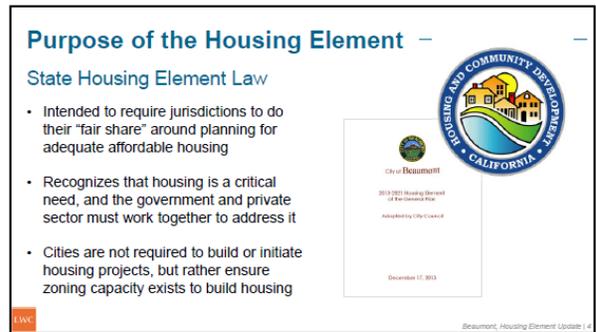
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4

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

5

Housing Element Components

- Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
- Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
- Adequate Sites Inventory:** List of land suitable suitably zoned to accommodate the City's share of regional housing need
- Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing
- Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
- Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

6

2 New State Legislation

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New Legislation

The State continues to pass new housing legislation, including:

- AB 1397: Adequate Housing Element Sites
- SB 166: No Net Loss
- AB 686: Affirmatively Furthering Fair Housing
- AB 72: Housing Element Enforcement
- AB 671: ADU plan
- AB 879: Reporting Requirements
- AB 1763: Enhanced Density Bonus
- AB 2162: Supportive Housing Streamlined Approval
- SB 6: Design and Development of the Site Inventory
- AB 1851: Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

The following slides provide a high-level overview of a select few.

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AB 1397 & SB 166

AB 1397 Adequate Housing Element Sites (2017): Strengthens local governments' obligation to identify a supply of adequate sites available to meet their share of regional housing needs at all income levels.

- Non-vacant sites must have a realistic development potential.
- Currently identified (5th Cycle) sites must be re-zoned by-right and include 20% affordable units.
- Requires history of affordable housing development on < 1/2 acre and >10-acre sites.

SB 166 No Net Loss (2017): Requires jurisdictions to maintain adequate sites to always accommodate its remaining regional housing needs allocation throughout the housing element planning period.

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AB 686 & AB 72

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2018): Requires housing elements to demonstrate the local jurisdiction is affirmatively furthering fair housing. Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues;
- Identifying fair housing goals;
- Developing strategies to implement these goals; and
- Ensuring sites in the inventory are identified in such a way that promotes AFFH.

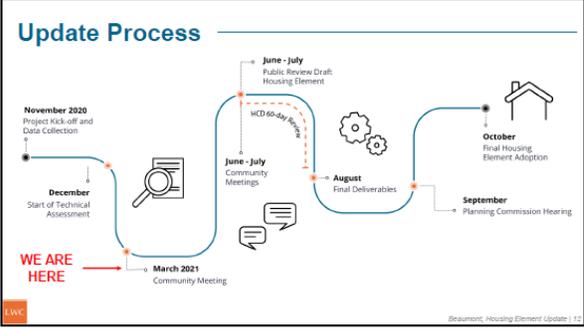
AB 72 Housing Element Enforcement (2017): Allows HCD to review any action or lack of action by a jurisdiction that is inconsistent with its housing element. HCD can revoke housing element compliance and notify the Attorney General.

AFFH is the taking of meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

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3 Housing Element Update Process

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4 What is Affordable Housing?

Beaumont, Housing Element Update | 13

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What is Affordable Housing?

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Riverside County
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs

* Moderate Income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

Beaumont, Housing Element Update | 14

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Types of Affordable Housing

Affordable Housing is provided in a variety of ways, by both the public and private sector.

- Deed Restricted:** Units that are legally set aside for people of certain incomes.
- Supportive Housing:** Can be built publicly or privately with supportive services.
- Public Housing:** Owned and operated publicly. Residents pay no more than 30% of their income for rent. (least common)
- Rent Stabilized:** Units with some level of price control that is guaranteed to the tenant.
- Rent Subsidies:** A voucher that allows a qualified tenant to rent a market rate unit by covering the difference.

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5 Housing in Beaumont

Beaumont, Housing Element Update | 16

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Population

Beaumont's population has been growing at a significantly faster rate than the region.

Year	Beaumont	SOG
2000	11,284	14,814,703
2005	20,080	17,541,493
2010	34,877	18,051,234
2015	41,108	18,731,461
2020	51,475	18,521,787

Beaumont, Housing Element Update | 17

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Household Size

Most common household size is 2 people (33.3%) followed by 4 people (17.6%).

Number of People per Household	Beaumont (%)	SOG (%)
1	18.0%	18.0%
2	33.3%	33.3%
3	13.8%	13.8%
4	17.6%	17.6%
5	13.4%	13.4%
6	6.2%	6.2%
7+	1.1%	1.1%

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Housing Tenure

Beaumont has a higher rate of homeownership compared to the region.

Entity	Homeownership (%)
Beaumont	76.7%
SOG	53.0%

Beaumont, Housing Element Update | 19

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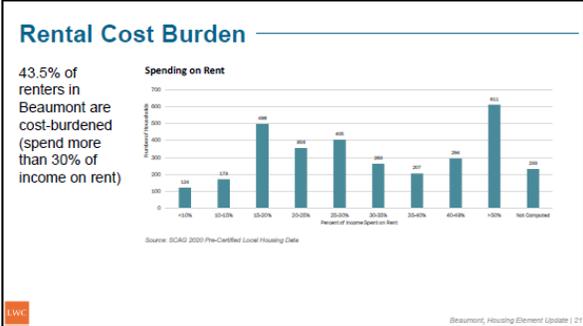
Overcrowding

Renter-occupied units are more likely to be overcrowded than owner-occupied units.

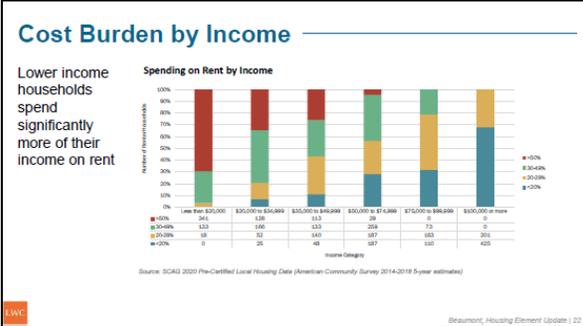
Tenure	Entity	Overcrowding (%)
Owner	Beaumont	3.2%
	SOG	4.9%
Renter	Beaumont	15.6%
	SOG	6.4%

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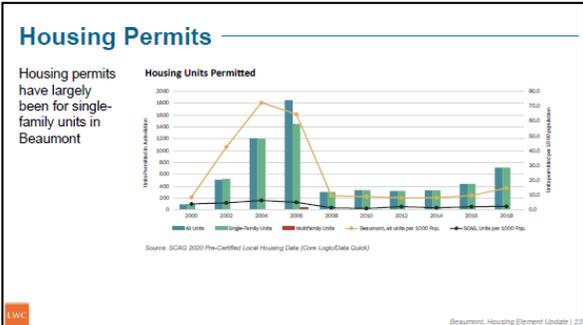
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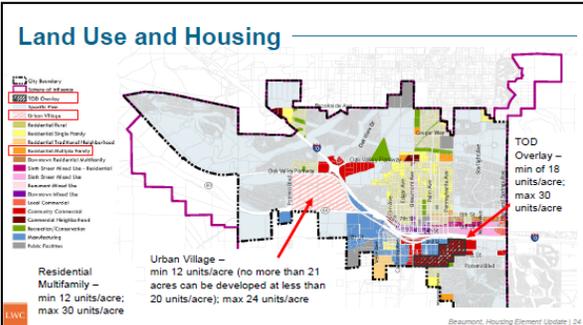
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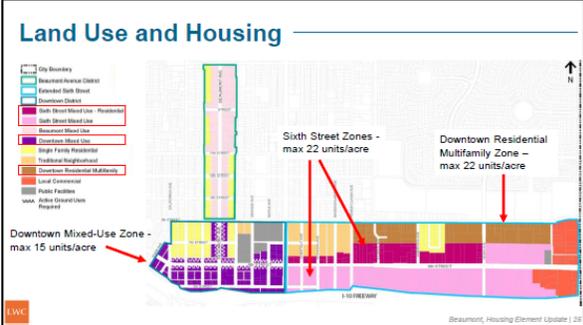
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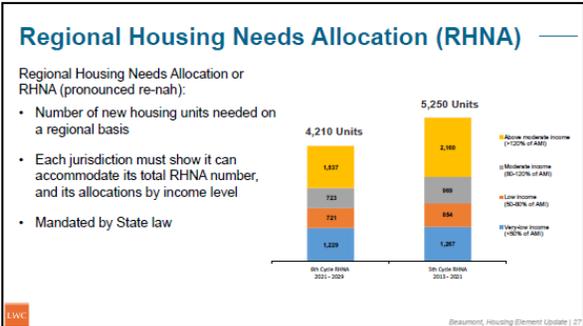
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6 Regional Housing Needs Allocation (RHNA)

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RHNA & the Housing Element Update

How Does the Housing Element Update Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet Beaumont's RHNA allocation
- Establish additional policies and programs to incentivize both market-rate and affordable housing development and expand housing production

Source: Beaumont, Housing Element Update | 28

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7 Wrap Up & Discussion



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Stay Informed and Involved!

Beaumont Housing Element Webpage:
<https://www.beaumontca.gov/1089/Housing-Element-Update>

Beaumont Project Contact:
Christina Taylor
Community Development Director
(951) 572-3212
ctaylor@beaumontca.gov

Future Items:

- Draft Housing Element available for public review – June (anticipated)
- Next Community Meeting – June (anticipated)



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Thank you!



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LWC

City of Beaumont

Housing Element Update Study Session

July 20, 2021

City of Beaumont
Arizona Set Tunes Plan

1

Agenda

- 1 Housing Element Overview
- 2 Process and Public Outreach
- 3 Housing Needs and Conditions in Beaumont
- 4 Draft Housing Element
- 5 Next Steps
- 6 Discussion

LWC Beaumont, Housing Element Update | 2

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1 Housing Element Overview

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What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
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- Show how the City can accommodate demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

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Housing Element Components

- Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
- Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
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- Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

LWC Beaumont, Housing Element Update | 5

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Housing Legislation

The State continues to pass new housing legislation

- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance

LWC Beaumont, Housing Element Update | 6

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2 Process and Public Outreach

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Update Process

WE ARE HERE → July Council Study Session

Timeline:

- November 2020: Project Kick-off and Data Collection
- December: Start of Technical Assessment
- March 2021: Community Meeting
- July: Public Review Draft Housing Element
- July: HCD-99 due
- August: Community Meeting
- October: Final Draft Housing Element
- November: Planning Commission Hearing
- December: Final Housing Element Adoption

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Public Outreach

- Housing Element Update webpage
- Community Meeting - March 18th
- Email notifications / news release
- Social media



LWC Beaumont, Housing Element Update 1 9

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3 Housing Needs and Conditions in Beaumont

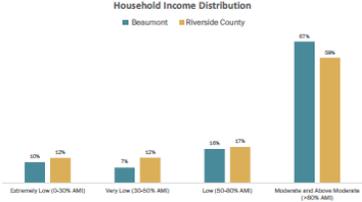
LWC Beaumont, Housing Element Update 1 10

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Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2013-2018

AMI = Area Median Income
AMI for a 4-person household is \$77,500

LWC Beaumont, Housing Element Update 1 11

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Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Income	Not Cost Burdened (<30% of income)	Cost Burdened (30-50% of income)	Severely Cost Burdened (>50% of income)
< 30% HAMFI	11%	12%	77%
30-50% HAMFI	21%	29%	49%
50-80% HAMFI	32%	37%	31%
80-100% HAMFI	43%	43%	14%
> 100% HAMFI	85%	14%	1%

Note: HAMFI refers to Housing Urban Development Area Median Family Income
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2013-2018)

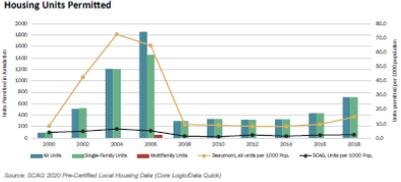
LWC Beaumont, Housing Element Update 1 12

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Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units



Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Guide)

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Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Projected number of new housing units needed
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by state law

	SCAG		Beaumont	
	6th Cycle RHNA	6th Cycle RHNA Share	6th Cycle RHNA	6th Cycle RHNA Share
Very Low (0-35% AMI)	351,796		1,229	
Low (35-50% AMI)	208,807		721	
Moderate (50-120% AMI)	223,957		723	
Above Moderate (>120% AMI)	559,267		1,537	
Total	1,341,827		4,210	

Median income 4-person household: \$77,500

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4 Draft Housing Element

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- Section I Introduction
- Section II Projected Housing Need
- Section III Housing Resources
- Section IV Housing Plan

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries

- Goal A: Facilitate Housing to Accommodate RHNA
- Goal B: Promote Housing for Lower- and Moderate-Income Households
- Goal C: Remove Governmental Constraints to Housing
- Goal D: Conserve and Improve Existing Affordable Housing Stock
- Goal E: Promote Housing Opportunities For All Persons
- Goal F: Encourage Energy Conservation

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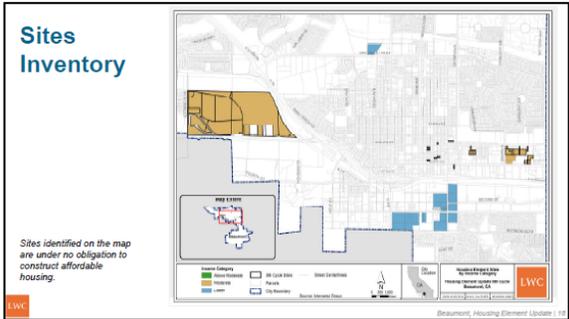
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Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,647	669	4,048	5	5,115
Surplus / (Shortfall)	See Very Low/Low	(49)	669	3,329	1,726	N/A

¹ Considers net new units only.
Source: City of Beaumont, LWC

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Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)
To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a min. of 20 and max. 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)
The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

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Key Programs

Accessory Dwelling Units (ADUs) (Program #4)
The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #10)
The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #11)
The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).

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Key Programs

Mixed-Use Parking Incentives (Program #14)
The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #15)
The City will adopt objective design standards for residential and mixed-use projects.

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Review Period

Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from 7/9/2021 to 9/9/2021 on the City's website: <https://www.beaumontca.gov/1089/Housing-Element-Update>
- Hard copies at the Community Development Department and the Beaumont Public Library

How to Provide Input:

- Write-in to Christina Taylor via ctaylor@beaumontca.gov
- Speak up at today's meeting
- Speak up at the next community meeting (August)
- Public hearings (anticipated in November and December)
- HCD directly

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5 Next Steps

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Next Steps

Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law

- Guidelines released late April 2021

End of Review Period

- Submit all comments by September 9, 2021
- City will review and update the Housing Element, as appropriate

HCD Review

- City will make any necessary modifications to meet requirements to be certified by the State

Adoption

- Planning Commission and City Council Adoption Hearings – November and December
- Final Housing Element – December 2021

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Stay Informed and Involved!

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6 Discussion

LWC Beaumont, Housing Element Update 2017

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Thank you!

LWC Beaumont, Housing Element Update 2017

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Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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 - F.2.1 Fair Housing Outreach and Enforcement..... 3
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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E and in Housing Element Section I.E (Summary of Public Participation).

F.1.1 Notes on Figures and Analysis

This appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey (ACS) and HCD's pre-certified data, where appropriate.

For clarity purposes, the maps produced in this appendix show the northern half of the city of Beaumont. The southern end has is zoned for Recreation use and does not allow residential development.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Beaumont. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency dedicated to eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

Locally, the City partners with the Fair Housing Council of Riverside County (FHCRC) to investigate fair housing complaints. FHCRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. FHCRC provides a number of services to Riverside County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops. Comments during the Housing Element Update process identified residents lack information, resources, and opportunity for affordable housing as a concern. Housing Element programs are included to promote awareness of available resources, information, and services related to fair housing and affordable housing generally.

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws.

The City complies with State and federal housing laws as follows:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision-making, mandatory trainings for City staff, and legal counsel and advisement.

- **Government Code Section 65008** – the City ensures that the City’s actions are not discriminatory through training programs conducted by the City’s Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding community care facilities and emergency shelters).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City must update its density bonus provisions in compliance with the Density Bonus Law as described in Appendix C (Housing Constraints) and Program 12.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints) and Program 19.
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Programs 1 and 3).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City has typical subdivision standards in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

The City provides residents with fair housing information primarily by posting links to a variety of fair housing resources on the City’s website including California Department of Fair Employment and Housing, U.S. Department of Housing and Urban Development (HUD), Fair Housing/Equal Opportunity (HUD), and Fair Housing Council of Riverside County, Inc. The City also make copies of resource information available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center) (see Programs 29 and 30). Finally, the City advertises the Inland Regional Center’s services for

developmentally disabled persons through number of channels, including handouts and brochures at public buildings and through the City's communication channels (e.g., newsletters and social media).

F.2.2 Integration and Segregation

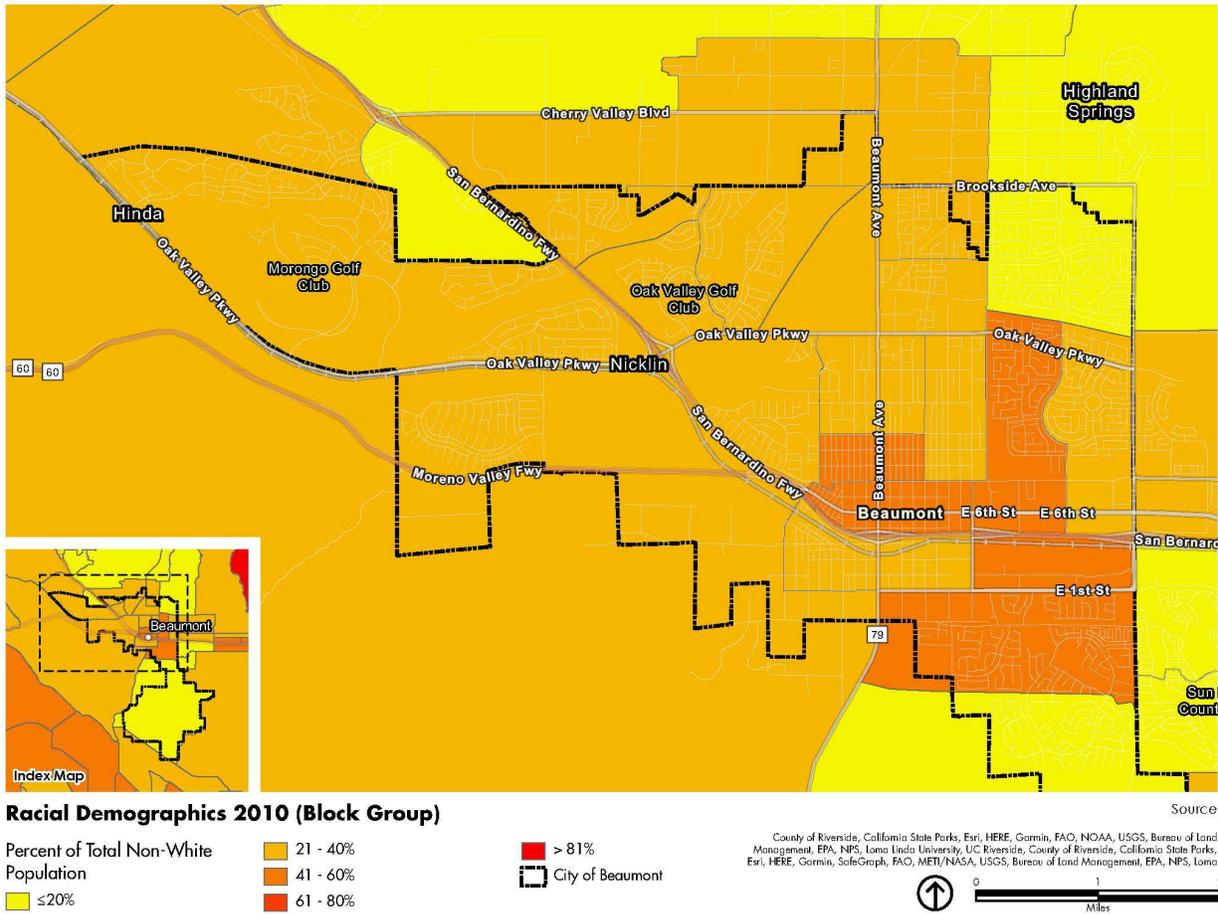
This section of the assessment analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Race and Ethnicity

According to the ACS, approximately 35 percent of the Beaumont population belongs to a racial minority group (non-white) in 2019, an increase from 29 percent in 2010. Beaumont has a slightly lower proportion of racial minority groups compared Riverside County overall; 40 percent of Riverside County's population belongs to a racial minority group. Similarly, 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

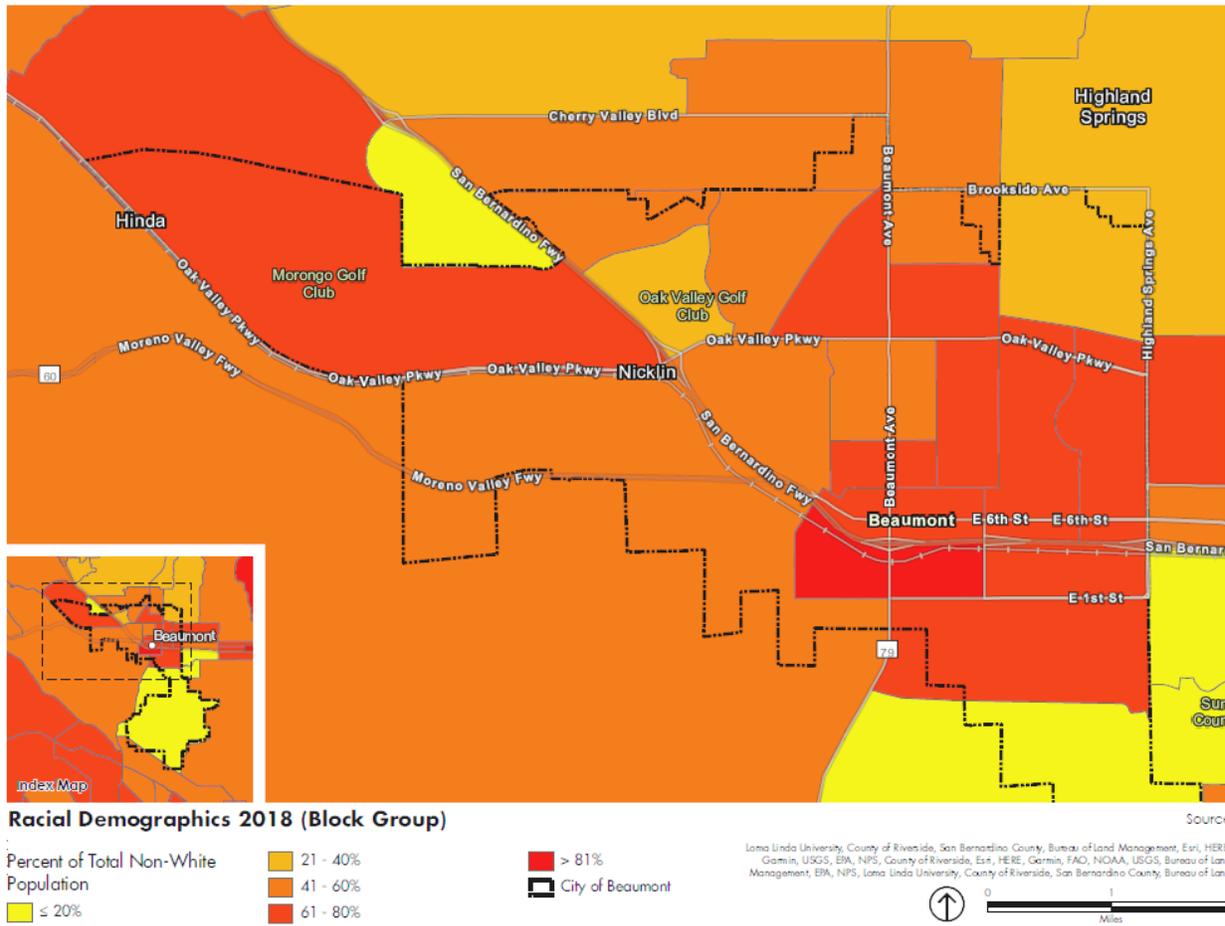
As with many urban areas, the concentration of minority groups is not evenly distributed across the city. Figure F-1 provides historical non-white population percentages by block group from 2010 ACS data. At this time, the southeast portion of the city had the highest non-white percentages. Figure F-2 shows the non-white population percentage by census block group for 2018, which increased in various areas of the city since 2010. The population in the northwest and eastern portions of the city consist of 61 percent or more racial/ethnic minorities. The central portion of the city has a slightly lower concentration of non-white residents. From a regional perspective, Beaumont has a lower proportion of non-white population than Riverside County, but the community generally has a more diverse racial composition to the block groups adjacent to the city.

Figure F-1: Non-White Population (2010)



Source: HCD AFFH Data Viewer

Figure F-2: Non-White Population (2018)



Source: HCD AFFH Data Viewer

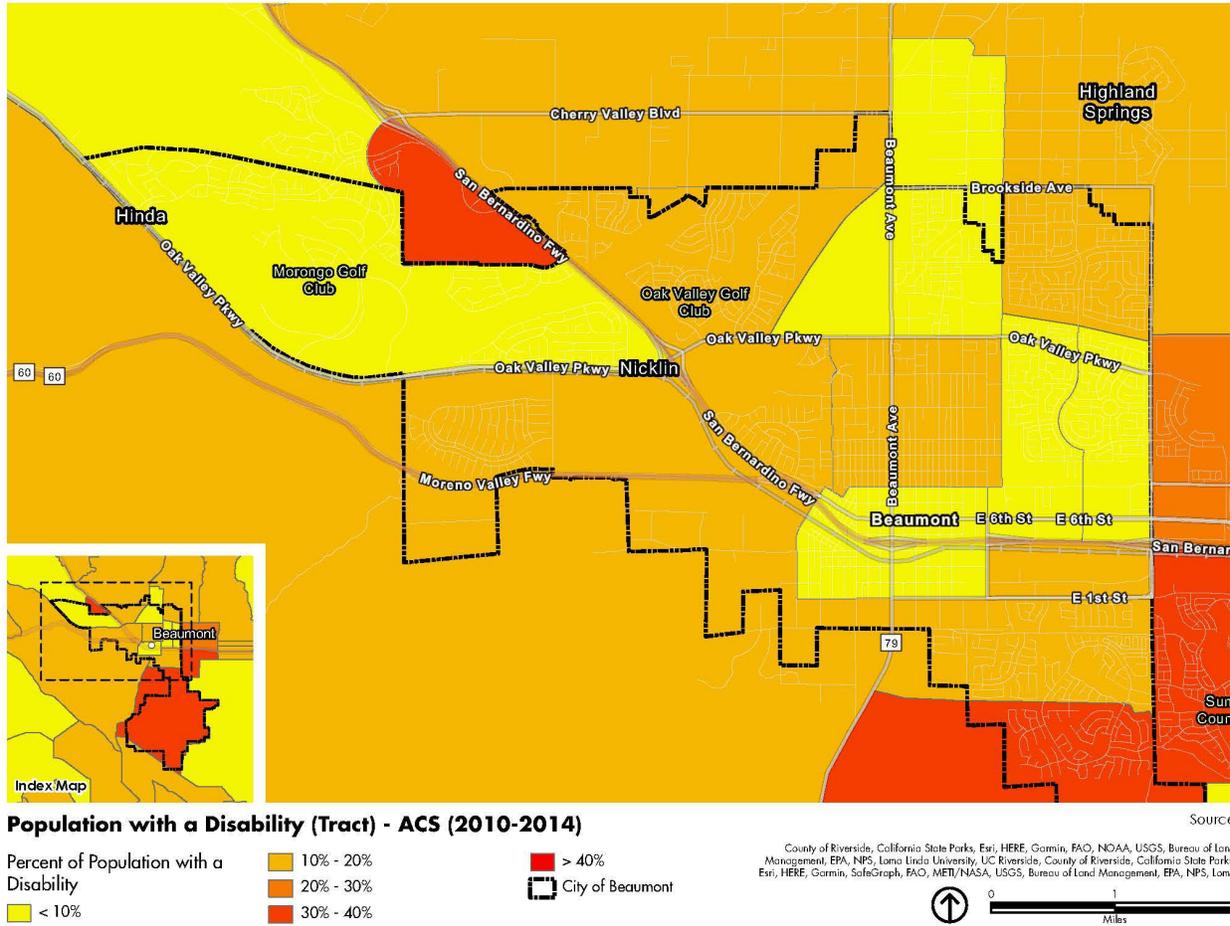
Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Figure F-3 presents the ACS 2010 to 2014 data for percentage of population with a disability, and Figure F-4 shows the ACS 2015 to 2019 data for percentage of population with a disability. According to the 2015 to 2019 ACS, approximately 9.7 percent of Beaumont residents experience a disability, compared to 11.6 percent countywide. Since the 2008 to 2012 ACS, both Beaumont and the county have a slightly greater portion of residents experiencing a disability (from 7.5 percent and 10.5 percent, respectively). However, since the 2010 to 2014 ACS, tracts in the central and southwest areas of Beaumont are showing a decrease in percentage of population with a disability.

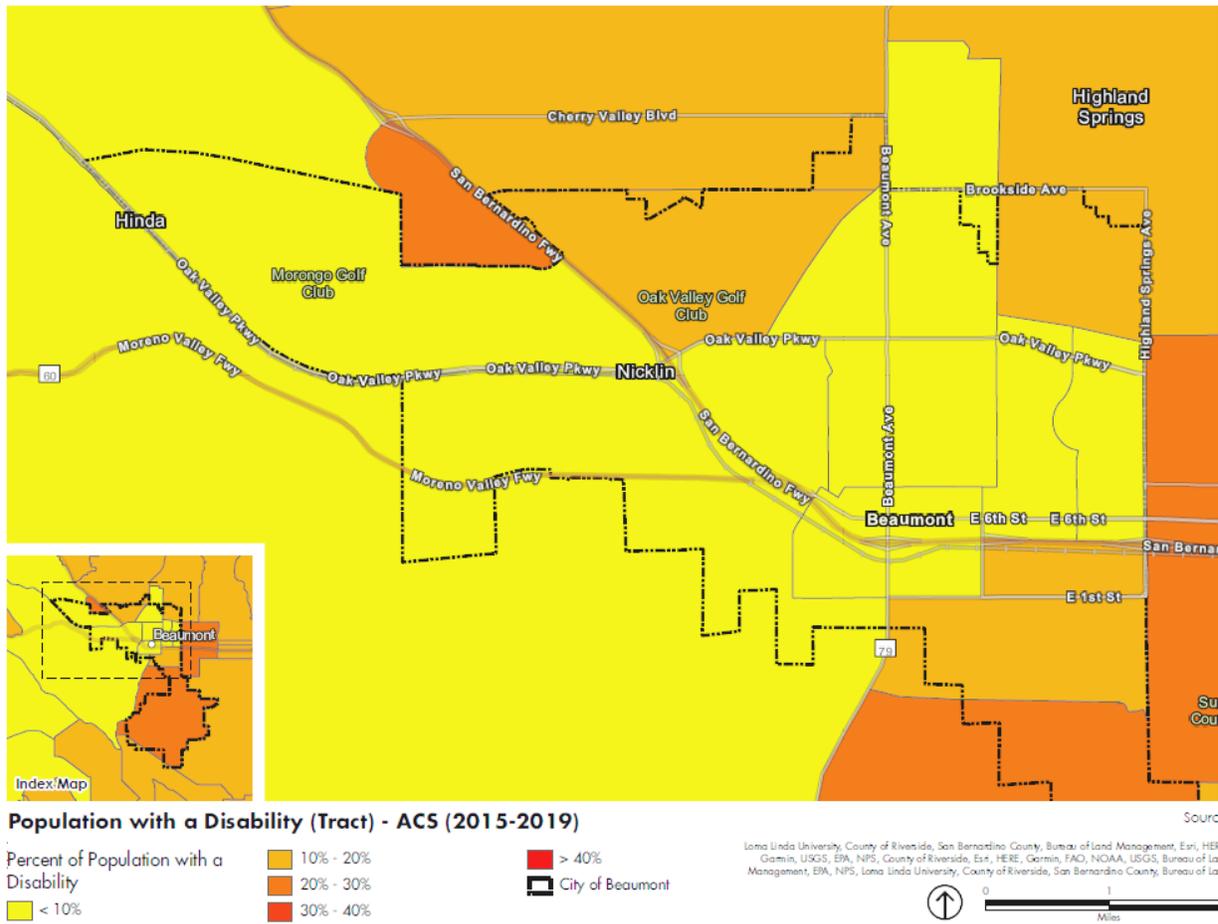
Most census tracts in Beaumont consist of less than 10 percent residents experiencing disability. This distribution is generally consistent with the county, in which most tracts consist of less than 20 percent of residents experiencing disability. The majority of tracts in which 10 to 20 percent of the population has a disability is located on the eastern portion of Riverside County as shown in Figure F-5.

Figure F-3: Percent of Population with a Disability – City (2010 - 2014)



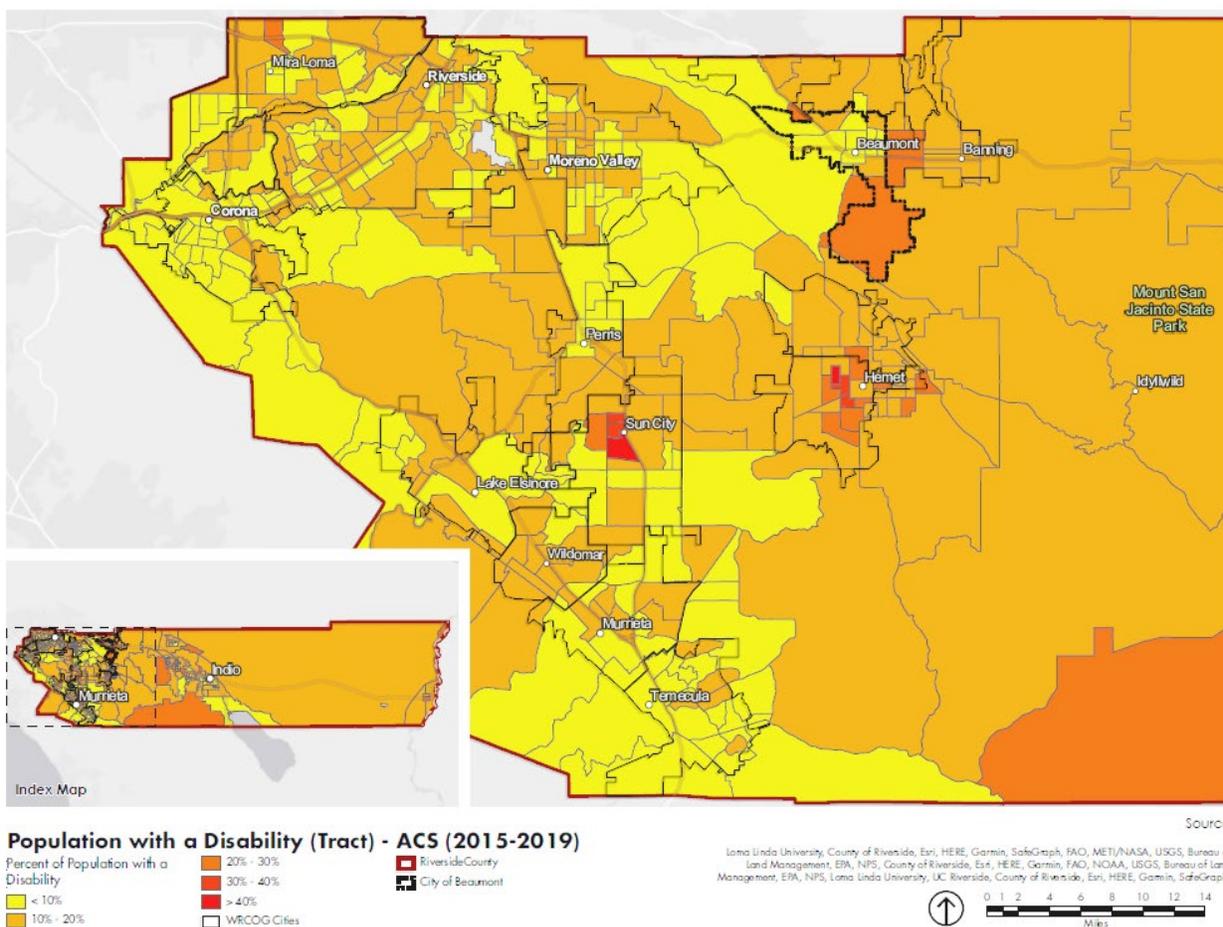
Source: HCD AFFH Data Viewer

Figure F-4: Percent of Population with a Disability – City (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-5: Percent of Population with a Disability – County (2015 - 2019)



Source: HCD AFFH Data Viewer

Familial Status

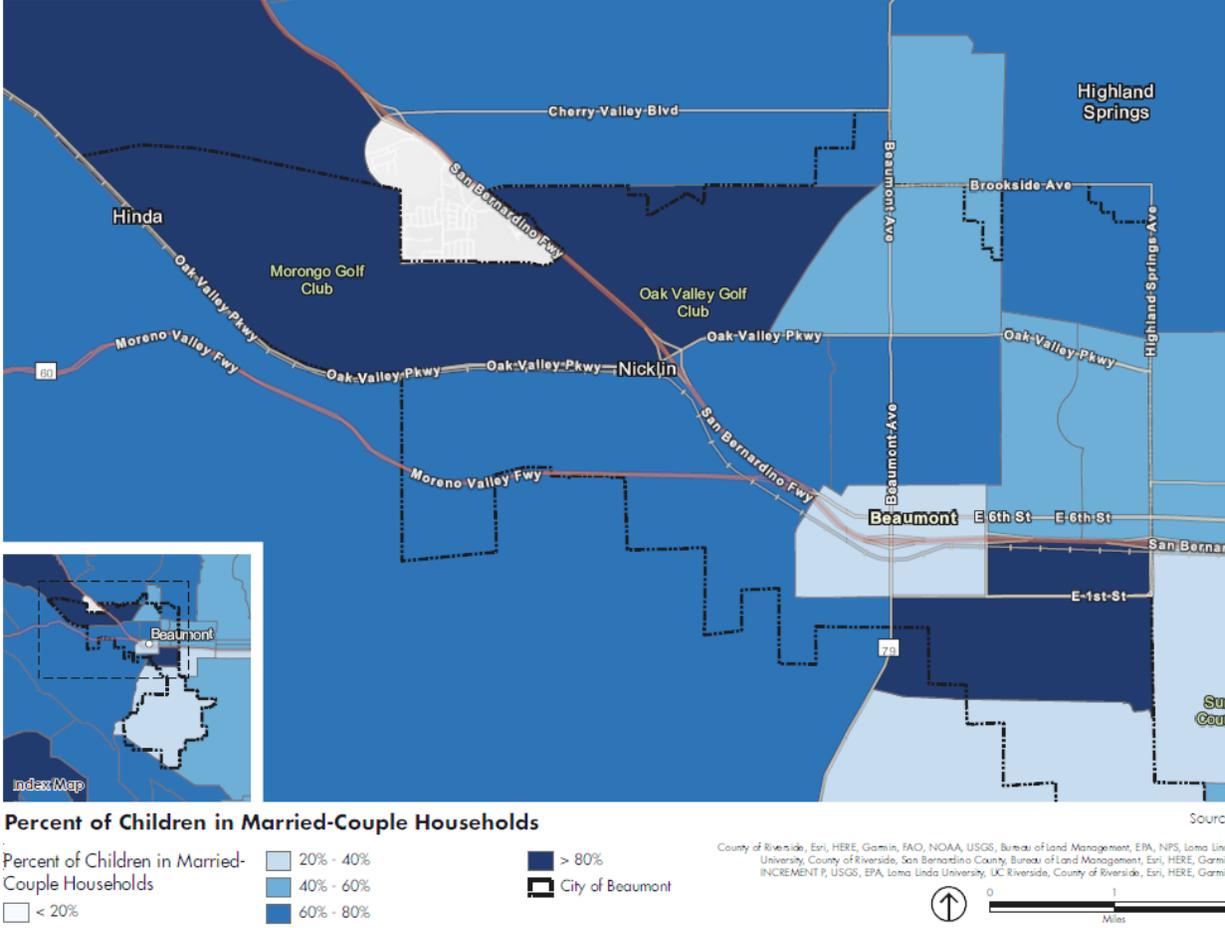
Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children’s use of common areas.

Beaumont is a family-oriented city. As of the 2015 to 2019 ACS, 43.9 percent of households in Beaumont have one or more children under the age of 18. The city’s share of households is higher than that of the county (37.6 percent), and neighboring jurisdictions, such as Riverside (39.6 percent), Redlands (32.3 percent), and Hemet (33.0 percent).

Single parent households are also a protected class. 7.3 percent of households in Beaumont consist of single-parent households. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes for these households compared to two-parent households. 5.9 percent of households in

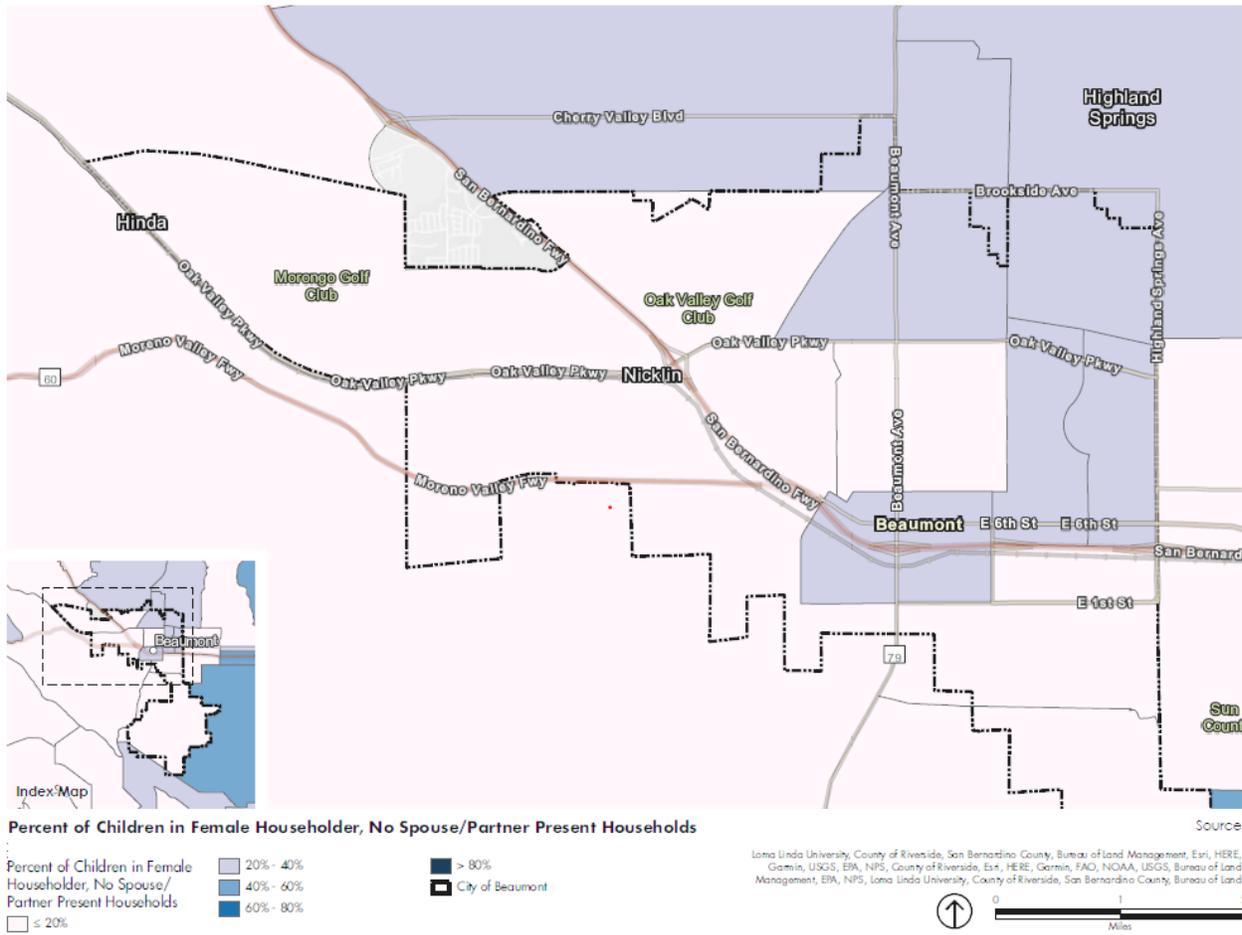
Beaumont are single female-headed households with children. As shown in Figure F-6 and Figure F-7, the western portion of Beaumont has a higher concentration of children in married-couple families, while the eastern portion of Beaumont has a higher concentration of single female-headed households with children. Beaumont has a lower proportion of female-headed households with children compared to the SCAG region, 6.1 percent compared to 6.6 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.5).

Figure F-6: Children in Married-Couple Households



Source: HCD AFFH Data Viewer

Figure F-7: Children in Female-Headed Households with No Partner Present

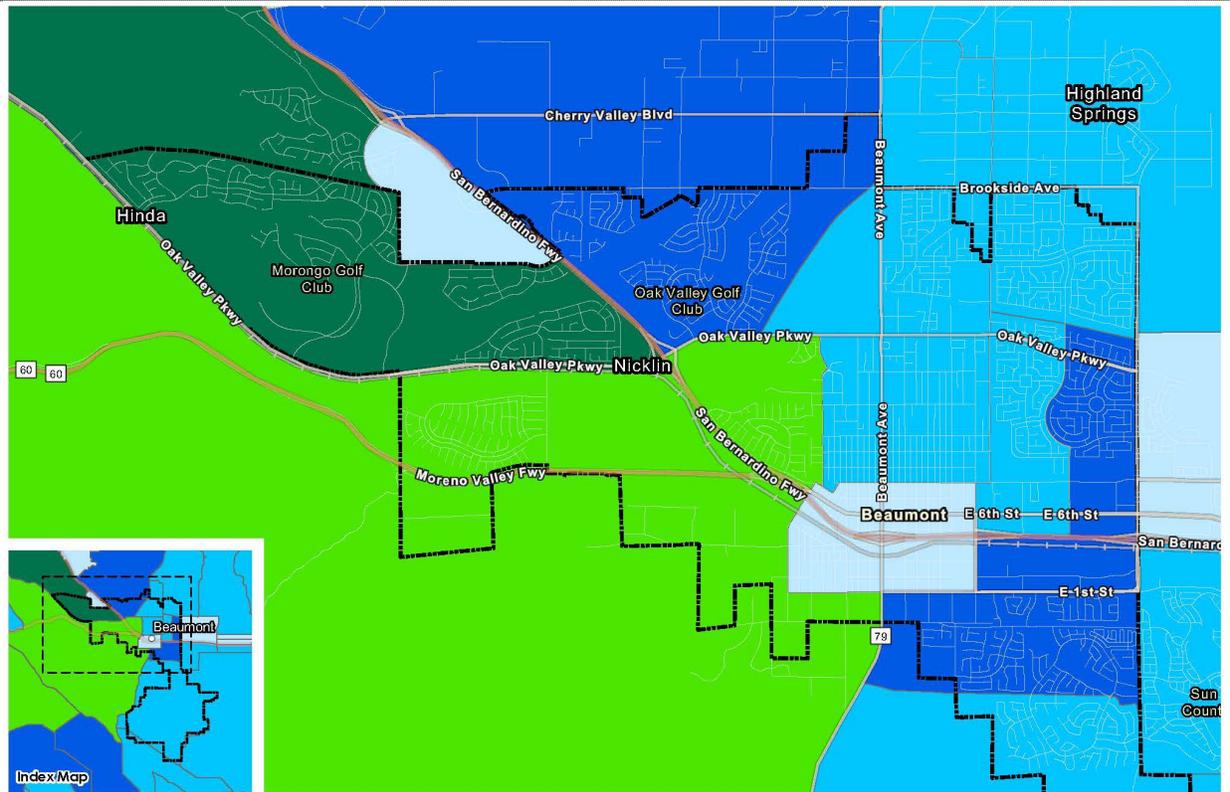


Source: HCD AFFH Data Viewer

Income

According to the 2015 to 2019 ACS, Beaumont’s median household income is \$84,105, which is greater than Riverside County (\$67,005). Figure F-8 displays the distribution of median household income by census tract in Beaumont for 2010 to 2014. Since 2010, Beaumont’s median income grew 27 percent (from \$66,121), a higher rate than the county, which only grew by 16 percent (from \$57,768). Figure F-9 displays the distribution of median household income by census tract in Beaumont for 2015 to 2019, which shows increasing incomes in central area of the city. Also as shown in Figure F-9, households with the highest incomes are generally located west of San Bernardino Freeway (I-10), with lower income households on the eastern portion of the city. Tracts surrounding the city have similar incomes to those tracts within the city.

Figure F-8: Median Household Income (2010 - 2014)



Median Income (Tract) - ACS (2010-2014)

Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

- < \$60,000
- < \$80,000
- < \$100,000
- < \$40,000

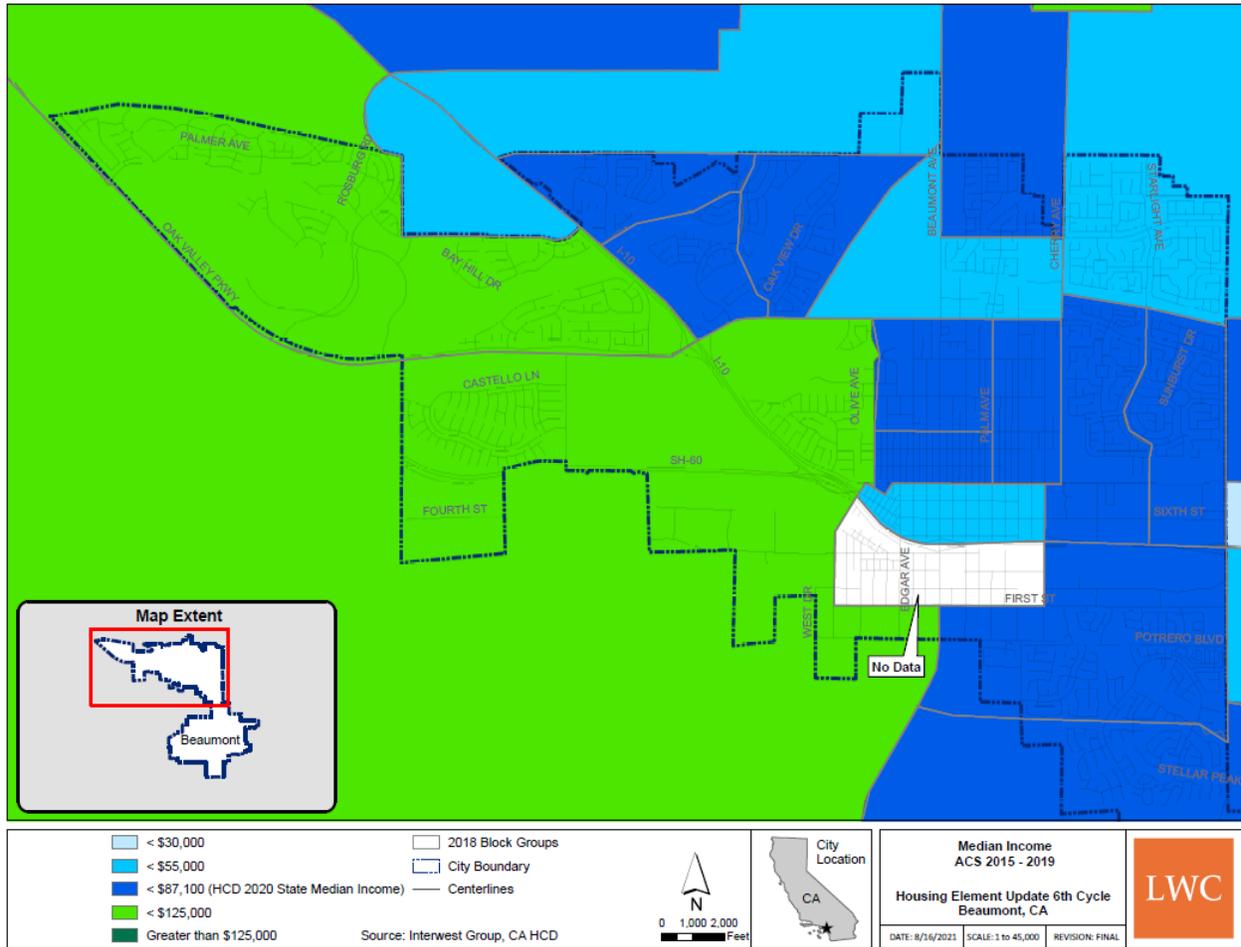
- Greater than \$100,000
- City of Beaumont

Source: County of Riverside, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Loma



Source: HCD AFFH Data Viewer

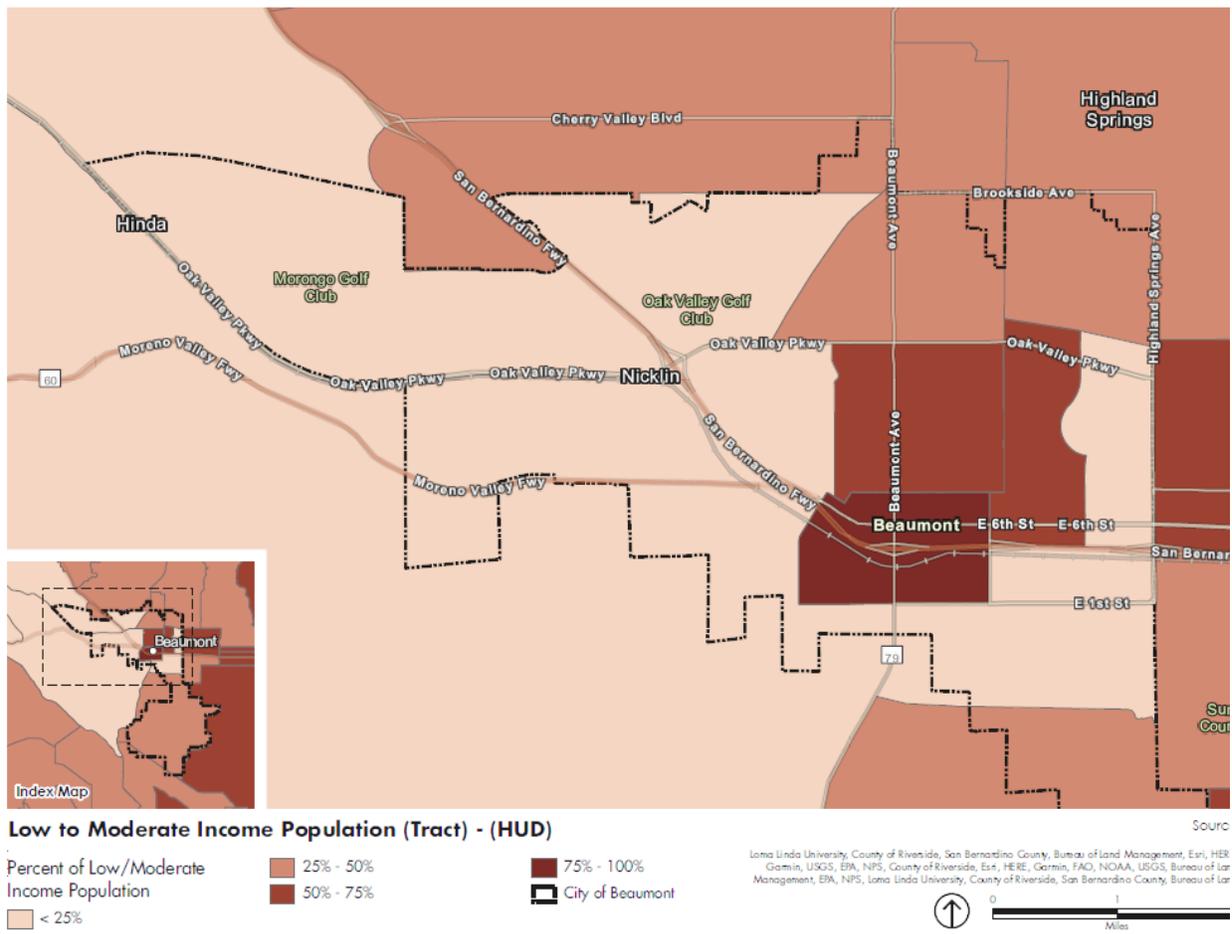
Figure F-9: Median Household Income (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-10 also displays income distribution across Beaumont by showing the percentage of low to moderate (LMI) income households by census tracts. Many tracts in the eastern parts of the city have a majority of their population living in low and moderate-income households. The area in which San Bernardino Freeway (I-10) intersects with Beaumont Avenue (SR-79) has the highest concentration of low and moderate-income households in the entire city. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the tracts west of Beaumont Avenue. Overall, the city has lower proportion of lower income households than the county at 33 to 41 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.4).

Figure F-10: Low to Moderate Income Population - City



Source: HCD AFFH Data Viewer

Income should also be disaggregated by race and ethnicity to further understand local patterns of segregation and integration. Although the citywide poverty rate was 10.5 percent in 2019, not all racial and ethnic groups in Beaumont have the same likelihood of experiencing poverty¹. As shown in Table F-1, about one in four Black or African American residents experience poverty, which is significantly higher than other racial or ethnic groups. Additionally, residents who identified as Black or African American, American Indian and Alaska Native, or two or more races were disproportionately represented in the share of the total population experiencing poverty in comparison to their actual proportion of the city’s population.

¹ In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region (see Appendix A, Housing Needs Assessment, Section A.3.5).

Table F-1: Poverty by Race/Ethnicity (2019)

Beaumont	Poverty Rate	% Of Population
Total Population	10.5%	-
White alone	9.8%	65%
Black or African American alone	23.1%	9%
American Indian and Alaska Native alone	7.0%	1%
Asian alone	8.0%	9%
Native Hawaiian/Other Pacific Islander alone	0.0%	0%
Some other race alone	6.1%	12%
Two or more races	12.9%	4%
Hispanic or Latino origin (of any race)	10.2%	46%
<i>Source: ACS 5-Year Estimates, Table S1701</i>		

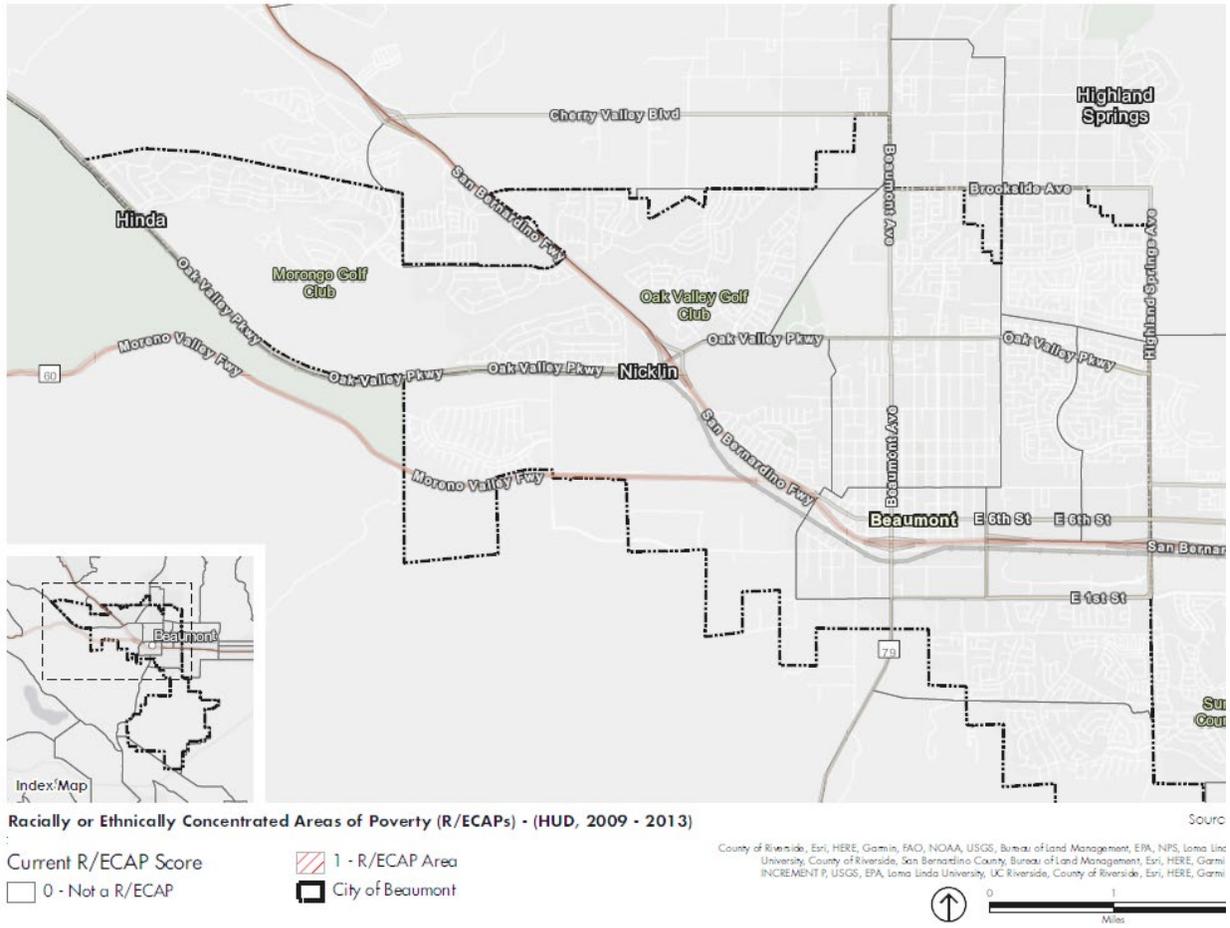
F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

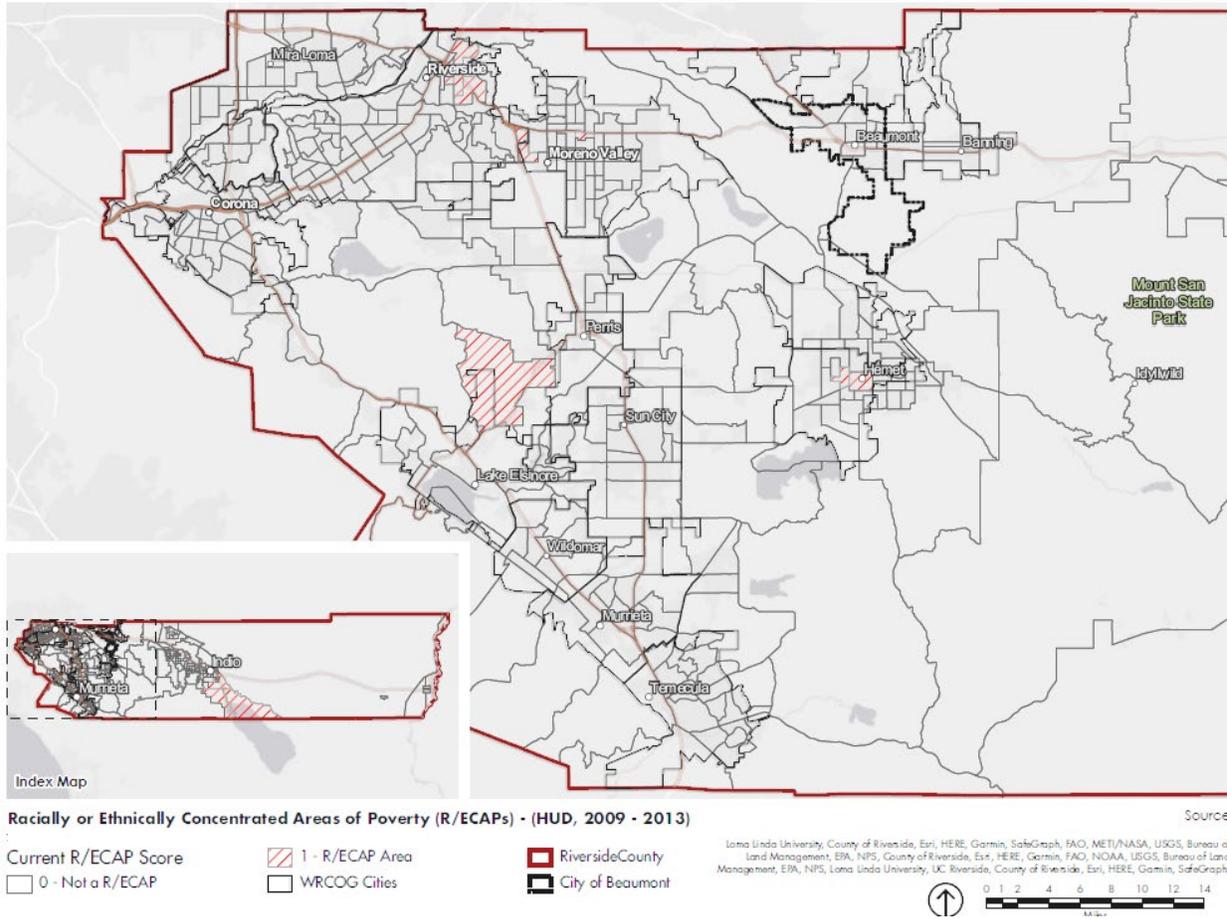
R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figures F-11 and F-12, there are no R/ECAPs in Beaumont or in the surrounding area.

Figure F-11: Racially/Ethnically Concentrated Areas of Poverty - Citywide



Source: HCD AFFH Data Viewer

Figure F-12: Racially/Ethnically Concentrated Areas of Poverty - Regional



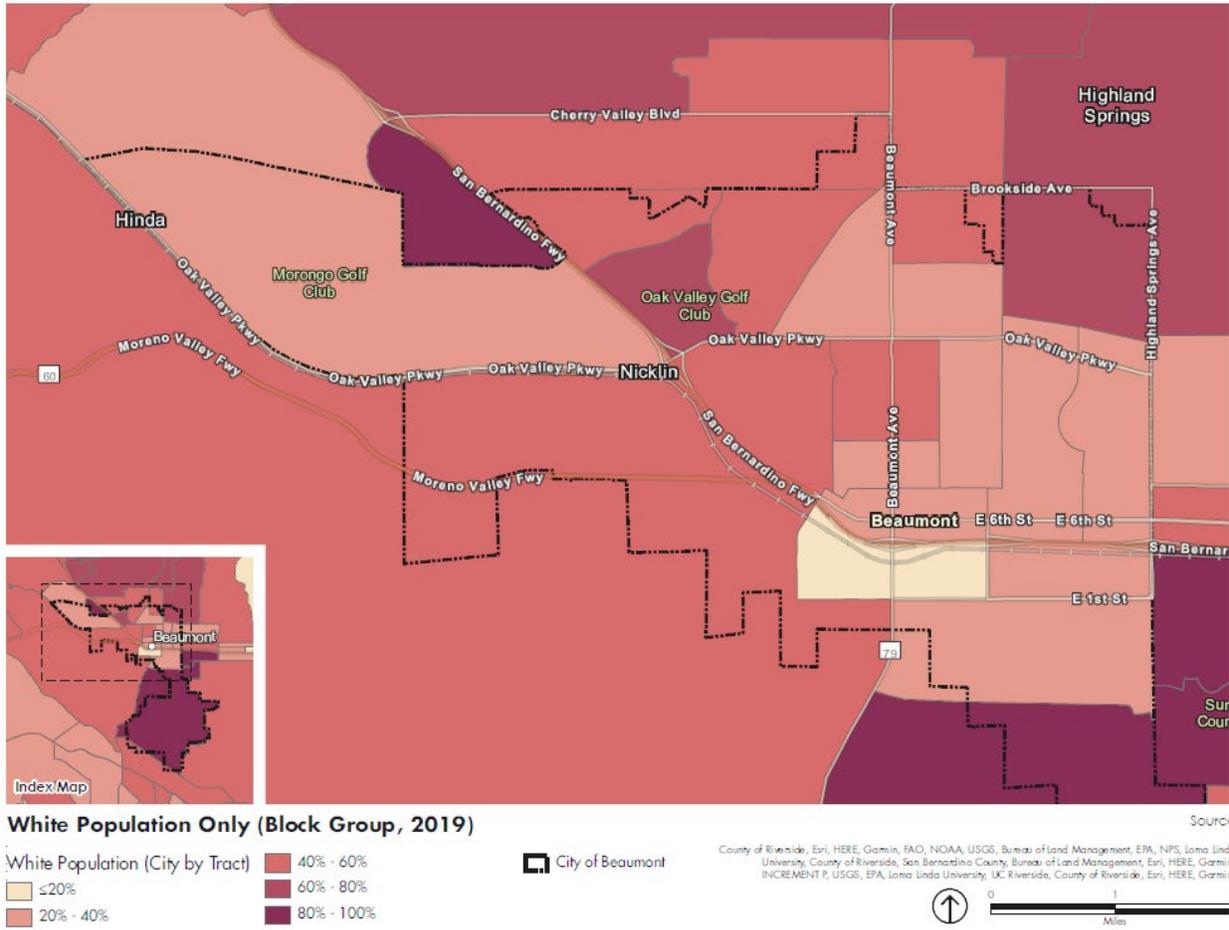
Source: HCD AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

However, HCD has adjusted the RCAA methodology to more appropriately consider California’s higher levels of diversity. According to Figures F-9 above and F-13 below, while there are areas of Beaumont that have a higher proportion of white residents and higher median incomes, they do not meet the thresholds to be considered RCAAs.

Figure F-13: Percent of White Population



Source: HCD AFFH Data Viewer

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood’s access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD’s fair housing goals of (1) avoiding further segregation and concentration of poverty and (2)

encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

Low resource areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to more equitably distribute funding for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource areas overall. As shown in Figure F-14, the majority of Beaumont consists of high or highest resource areas, which includes the western portion of the city (west of Elm Avenue), the census tracts north of Oak Valley Parkway, and the eastern census tract north of the I-10 and east of Starlight Avenue.

Several census tracts in the city are categorized as moderate resource areas, including the area bound by Elm Avenue, Oak Valley Parkway, Starlight Avenue, and 8th Street, as well as the southern part of the city east of Beaumont Avenue and south of the I-10.

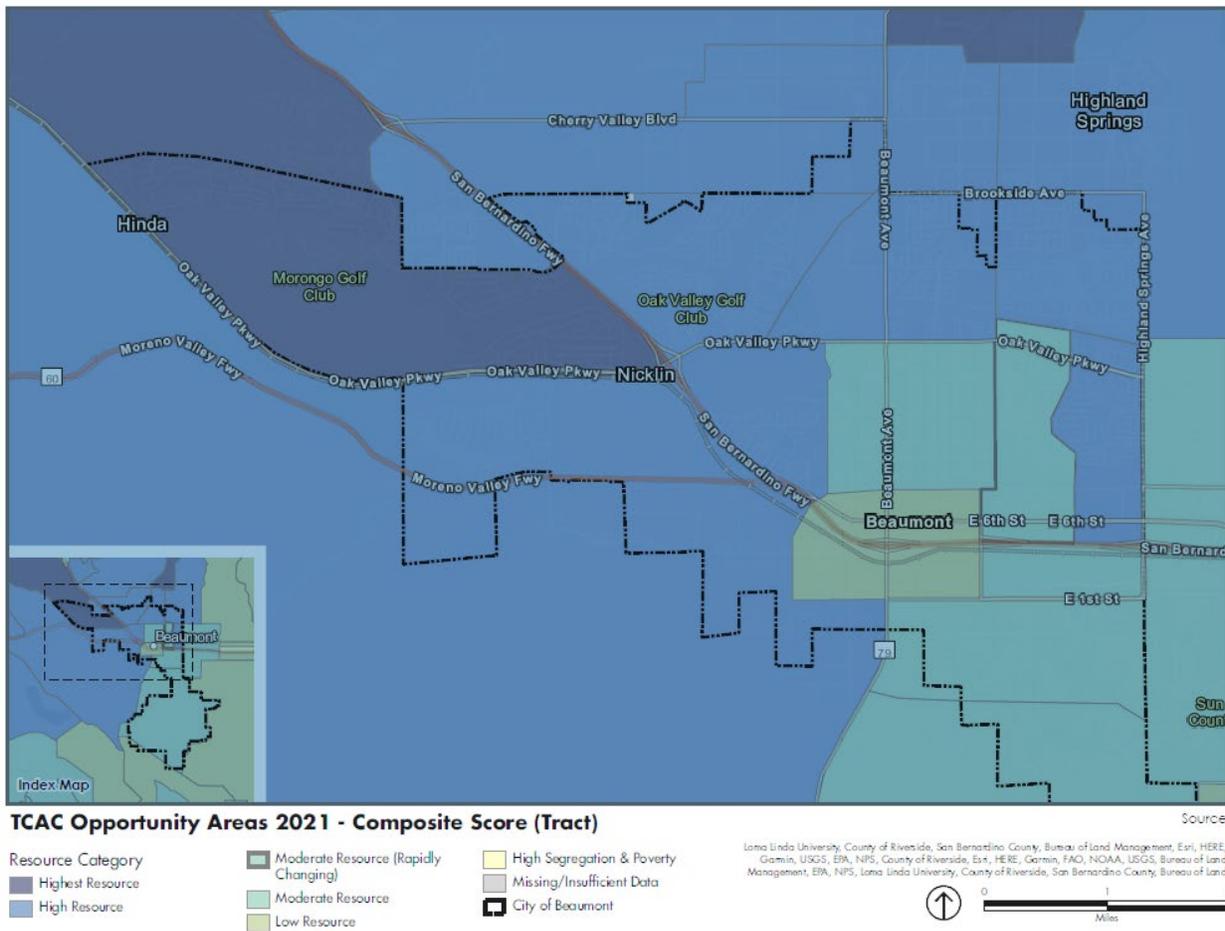
The census tract at the intersection of SR-79 and I-10 is considered low resource. This low resource designation is due to lower median incomes, median home values, and the environmental pollutants caused by the intersection of two major freeways.

Census tracts surrounding Beaumont exhibit a similar level of opportunity. The one exception is Banning to the east and north of I-10, which is moderate resource compared to high resource in adjacent Beaumont. The lower resource area in Banning is currently under construction for a new

residential subdivision as part of a larger specific plan area (Butterfield Specific Plan) that includes neighborhood parks, community parks, a public golf course, schools, and retail and commercial areas. Furthermore, after construction is completed, those residents will have access to the hospital and medical facilities along Highland Springs Avenue and retail and services along 6th Street.

After this analysis was prepared, the 2022 TCAC Opportunity Map was released. The 2022 opportunity areas continue to show the same tract at the intersection of SR-79 and I-10 as the only low resource area. Tracts to the northwest declined from highest and high resource to moderate resource, but the moderate resource tracts to the east and southeast of the low resource area improved to high resource. This is further discussed in the sites inventory analysis (Section F.3.2).

Figure F-14 TCAC Opportunity Areas (2021) - Composite Score - Tract



Source: HCD AFFH Data Viewer

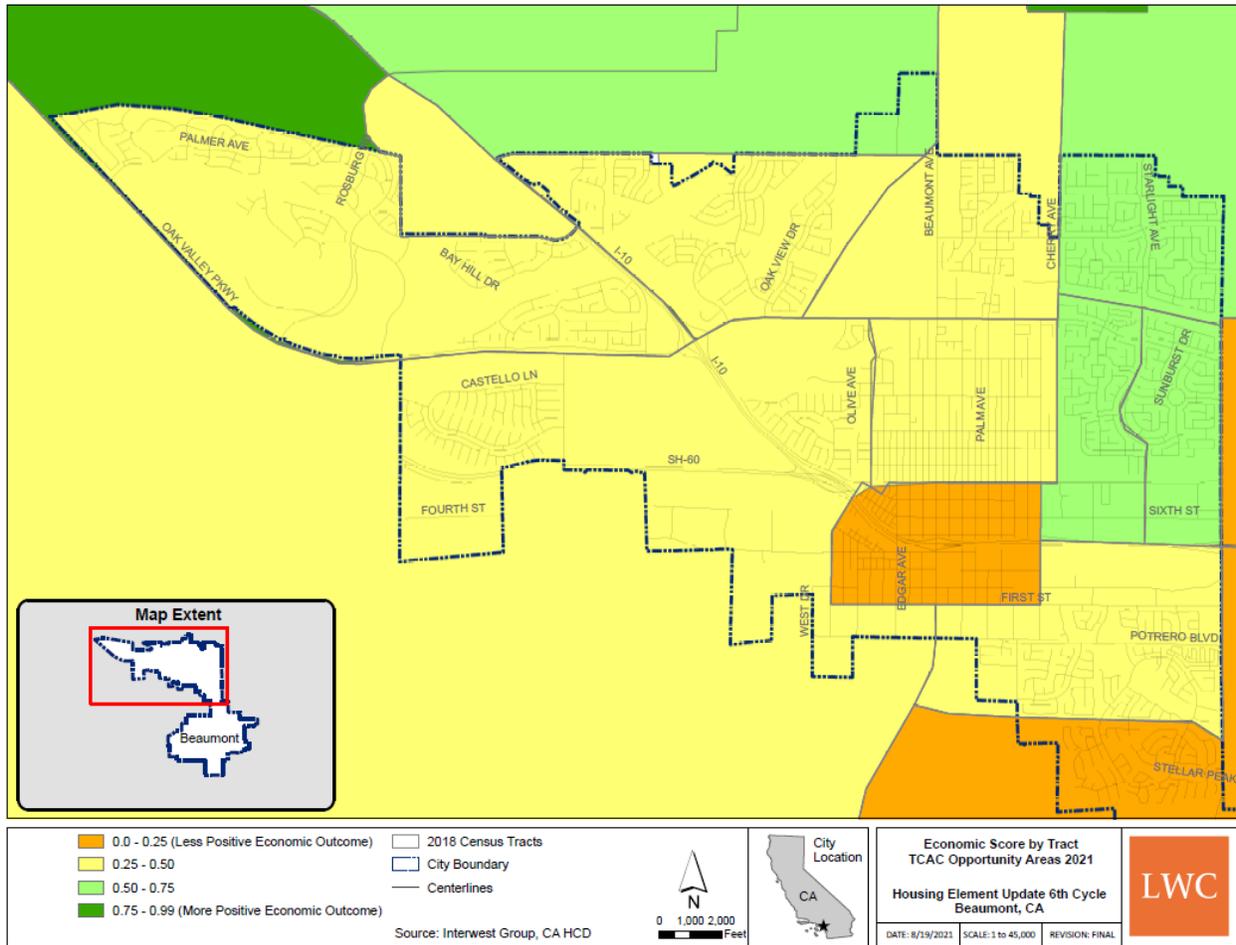
Economic Score

The TCAC Opportunity Areas Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes.

Figure F-15 shows the majority of the city consists of tracts with a 0.25 to 0.50 economic score, which is on the lower outcome range. According to Beaumont's Economic Development Strategic Plan (Table A-2), a greater portion of residents working in Beaumont earn less than \$3,333 per month compared to residents commuting outside of the city to San Bernardino or Riverside. One census tract in the city, located at the intersection of SR-79 and I-10, is categorized as having the least positive economic outcomes. This area also has the highest concentration of non-white residents and low to moderate income households, suggesting that lower-income residents of color in Beaumont exhibit a greater negative localized impact on economic outcome compared to other residents.

Beaumont's most recent General Plan (Elevate Beaumont 2040) outlines several programs to spur economic growth and development in the city, including Program EDF5 (Business Recruitment), which will implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District and Program EDF13 (Local Business Internships), which will create a program to provide incentives for local businesses to offer internship and mentoring programs to high school and college students in partnership with educational institutions and major employers.

Figure F-15: TCAC Opportunity Areas (2021) - Economic Score - Tract



Source: HCD AFFH Data Viewer

Education Score

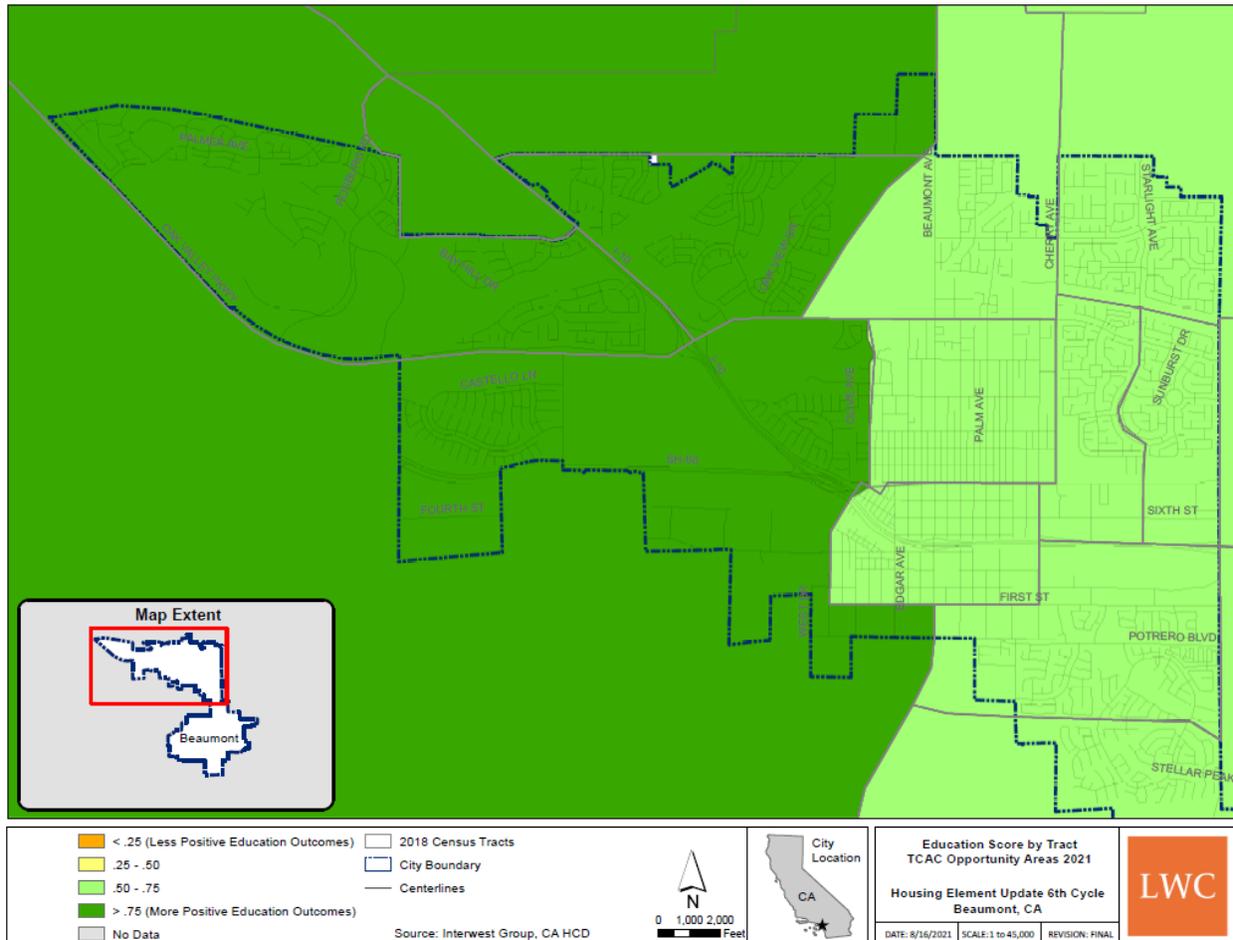
The TCAC Opportunity Areas Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying less positive outcomes.

As shown in Figure F-16, census tracts across the city have education scores of 0.5 or greater, with half of the city having the highest education score of greater than 0.75 (more positive education outcomes). Beaumont schools are generally neighborhood serving, and the city has eight elementary schools. The portion of the city with the highest education score is located in the western section of Beaumont (west of Elm Avenue). This half of the city also has a higher rate of white residents and lower rate of low to moderate income households than the eastern portion of the city, indicating that higher quality educational opportunities are more available to white

residents in wealthier neighborhoods. Palm Innovation Academy, near the intersection of SR-79 and I-10, serves the more disadvantaged core of the city and yielded lower test scores than schools in other parts of town.

The Economic Development and Fiscal Element in Elevate Beaumont 2040 contains several policies to improve educational opportunities and foster more inclusive and equitable communities, such as Policy 5.3.1, which directs the City to partner with the Beaumont Library District to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and provide homework support; Policy 5.3.3, which directs the City to promote free or low-cost child and family enrichment programs and afterschool supplemental education programs; and Policy 5.3.4, which directs the City to support a high-quality, universal system of early childhood education, especially in low income communities. In addition, the Beaumont Unified School District allows for transfers from one school to another based on availability of space.

Figure F-16: TCAC Opportunity Areas (2021) - Education Score - Tract



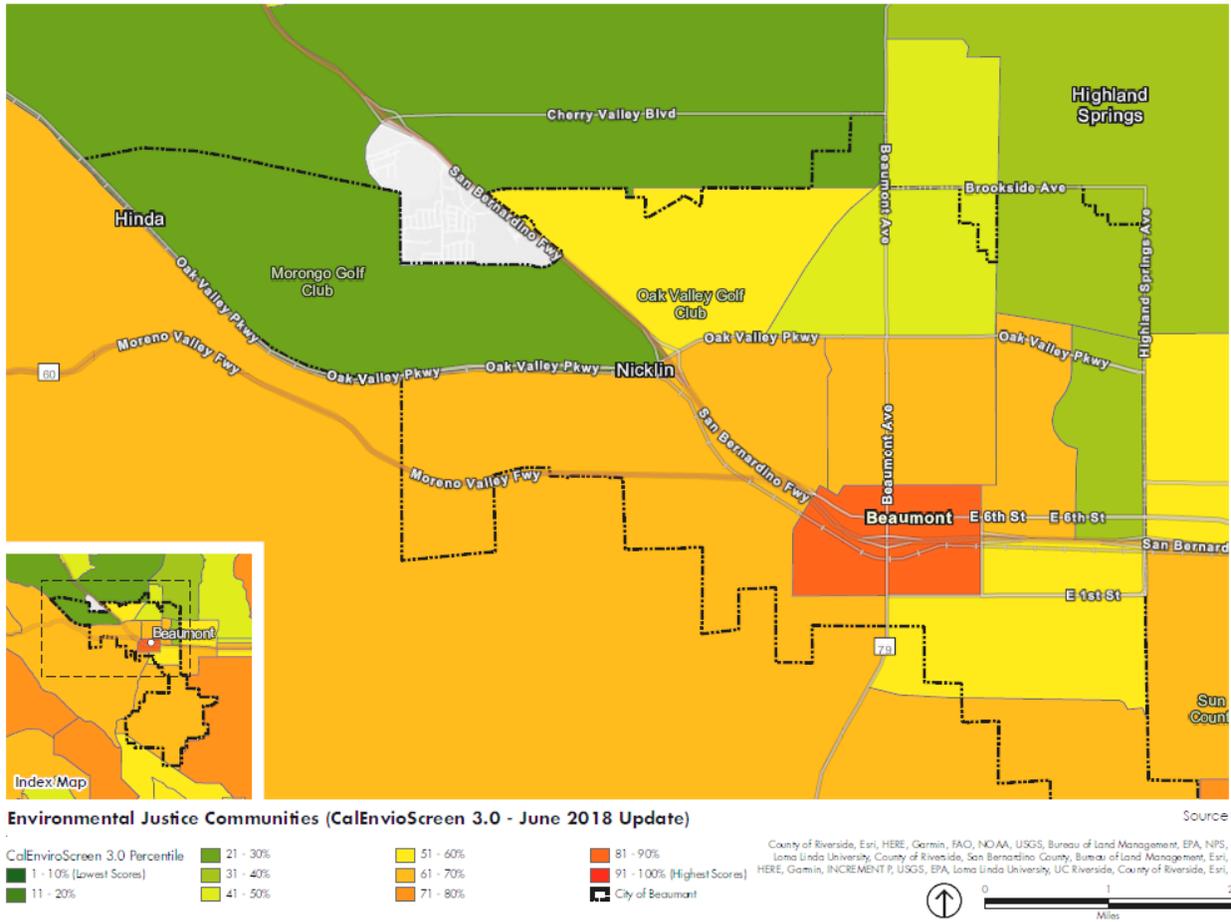
Source: HCD AFFH Data Viewer

Environmental Score

The environmental score for a census tract is based on CalEnviroScreen 3.0 pollution indicators and values. The CalEnviroScreen is a mapping tool that helps identify areas in the state that are most impacted by various sources of pollution. The score considers four major indicators: exposure (e.g., air quality, lead risk, and drinking water quality, etc.), environmental effects (e.g., hazardous waste generators, solid waste sites, etc.), sensitive population (e.g., asthma, cardiovascular disease, etc.), and socioeconomic factor (e.g., poverty, unemployment, etc.). The score on the map is broken up by deciles, with the lowest decile (1 to 10 percent) indicating the most positive environmental conditions. As shown in Figure F-17, census tracts on the southern end of the city (south of Oak Valley Parkway) have higher CalEnviroScreen scores, indicating lower environmental health conditions. This area of Beaumont is impacted by the clustering of several major freeways (the I-10, SR-79, and SR-60) and various industrial operations that reduce overall air quality from increased pollution emitted from a greater concentration of vehicles. Additionally, higher concentrations of older buildings in this area result in potential lead exposure risk.

Elevate Beaumont 2040 summarizes several programs the City plans to undertake to address local environmental concerns. As outlined in the Environmental Justice Element, the City will adopt mitigation measures to limit vehicular and construction-related particulate emissions (Program HEJ20 – Particulate Mitigation) and adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes and thus the highest likelihood for lead paint (Program HEJ17 – Lead Abatement Program). The El Barrio neighborhood is within the tract containing the intersection of I-10 and SR-79.

Figure F-17: CalEnviroScreen Score - Tract



Source: HCD AFFH Data Viewer

Jobs Proximity Index

HUD’s Jobs Proximity Index for a census tract measures the area’s distance from employment. This index can be used as a proxy to indicate relative transportation need in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers.

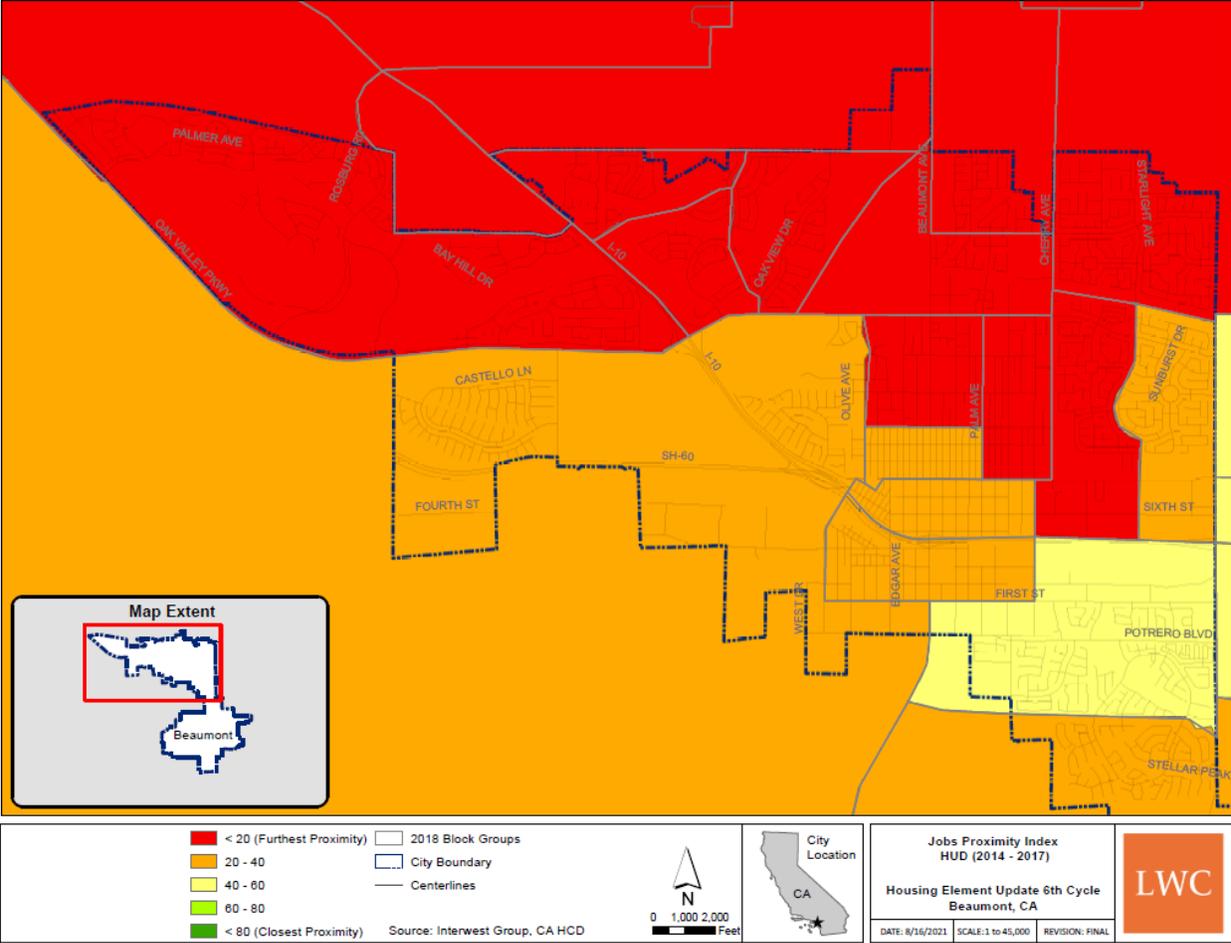
The Jobs Proximity Index score is relatively low across Beaumont. Approximately 751 people both work and live in Beaumont, which is 5.9 percent of employed Beaumont residents². The largest proportion of employed Beaumont residents (6.3 percent) work in the City of Redlands, followed by the City of San Bernardino (6.1 percent), the City of Beaumont (5.9 percent), and the City of Riverside (5.8 percent). As shown in Figure F-18, census tract groups in the southern

² Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2019.

areas of Beaumont, particularly the southeastern portion, have greater access to employment opportunities than tracts in the northern part of the city.

Beaumont operates its own bus system throughout the city, with routes running to employment areas on the south portion of town, to the High School, and to connect with regional bussing with Riverside Transit Authority and Omnitrans. The City, however, does not have any rail service nor high quality transit as identified by HCD.

Figure F-18: Jobs Proximity Index (HUD, 2014-2017) – Block Group



Source: HCD AFFH Data Viewer

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figures A-11 and A-12), the most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive

disabilities. Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities³.

Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households. Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area.

Figure F-19 displays the Transportation Cost Index ranges in Beaumont. The city contains lower levels for the index, indicating that Beaumont generally has higher transportation costs. However,

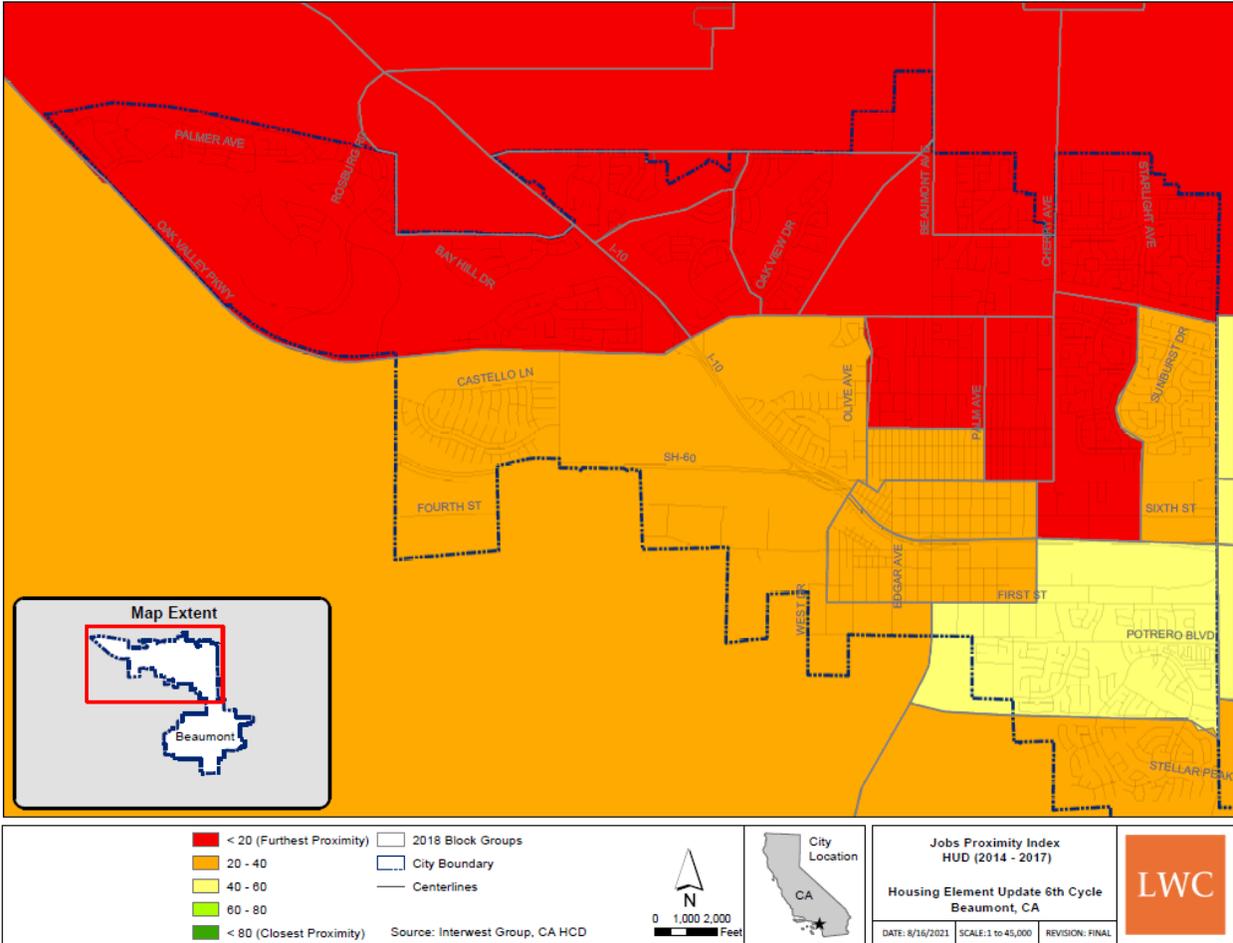
³ <https://www.inlandrc.org/about-irc/>

better access to transportation opportunities is available in the central area of the city and along and extending from Beaumont Avenue.

The Beaumont fixed route bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Geronio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino (in Cabazon). Dial-a-ride is also available, which is a door-to-door ride program for certified individuals with disabilities that prevent them from using other public transportation options and low cost on-call transportation for residents with disabilities and those 62 years or older (Senior Dial-a-Ride).

Beaumont’s General Plan Mobility Element describes plans to expand its active transportation network including pedestrian (e.g., sidewalks, crosswalks, trails), bicycle, and golf cart transportation infrastructure.

Figure F-19: HUD Low Transportation Cost Index



Source: HCD AFFH Data Viewer

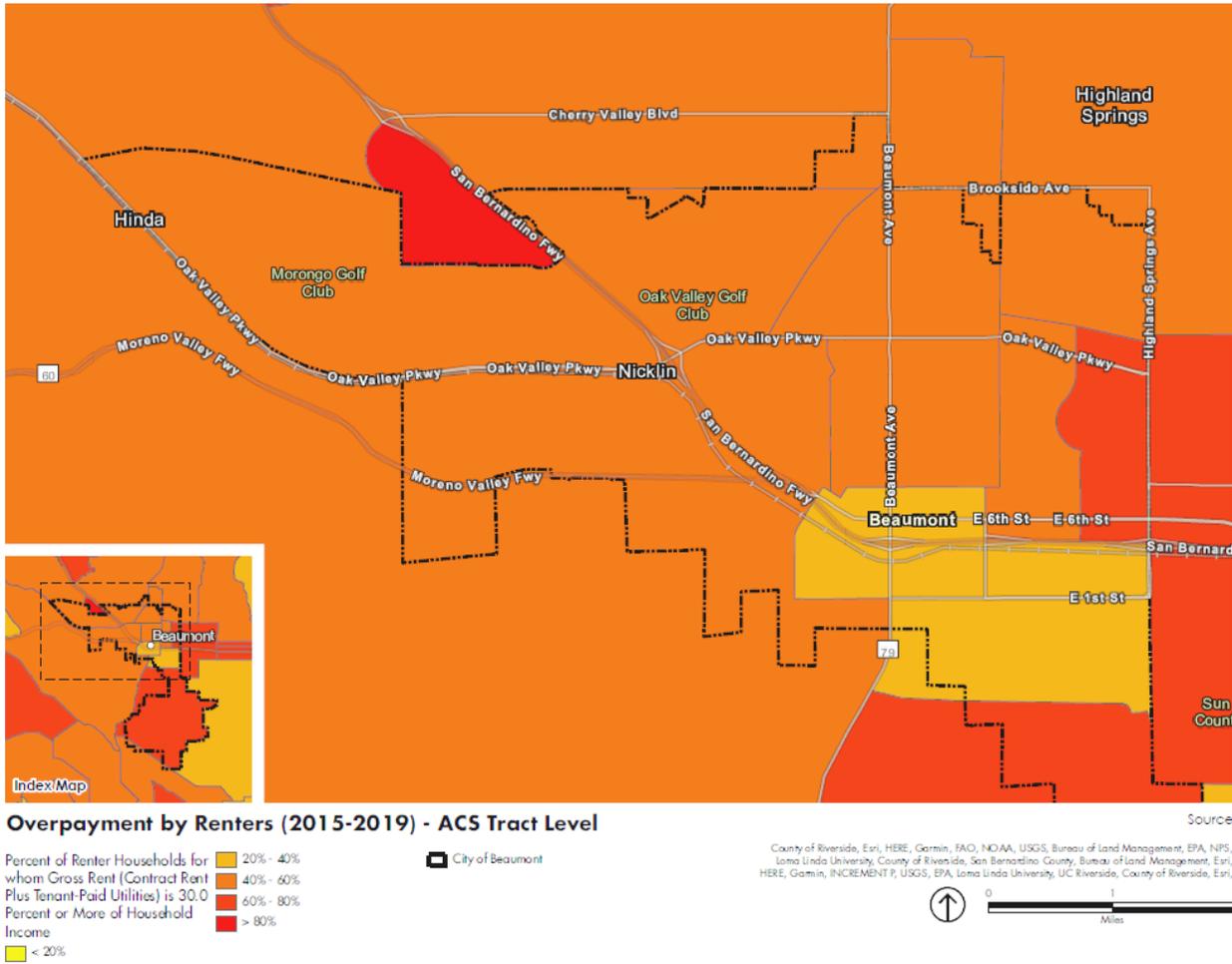
F.2.5 Disproportionate Housing Needs

Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying more than 30 percent of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Renters are more likely to overpay for housing costs than homeowners. According to the Needs Assessment (Appendix A), 43.5 percent of renters in Beaumont is cost burdened, which is lower than the overpayment rate in the SCAG region at 55.3 percent. As shown in Figure F-20, the concentration of renters exhibiting cost burden (40 to 60 percent) is similarly high across the city. This is consistent with residents’ comments expressing that there is a high demand for rental apartments in Beaumont and not enough housing for lower income residents. Additionally, comments identified the need for condominiums and townhomes as single-family house prices continue to increase. There are two census tracts in the southeastern portion of Beaumont (one at the intersection of SR-70 and I-10 and another adjacent tract southeast of it) with a lower rate of overpayment. These areas of lower overpayments have older housing stock. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in areas of Banning to the southeast.

Figure F-20: Overpayment by Renters (2015 - 2019)



Source: HCD AFFH Data Viewer

Homeowners experience a lower rate of cost burden. The rate of overpayment for homeowners in Beaumont is similar across the city, with most census tracts exhibiting 20 to 40 percent homeowner cost burden (Figure F-21). One census tract (located where SR-70 and I-10 intersect) has the lowest rate of homeowner overpayment in Beaumont. This area exhibits a homeowner cost burden rate of less than 20 percent and contains older housing stock. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in Banning to the east.

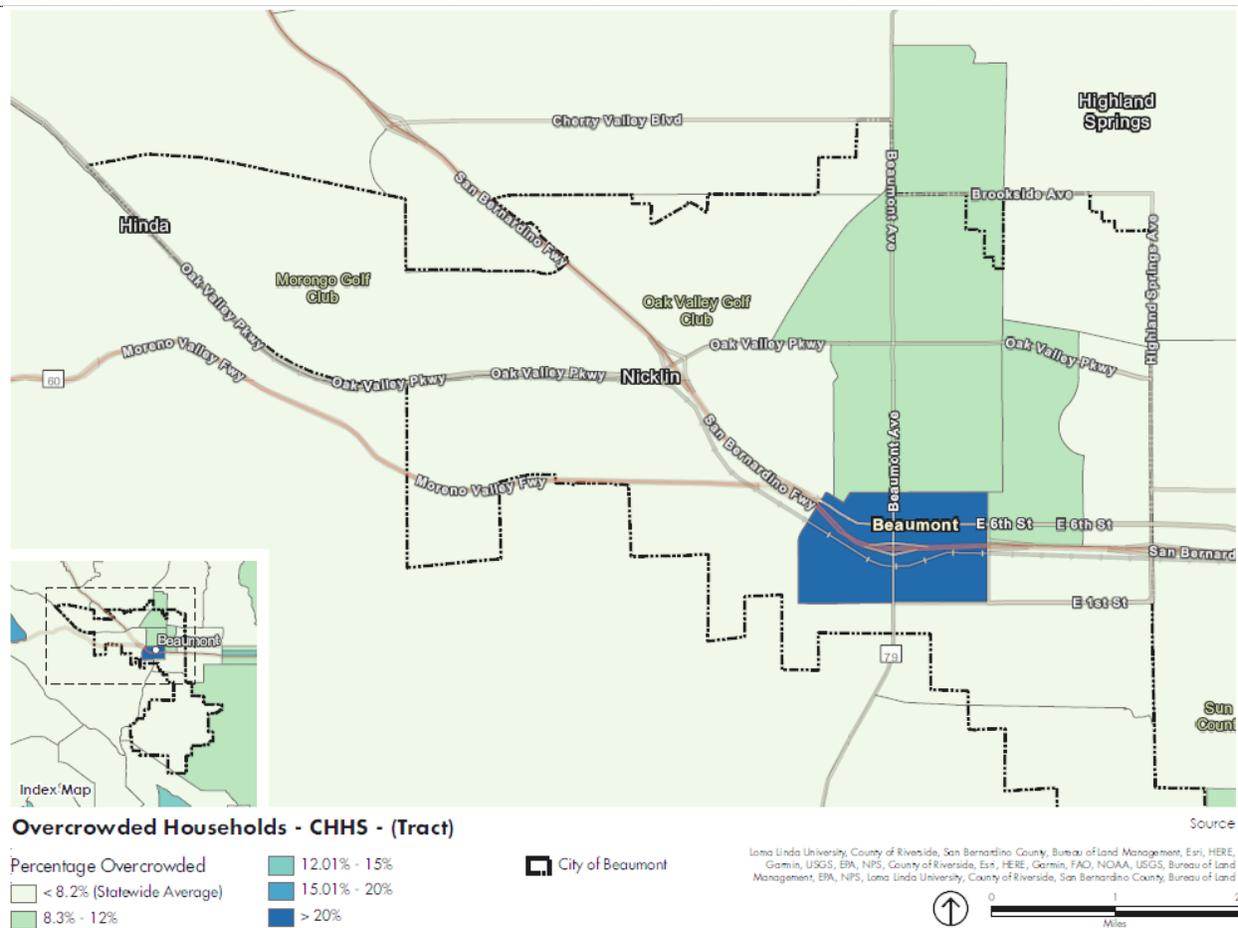
Table F-2: Overcrowding and Severe Overcrowding Rates

	Beaumont	Riverside County
Occupants Per Room	Percent of Occupied Housing Units	
1.01 to 1.5	2.5%	5.1%
1.51 or more	1.0%	1.8%

Source: ACS 5-Year Estimates, Table DP04

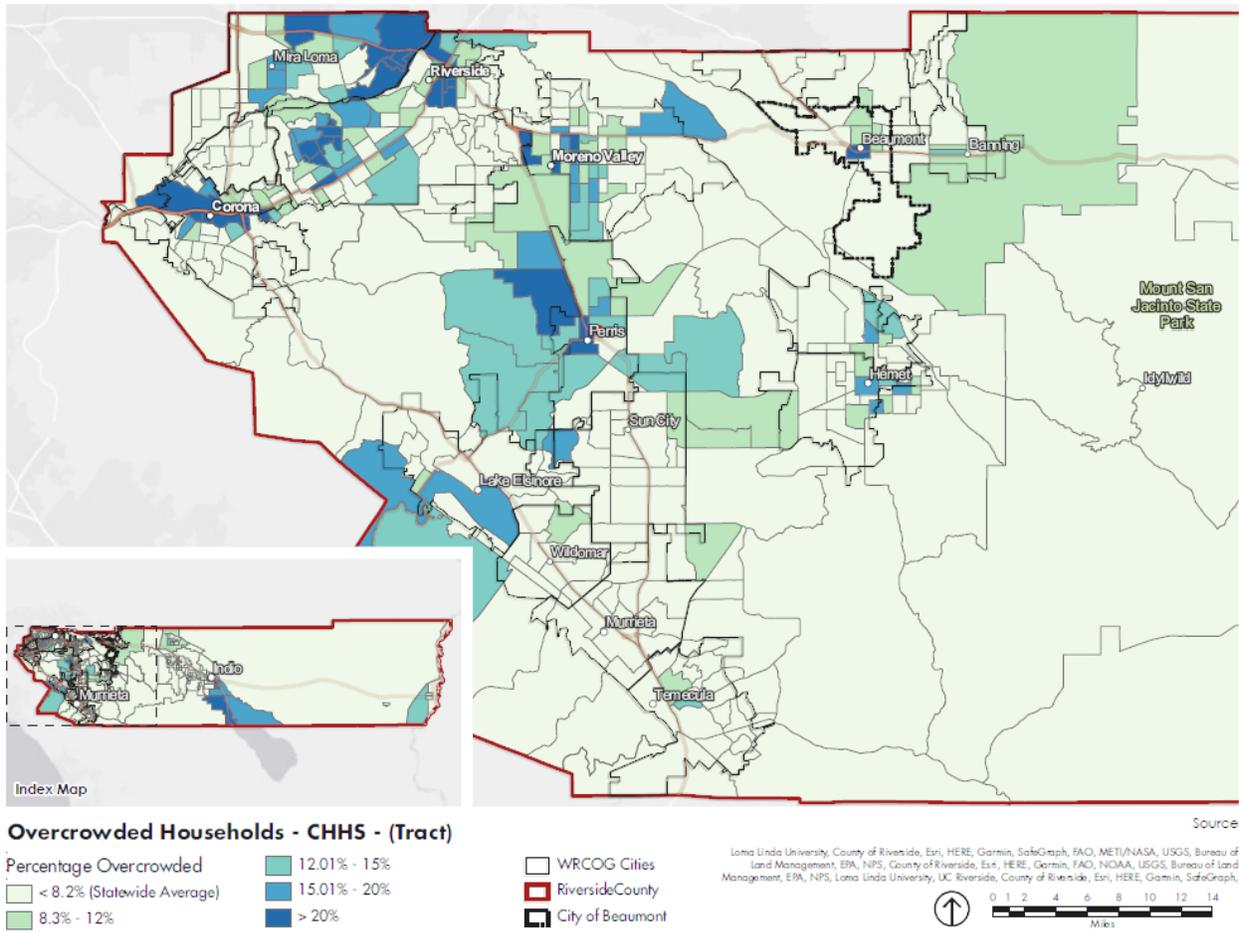
Overcrowding rates in Beaumont are concentrated on the eastern side of the city (Figure F-22). The census tract at the intersection of SR-79 and I-10 has the highest rate of overcrowding (greater than 20 percent), while census tracts to its northside exhibit overcrowding rates of 8.3 to 12 percent. The rest of the city has overcrowding rates of below the statewide average of 8.2 percent. Beaumont generally has less overcrowding than the regional overall, especially compared to cities like Riverside, Corona, and Moreno Valley (Figure F-23).

Figure F-22: Overcrowded Households



Source: HCD AFFH Data Viewer

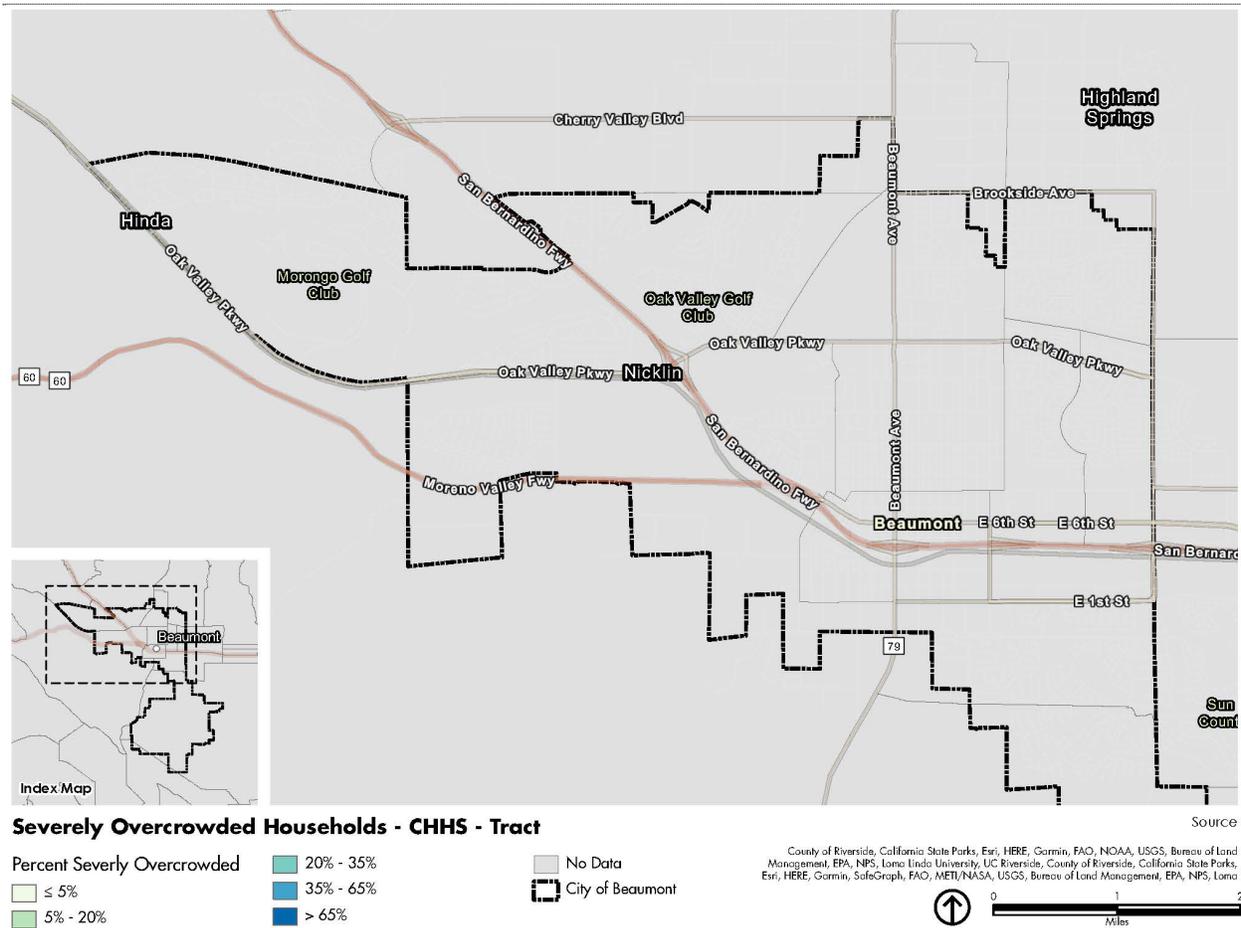
Figure F-23: Overcrowded Households - Region



Source: HCD AFFH Data Viewer

The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Beaumont as shown in Figure F-24.

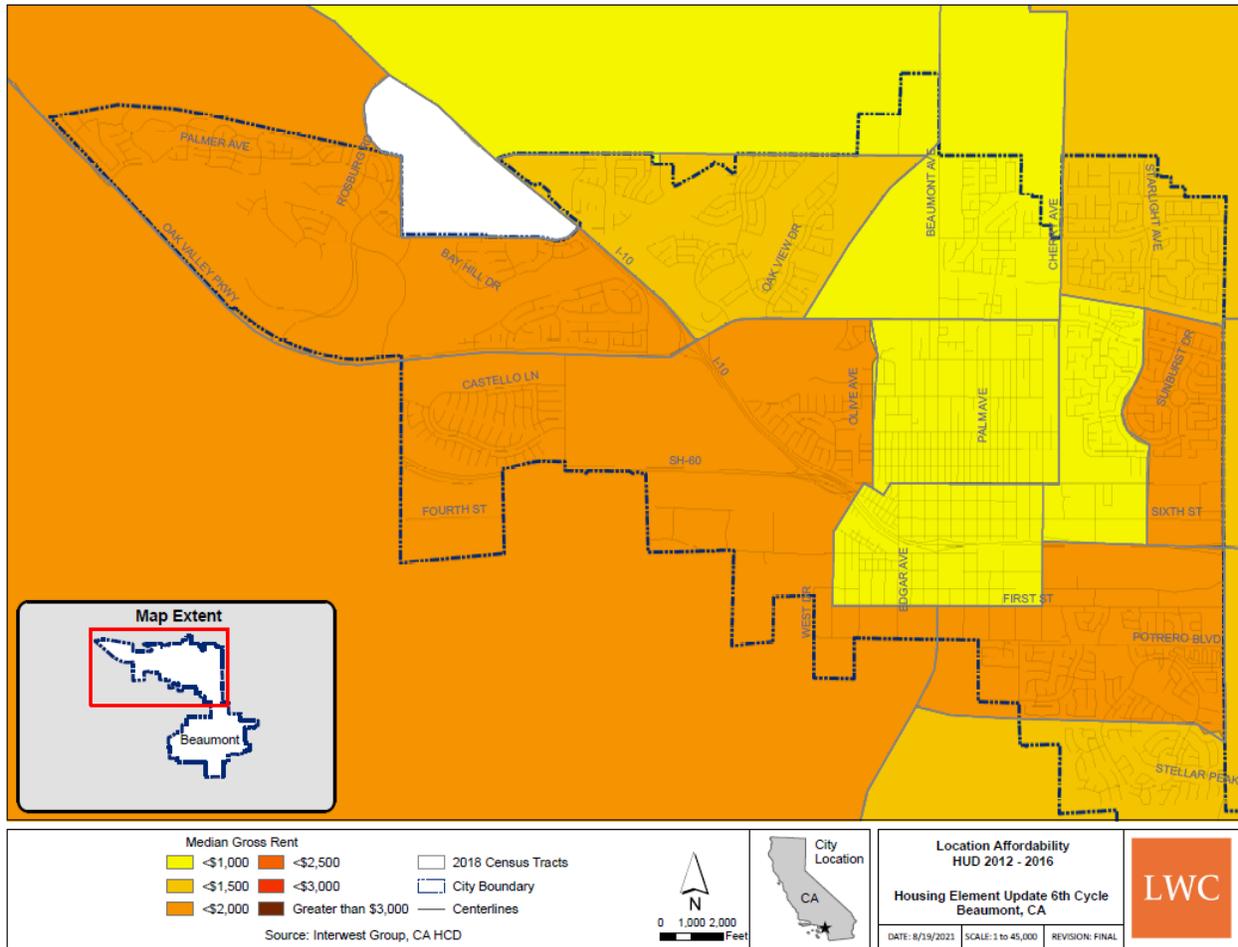
Figure F-24: Severely Overcrowded Households



Location Affordability Index

Figure F-25 below shows the median gross rent across Beaumont per HUD’s Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. As shown in this figure, Beaumont has lower median rents in the census tracts east of I-10 along the northern and eastern portions of the city. The index ratings show that the city has median gross rents up to \$2,000 a month. This range is aligned with the Needs Assessment (Appendix A), which shows the median monthly rent paid in Beaumont in 2019 was \$1,320. These rents are primarily affordable to moderate-income households but would be considered a cost-burden for many lower-income households.

Figure F-25: Location Affordability



Source: HCD AFFH Data Viewer

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.3 percent of households in Beaumont lacked complete plumbing and/or kitchen facilities, slightly fewer than that of the county, and lower than the SCAG region (see Appendix A, Housing Needs Assessment Section A.4.5).

Table F-3: Substandard Housing Rates

	Beaumont	Riverside County
Substandard Condition	Percent of Occupied Housing Units	
Lacking complete plumbing facilities	0.3%	0.3%
Lacking complete kitchen facilities	0.3%	0.7%

Source: ACS 5-year estimates 2015-2019, Table DP04

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

According to the Needs Assessment (Appendix A), 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont's housing stock is generally newer than that of the overall SCAG region.

Displacement Risk

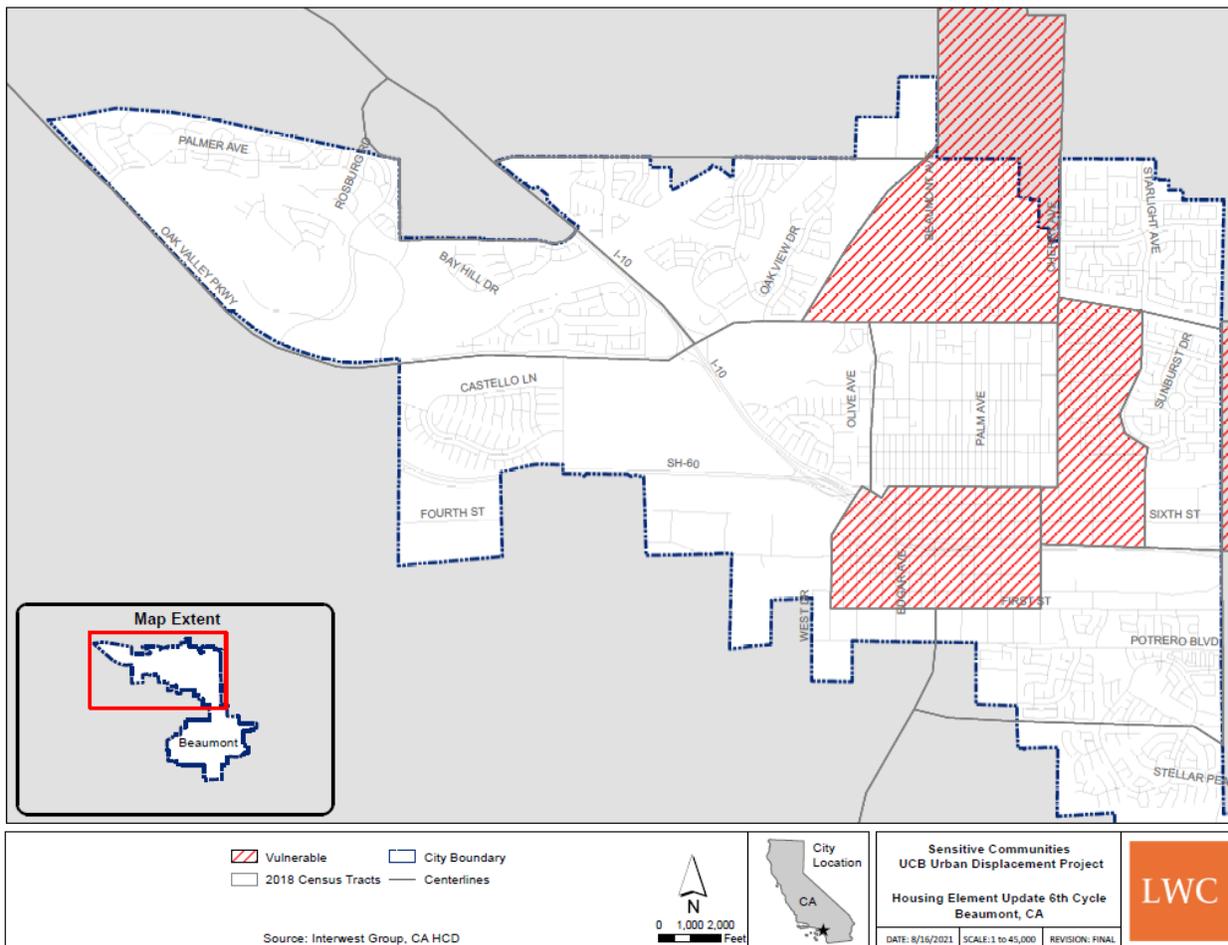
The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

- The share of very low income residents is above 20 percent;
- AND
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households that are severely rent burdened households is above the county median
 - Percent change in rent is above county median rent increase
 - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities across three census tracts in the eastern portion of the city (Figure F-26). The tract at the intersection of SR-79 and I-10 where older homes are located is shown as vulnerable. Other vulnerable tracts have higher concentrations of LMI households and are more racially diverse. These tracts include areas along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. These areas have higher concentrations of low to moderate income households and are more likely to experience overcrowding, demonstrating a greater need for more affordable housing to alleviate demand. More housing for lower-income households in these neighborhoods can provide greater access to housing opportunity and stability for residents that need it most.

Based on public comments regarding a lack of awareness or understanding of information and resources, Housing Element programs include the City's promotion of available resources, information, and services related to fair housing, tenants' rights, and affordable housing.

Figure F-26: Vulnerable Communities



Source: HCD AFFH Data Viewer

Homelessness

The Riverside County 2020 Point-in-Time (PIT) Count identified a total of 2,884 sheltered and unsheltered homeless adults and children countywide, an increase of three percent from the 2019 Count. Compared to 2019, the shelter count decreased by five percent (766 to 729), while the unsheltered count increased five percent (2,045 to 2,155)⁴. Almost 75 percent of the county homeless population is unsheltered. There was a significant increase in families with children experiencing homelessness (200 percent) between 2019 and 2020.

⁴ County of Riverside Continuum of Care (CoC) and Riverside County Department of Public Social Services, 2020 Homeless Point-in-Time County and Survey (June 2020).

According to the 2019 and 2020 PIT Counts, the number of persons experiencing homelessness in Beaumont was estimated at 15 and 16, respectively. Of these, 14 were non-Hispanic, nine were male, and all were adults and unsheltered. The majority do not have a physical or developmental disability. Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across Riverside County. The CoC provides a list of emergency shelters and services for each district in the County. Although no shelters or services in Beaumont, there are services in adjacent Banning (Riverside University Health System for assessment, crisis counseling, support, etc.).

F.2.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 77 percent in Beaumont compared to about 53 percent for the SCAG region. The 2019 ACS data for percentages of occupied housing units by race is presented in Table F-4.

Not all racial and ethnic groups have a similar probability of owning a home. The rates of homeownership are lower than renting for Blacks, Native Hawaiian/Other Pacific Islander residents, residents of two or more races and identifying as some other race, and Latinos according to the ACS data. As these racial and ethnic groups that have much lower rates of homeownership, they are more at risk of being displaced due to rising rental prices.

Table F-4: Housing Tenure by Race/Ethnicity in Beaumont (2019)

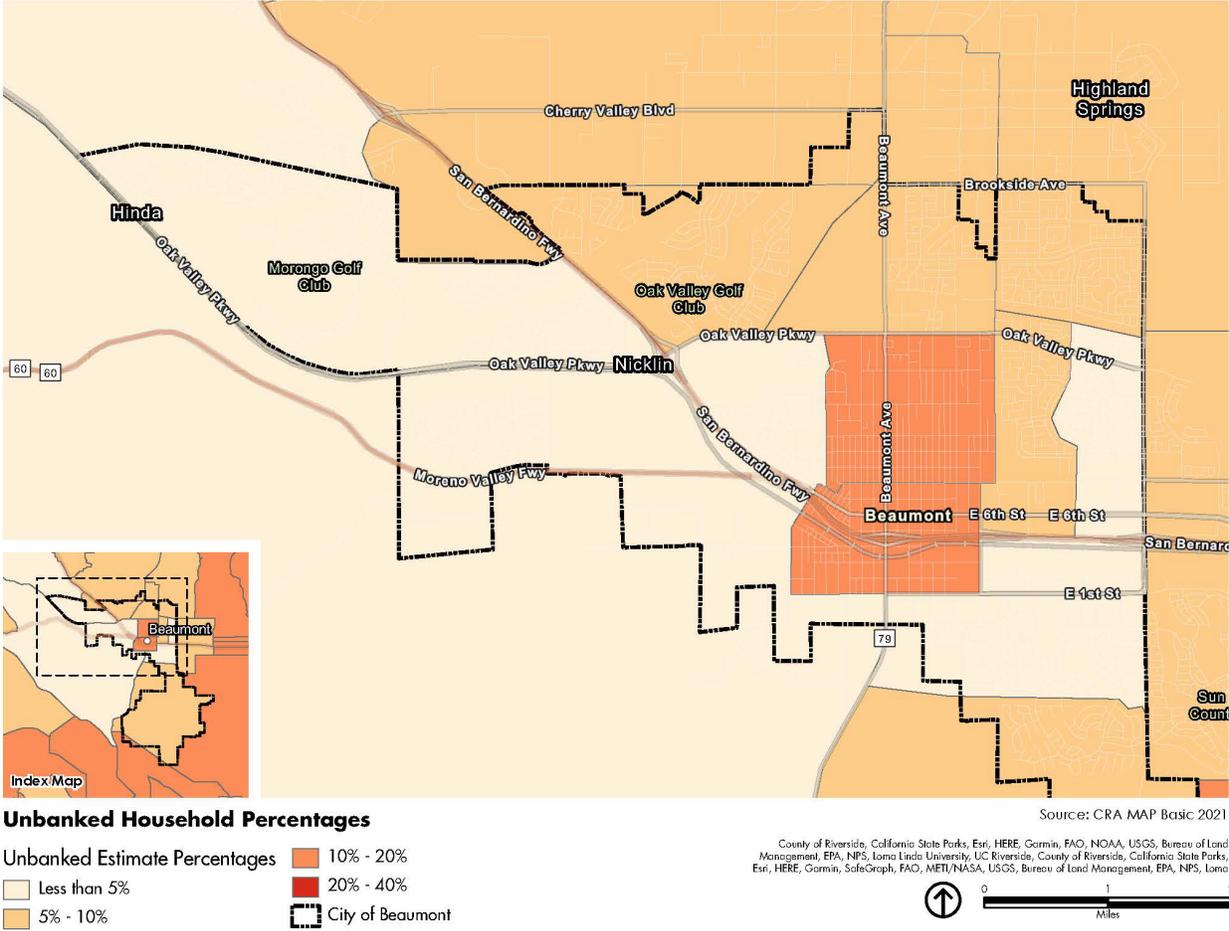
Beaumont	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	996	31.4	5,024	46.9	6,020
Black or African American alone	428	13.5	855	8.0	1,283
American Indian and Alaska Native alone	26	0.8	238	2.2	264
Asian alone	176	5.6	869	8.1	1,045
Native Hawaiian/Other Pacific Islander alone	13	0.4	25	0.2	38
Some other race alone	303	9.6	924	8.6	1,227
Two or more races	140	4.4	285	2.7	425
Hispanic or Latino origin	1,488	47.0	3,625	33.8	5,113
TOTAL	3,169	-	10,717	-	13,886
<i>Source: ACS 2019 5-Year Estimates, Table S2502</i>					

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index (developed by RPM Consulting) which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-27 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-27 the percentage of households without access to primary banking and credit varies by census tract. The lowest estimated percentages of unbanked households (less than five percent) are in census tracts generally located to the west and south of San Bernadino Freeway (Interstate I-10). The highest estimates of 10 to 20 percent of unbanked households occur in two tracts centered on Beaumont Avenue. Unbanked household percentages in the intermediate range of five to 10 percent are located to the east and north of those two tracts. Areas with higher levels of unbanked households correlate with higher concentrations of LMI households which suggests that lower income households lack access to the primary banking system at higher rates.

Figure F-27: Percentage of Households without Access to Banking or Credit



Source: FFIEC CRAMap 2021 Spatial Data

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Beaumont is not equally distributed across the city. Minority communities on the east side tend to have lower incomes and poorer educational outcomes. These communities also have a greater rate of single-parent, specifically female-headed, households. These households also generally experience a higher prevalence of overcrowding, indicating a need for more affordable housing to address the propensity to live in poorer housing conditions to save on housing costs. More specifically, the tract at the intersection of SR-79 and I-10 is disproportionately LMI households, with lower access to opportunities (based on TCAC Composite Score) and the highest concentrations of overcrowding. This tract contains the El Barrio neighborhood and has been identified as a vulnerable community, at risk of displacement and exposed to the poorest environmental conditions in the city.

A citywide fair housing issue is high rates of overpayment by renters, with 43.5 percent of renters being cost burdened. Additionally, various areas in the city contain vulnerable communities that may be at greater risk of displacement.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The main contributing factor that influences this issue is displacement of residents due to economic pressures, especially in the census tracts located at the intersection of SR-79 and I-10 (El Barrio neighborhood) and tracts along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. This is identified as the main contributing factor due to the correlation of low-income vulnerable communities; more single-parent female-headed households with children that may experience greater housing affordability challenges which also put them at risk of displacement in these same areas; and higher rates of overcrowding which may suggest that residents are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households are more economically vulnerable even though they comprise a smaller proportion of households in the city. Renters experience a higher rate of cost burden than homeowners.

An additional contributing factor under disproportionate housing needs is a lack of availability of affordable units in a range of sizes. This contributing factor is evident due to the levels of overpayment across the city within both higher and lower income areas. These indicators suggest that both higher and lower income households, encompassing various household sizes, would choose more affordable housing if available.

The secondary fair housing issue in Beaumont is disparities in access to opportunity. The major contributing factor to this issue is identified as the location of environmental health hazards in the city. This issue is pronounced in the census tract at the intersection of I-10 and SR-79, which has the poorest environmental conditions.

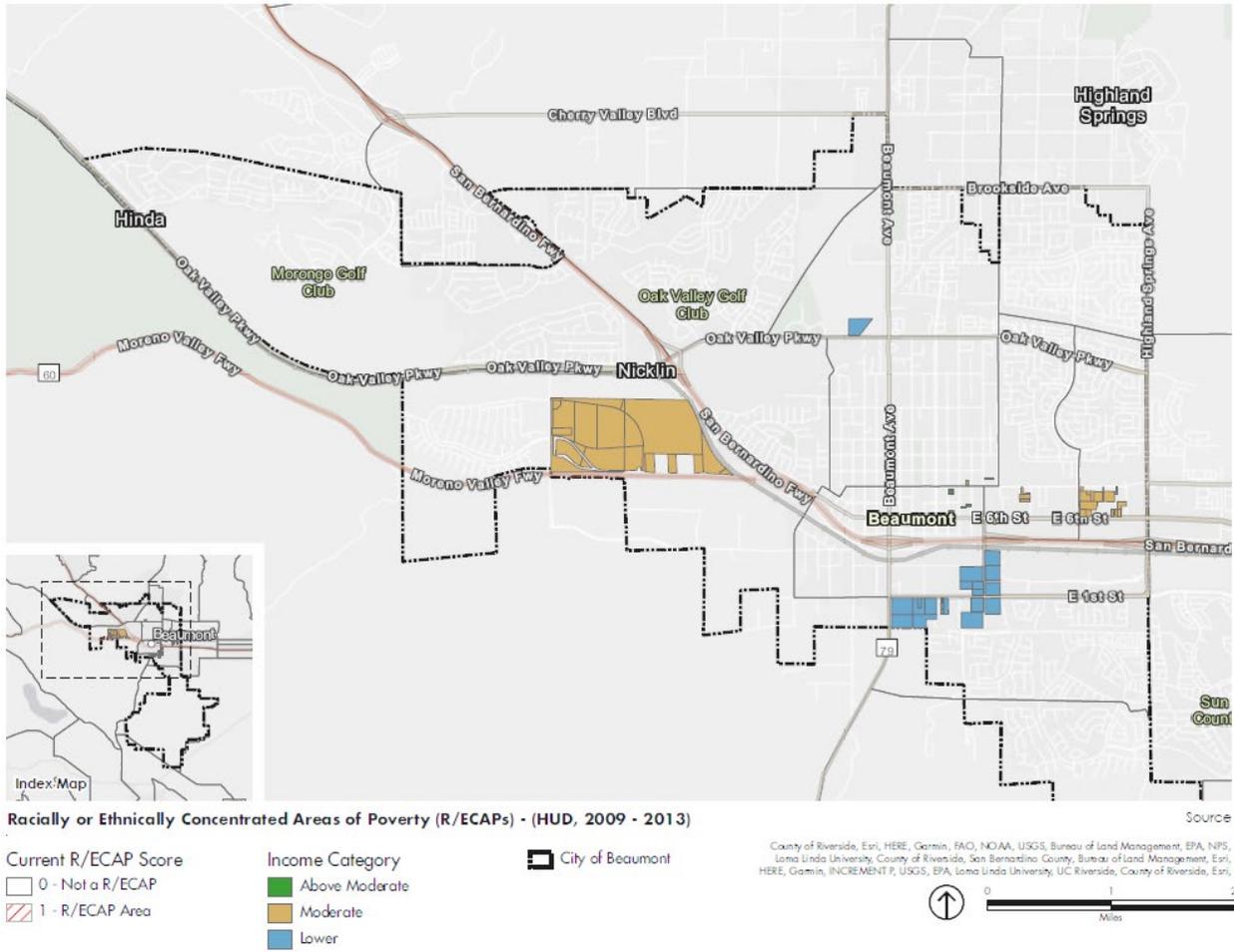
Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section identifies the City's site inventory evaluated against the various measures within in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI households and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity. Many of the lower income sites are adjacent to, but not in, the census tract at intersection of SR-79 and I-10 as shown in Figure F-28. This portion of the city has the highest

Figure F-29: Sites Inventory and R/ECAPs



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

F.3.2 Potential Effects on Access to Opportunity

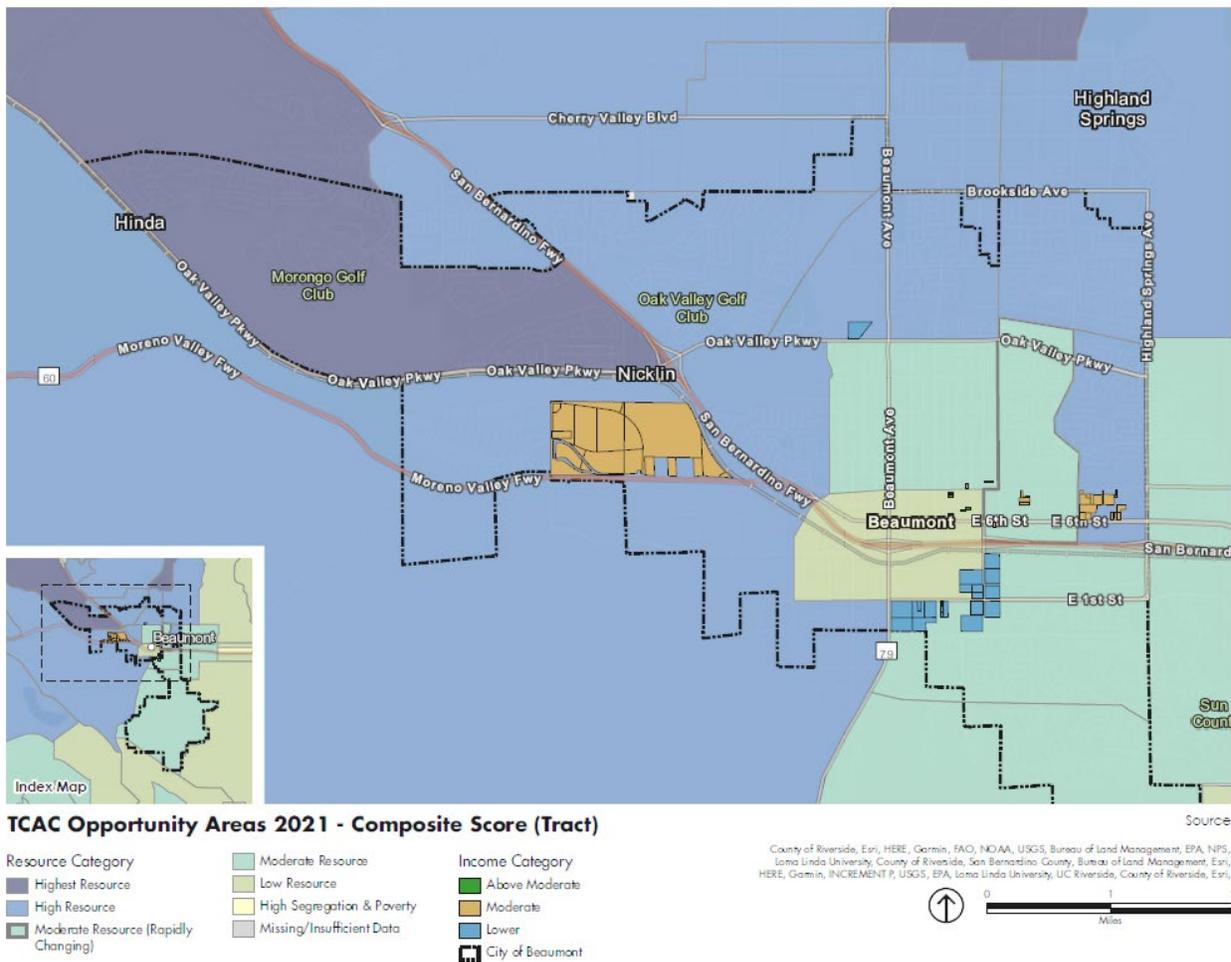
Figure F-30 shows the sites inventory across the city’s 2021 TCAC Opportunity Areas. As mentioned earlier, the majority of the city is categorized as highest or high resource. Sites identified to satisfy the moderate-income RHNA are located in highest or high resources areas. Some of the sites identified to satisfy the lower-income RHNA are located in moderate resource areas of the city. These areas are considered to have moderate access to high quality schools and economic opportunities. However, some of the moderate income sites in the high resource area are identified for rezoning to accommodate lower income households. Therefore, the site inventory is not considered to exacerbate fair housing trends with regard to access to opportunities.

New development near the low resource portion of the city would increase access to housing opportunities near the Downtown area and provide greater ease of transit to jobs. In addition, an

increase of housing development in these areas may spur greater private investment along the city’s major commercial areas. The sites in this area are adjacent to Beaumont’s Urban Village South, which is expected to build out with a mix of retail and commercial uses to accommodate the City’s expected residential and job growth projections.

As previously noted, the 2022 TCAC Opportunity Map was released after this analysis was prepared. The 2022 opportunity areas changed the moderate resource tracts to the east and southeast of the low resource area to high resource. Therefore, all low-income sites and sites identified for potential rezoning to lower income are located in high resource areas per the 2022 TCAC Opportunity Map.

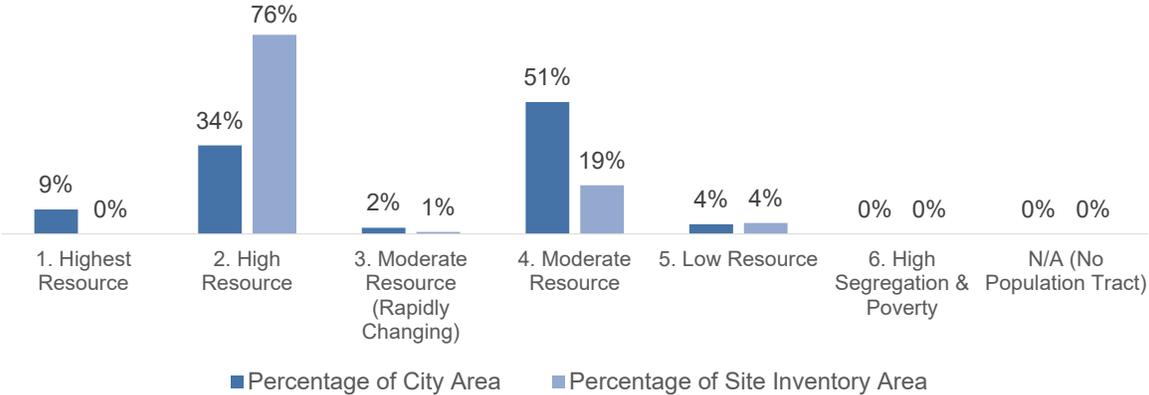
Figure F-30: Sites Inventory and TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-31 shows the distribution of sites across the range of 2021 TCAC Opportunity Areas in Beaumont. The city consists of 43 percent highest or high resource areas, while 53 percent of the city is moderate resource and 4 percent is low resource. 76 percent of the identified sites are in high resource areas. Given the proportion of such areas across Beaumont, the site inventory is more heavily weighted towards high resource areas. Though over half of the city is considered a moderate resource area, only 20 percent of the identified sites are in these areas. The City has the same proportion of sites in low resource areas as the proportion of low resource areas in Beaumont. Overall, Beaumont’s site inventory is considered to mitigate fair housing concerns regarding access to opportunity, as the majority of housing development potential is equitably located in higher resource neighborhoods. Additionally, under the 2022 TCAC Opportunity Map, more housing sites would be located in high resource areas, and programs encourage housing development in high resources areas.

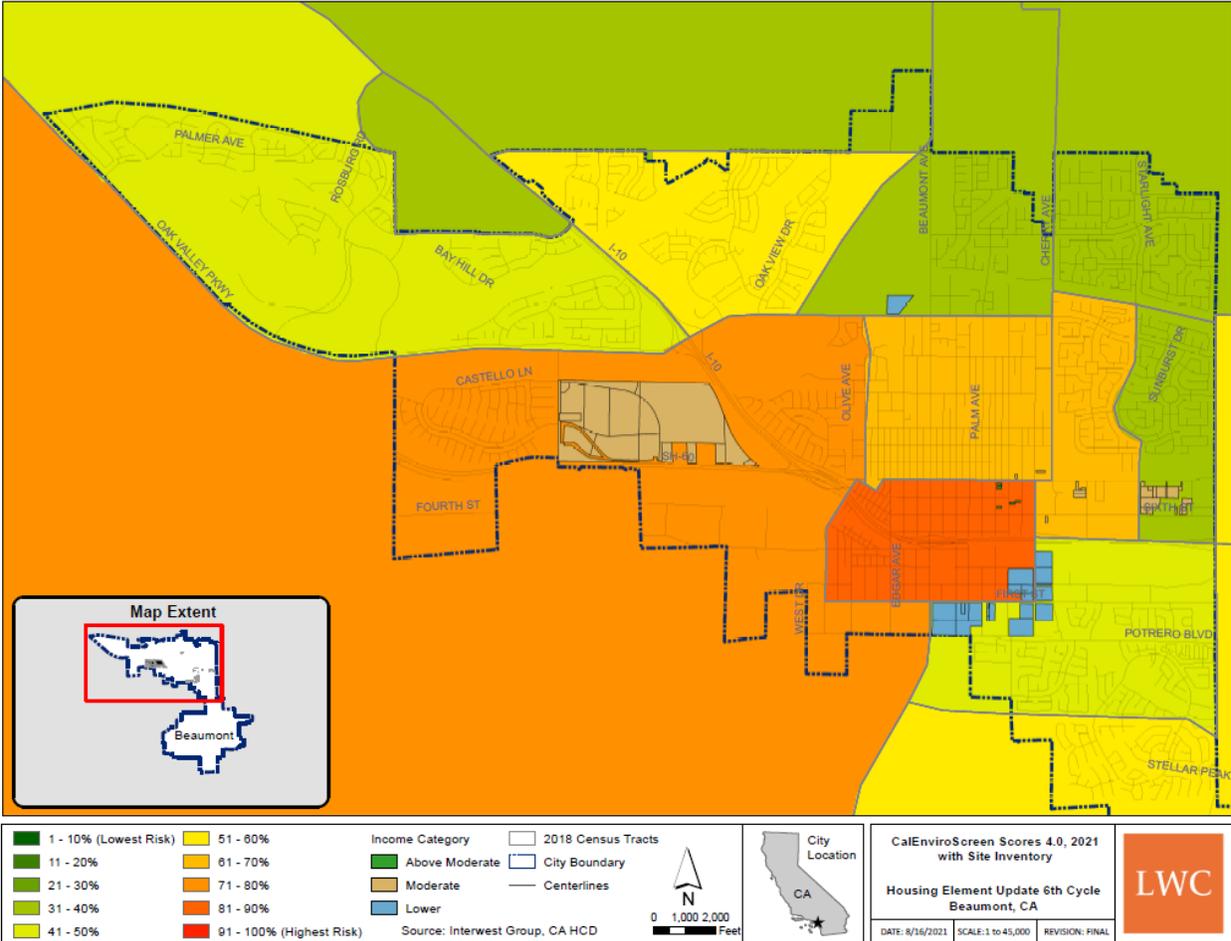
Figure F-31: Distribution of Sites Inventory across TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-32 shows the sites inventory across the city’s CalEnviroScreen scores. As mentioned earlier, the northern portion of the city generally has lower CalEnviroScreen scores and the southern part of the city generally has higher CalEnviroScreen scores, indicating that the southside has a greater concentration of environmental pollutants than the northside. The largest concentration of sites that can accommodate lower-income housing are located on tracts with fairly low CalEnviroScreen scores but clustered near the area where SR-79 and I-10 intersect. This area has the highest CalEnviroScreen score across the entire city.

Figure F-32: Sites Inventory and CalEnviroScreen Score

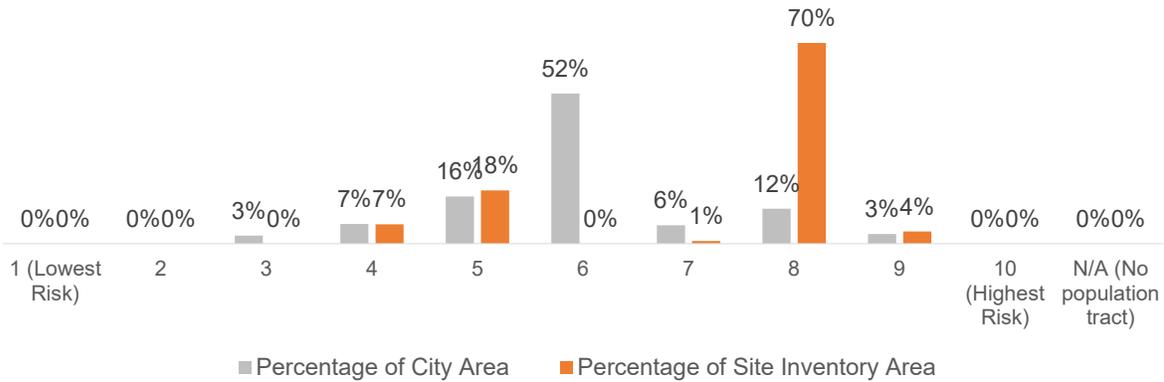


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-33 shows the distribution of sites across the range of the CalEnviroScreen scores in Beaumont. Approximately 73 percent (or three-quarters) of the city has a CalEnviroScreen of six or greater and pose a greater environmental risk to residents. A similar proportion (75 percent) of Beaumont’s sites are located in higher risk areas. Moreover, the overwhelming majority of these sites (74 percent) are located in areas with a score of eight or above. This is due to the large area within the Urban Village identified for moderate income sites; this is a large vacant area located between the I-10 and State Route 60 with some industrial uses to the south and southeast. The lower income sites are identified in areas of lower environmental scores (i.e., better environmental conditions), and sites identified for potential rezoning for lower income RHNA capacity are in areas of the best environmental conditions in the city (i.e., central easternmost tract).

As mentioned in the section above, the City’s Environmental Justice Element outlines several key policies and programs aimed at mitigating environmental health hazards, especially in neighborhoods that most need such measures, such as El Barrio and Town Center.

Figure F-33: Distribution of Sites Inventory across CalEnviroScreen Score



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Section F.4 Contributing Factors and Meaningful Actions

Table F-5 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Beaumont, as prioritized through the findings from the City’s outreach efforts and the above assessment. As outlined in Section F.2.7, a summary of the findings is also presented here.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The three contributing factors, in order of priority, that influence this issue are:

- Displacement of residents due to economic pressures
- Lack of renter protections
- Lack of availability of affordable units in a range of sizes

These contributing factors are impacting residents’ housing security, especially low-income vulnerable communities and special needs populations that are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households experience a higher rate of cost burden and are more economically vulnerable even though they comprise a smaller proportion of households in the city. Furthermore, lack of available and affordable units in a range of sizes is impacting a variety of residents and households.

The secondary fair housing issue in Beaumont is disparities in access to opportunity as this affects specific areas of the city, particularly existing neighborhoods (El Barrio). The contributing factor that influences this issue is:

- Location of environmental health hazards

This contributing factor is impacting the quality of life and opportunities for those living in certain areas of Beaumont that have lower opportunity and environmental scores (El Barrio neighborhood, census tract at the intersection of I-10 and SR-79).

Table F-5: Contributing Factors

Priority	Contributing Factor	Fair Housing Issue
1	Displacement of residents due to economic pressures	Disproportionate Housing Needs
2	Lack of renter protections	Disproportionate Housing Needs
3	Availability of affordable units in a range of sizes	Disproportionate Housing Needs
4	Location of environmental health hazards	Disparities in Access to Opportunities

Table F-6 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Beaumont. The programs are detailed with metrics and milestones in the Housing Plan, Section IV.

Table F-6: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Displacement of residents due to economic pressures	Housing Mobility Strategies	6. Rental Assistance Program 7. First Time Homebuyer Program 16. Affordable Housing Developer Outreach Program
	New Housing Choices and Affordability in Areas of Opportunity	12. Affordable Housing Density Bonus Program 13. Enhanced Density Bonus 32. Target Housing Development in High Resource Areas 33. Identify Additional Potential Sites in High Resource Areas
Lack of renter protections	Protecting Existing Residents from Displacement	29. Fair Housing Services Program 30. Fair Housing Information Program
	Housing Mobility Strategies	31. Landlord Education and Outreach
Availability of affordable units in a range of sizes	New Housing Choices and Affordability in Areas of Opportunity	1. RHNA Housing Sites Implementation; Rezone Program 4. Accessory Dwelling Units (ADUs) 5. Minimum Densities
Location of environmental health hazards	Place-based Strategies to Encourage Community Conservation and Revitalization	34. CDBG Funding in Low or Moderate Resource Areas 35. Intergovernmental Collaboration for Air Quality Mitigation 36. Environmental Justice Implementation 37. Park Improvements and Access for El Barrio Neighborhood

RESOLUTION NO. 2022 -**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BEAUMONT, CALIFORNIA, CERTIFYING AND ADOPTING AN
ADDENDUM TO THE GENERAL PLAN EIR AND ADOPTING THE
2021-2029 HOUSING ELEMENT OF THE GENERAL PLAN**

WHEREAS, California Government Code §§ 65580 et seq. requires the City of Beaumont to periodically prepare and update its Housing Element in its General Plan. The City's Housing Element establishes goals, policies, and programs to accommodate the maintenance and expansion of the City's housing supply; and

WHEREAS, the 2021-2029 Housing Element was prepared for the City of Beaumont based on input from the public, the City Council, Planning Commission, and the California Department of Housing and Community Development (HCD), and is attached as Exhibit A to this Resolution; and

WHEREAS, the City of Beaumont's 2021-2029 Housing Element includes updated data in compliance with the state housing laws and a variety of programs and strategies to address citywide housing needs and priorities; and

WHEREAS, a draft 2021-2029 Housing Element was released for 60-day public review and a revised Housing Element that integrated public comments received during public review was released for a second public review; and

WHEREAS, a draft 2021-2029 Housing Element was circulated to HCD in August 2021 and was resubmitted with revisions on June 2022 for a second 60-day HCD review; and

WHEREAS, based on the underutilization (e.g., parking lots, single-story buildings, low improvement values), building age and condition, and/or uses of marginal economic viability on identified housing sites, coupled with the significant demand for housing, local trends for converting existing non-vacant land into residential and residential mixed-use, and Housing Element programs to encourage the redevelopment of non-vacant sites with higher-density housing, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period (as documented in the Housing Element Appendix B, Sites Inventory and Methodology), and therefore, do not constitute an impediment to additional residential

development during the planning period; and

WHEREAS, the 2021-2029 Housing Element was reviewed and found to be consistent with the City's General Plan and Beaumont Municipal Code; and

WHEREAS, an for the 2021-2029 Housing Element an addendum to the General Plan PEIR was prepared pursuant to State California Environmental Quality Act (CEQA) Guidelines Sections 15164(e) and 15168(c), assessing the potential environmental impacts that might result from the adoption of the 2021-2029 Housing Element, and the City determined that there was no substantial evidence that adoption of the 2021-2029 Housing Element may have a significant effect on the environment. The addendum to the General Plan PEIR is attached to this Resolution as Exhibit B; and

WHEREAS, once adopted and certified the 2021-2029 Housing Element would supersede and replace the existing 2013-2021 Housing Element of the General Plan; and

WHEREAS, on August 23, 2022, the Planning Commission held a duly noticed public hearing, at which time it considered all material and evidence, whether written or oral, after which time it recommended approval to the City Council; and

WHEREAS, on September 20, 2022, the City Council held a duly noticed public hearing, at which time it reviewed all material and evidence, whether written or oral, considered action and recommendations of the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS.

- A. That the above recitations are true and correct.
- B. That the 2021-2029 Housing Element addresses all of the requirements as set forth in Government Code §§ 65302 and 65580.
- C. That the City Council hereby determines that the 2021-2029 Housing Element is compatible with, consistent with and integrated with all other elements of the City's General Plan.
- D. That exercising its independent judgement, the City Council certifies the Addendum to the General Plan PEIR for the 2021-2029 Housing Element, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference
- E. That the City Council adopts the 2021-2029 Housing Element with revisions necessary to obtain certification from HCD a copy of which is attached hereto as Exhibit A, an incorporated herein by this reference.

F. That the 2013-2021 Housing Element will be repealed upon certification of this Housing Element by HCD without further action of the City Council.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Beaumont, California, held on the 20th day of September 2022, by the following roll call vote:

AYES:

NOES:

CITY OF BEAUMONT CITY COUNCIL

Lloyd White, Mayor

ATTEST:

Nicole Wheelwright, City Clerk

EXHIBIT "A"

EXHIBIT "B"

CHAPTER 9. SAFETY

The purpose of the Safety Element is to establish a policy framework for maintaining and improving the safety of Beaumont's residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. Public safety challenges include crime prevention and natural hazards and disasters from earthquake, fires, storms, and floods. The Safety Element also promotes education about disasters and hazards, to ensure all members of a community understand how to prepare and recover from potential disasters.

Topics covered in this chapter include seismic, flooding, ~~and~~ geological hazards, ~~and~~ hazardous waste, and climate change. Crime prevention, police and fire protection, and emergency preparedness and response are also addressed within this Element.

STATUTORY REQUIREMENTS

As required by State law (Government Code Section 65302(g)), the Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. Other locally relevant safety issues, such as police services, crime prevention, emergency response, and hazardous materials spills, are also included in this Element.

RELEVANT PLANS + DOCUMENTS

LOCAL HAZARD MITIGATION PLAN

The City's Local Hazard Mitigation Plan (LHMP) was last updated in 2017. The LHMP's purpose is to identify potential City hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term damage to people and property from natural and man-made hazards. The plan identifies vulnerabilities, prioritizes mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintenance guidelines for the existing plan. Mitigation strategies included in the LHMP will serve as the implementation plan for the Safety Element. Under Assembly Bill 2140, cities may adopt their LHMP into their Safety Elements in order to ensure eligibility for potential reimbursement of post-disaster public assistance.

EMERGENCY OPERATIONS PLAN

The City of Beaumont has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS) / National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. Further, it is an extension of the State Emergency Plan. The EOP addresses the planned response to extraordinary situations associated with natural disasters and/or human caused incidents. The plan is intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between the City of Beaumont and Riverside County, special districts, and state agencies. The EOP references and is consistent with the Safety Element goals and policies.

CLIMATE ACTION PLAN

The City updated its Climate Action Plan called *Sustainable Beaumont* in October 2015. The Plan outlines a summary of greenhouse gas (GHG) emissions and establishes a roadmap to reduce GHG emissions and

conserve energy. By using energy more efficiently and reducing emissions, Beaumont will keep dollars in the local economy, create jobs, and improve the community's quality of life and public health. Through the *Sustainable Beaumont Plan*, the City has established goals and policies that incorporate environmental responsibility into its daily community and municipal operations. These are coordinated with and implemented through the Safety Element General Plan goals, policies and actions.

CAL FIRE/RIVERSIDE COUNTY UNIT STRATEGIC FIRE PLAN

The California Department of Forestry and Fire Protection (CAL FIRE)/Riverside County Unit Strategic Fire Plan (Fire Plan) was updated in May 2016. The Fire Plan is a cooperative effort between the State Board of Forestry, California Department of Forestry and Fire Protection, and CAL FIRE. The plan provides a road map for prevention and reduction of firefighting costs and losses to property, life, and the environment in San Jacinto Mountain communities including Beaumont. The Safety Element incorporates relevant policies from the Fire Plan.

RESILIENT IE

Western Riverside Council of Governments (WRCOG) and San Bernardino County Transportation Authority (SBCTA) developed climate change vulnerability assessments and adaptation strategies to support regional and local efforts to prepare for and mitigate risks associated with climate change. The Western Riverside County Adaptation and Resiliency Strategy Part 1, Vulnerability Assessment and Part 2, Adaptation Strategies (2019) includes a summary of expected climate change effects, identifies assets in the Western Riverside County region that are vulnerable to climate change effects, and presents adaptation strategies intended to reduce vulnerability and increase resilience. The WRCOG Member Community Vulnerability Profiles identify climate-related hazards and critical assets at-risk within the City limits of Beaumont. The Community Vulnerability Profile report also identifies evacuation routes that pass-through hazard zones, over bridges, and water crossings. In addition, WRCOG and SBCTA prepared a regionally-tailored climate resilient transportation infrastructure guidebook that identifies adaptation strategies specific to increasing resilience of the transportation system in the region.

BEAUMONT DRAINAGE MANAGEMENT PLAN

In accordance with the requirements of the State Regional Water Quality Control Board, the Beaumont-Cherry Valley Water District adopted a 2015 Urban Water Management Plan. The purpose of this plan is to analyze drainage problems in Beaumont and consider flood protection for existing and future development. Additionally, the plan aims to provide guidance on reducing levels of pollutants within stormwater runoff and increasing public awareness of water quality problems.

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District's Master Drainage Plan for the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for

drainage issues within the plan area. The Plan also describes the location, size, and capacity of flood control facilities that are needed for current development and anticipated growth.

SETTING THE SCENE

Public safety challenges include crime prevention and natural hazards and disasters from earthquakes, fires, storms, winds, and floods. Emergencies and natural disasters can create a variety of hazards for community members and response teams. Both natural conditions and social behaviors generate risks to individuals and properties in the community. Preparing for the disaster risk can help reduce community exposure to hazards. This section presents existing conditions relative to public safety in Beaumont.

POLICE

The City of Beaumont Police Department (BPD) currently operates with a total of 38 sworn staff members. In addition to traditional law enforcement services, the Department administers animal services, code enforcement, and a K-9 program. The Department has a long-standing and successful tradition of maintaining positive relationships with community members through effective community partnerships, such as Police Explorers and Cadets, Police Chaplains, Citizen Volunteers, and a Community-Oriented Policing and Problem Solving (COPPS) team. Community outreach events include Trunk or Treat, a Drug and Gang Awareness Workshop, and National Night Out.

The City has a three-minute response time objective. As of 2017, the BPD met this goal with average response times of three minutes for in-progress calls.

FIRE

The City of Beaumont contracts with the Riverside County Fire Department in conjunction with CAL FIRE for City-wide fire protection, emergency medical services, and fire safety education. Additionally, the U.S. Forest Service, a Federal agency, manages nearby public land in national forests and grasslands.

CAL FIRE has access to seven shared engines in San Jacinto, five shared engines in Desert Hot Springs and nine shared engines in Moreno Valley. Current fire service response times in the City of Beaumont are approximately 8 to 12 minutes. The City's goal is a five-minute response time.

In addition to fire services provided by CAL FIRE / Riverside County Fire Department, the City employs a Fire Safety Specialist who oversees plan review, installation, and inspections of fire suppressant systems.

EMERGENCY PREPAREDNESS¹

The City of Beaumont's public safety personnel plan trains for responses to all types of emergency and disaster situations that could affect the health and safety of the City's residents, visitors, and business owners. The City of Beaumont seeks to reduce loss of life and protect the environment and property from

¹ City of Beaumont EOP, 2018

natural hazards and man-made disasters by promoting citizen awareness and preparedness emergency situations.

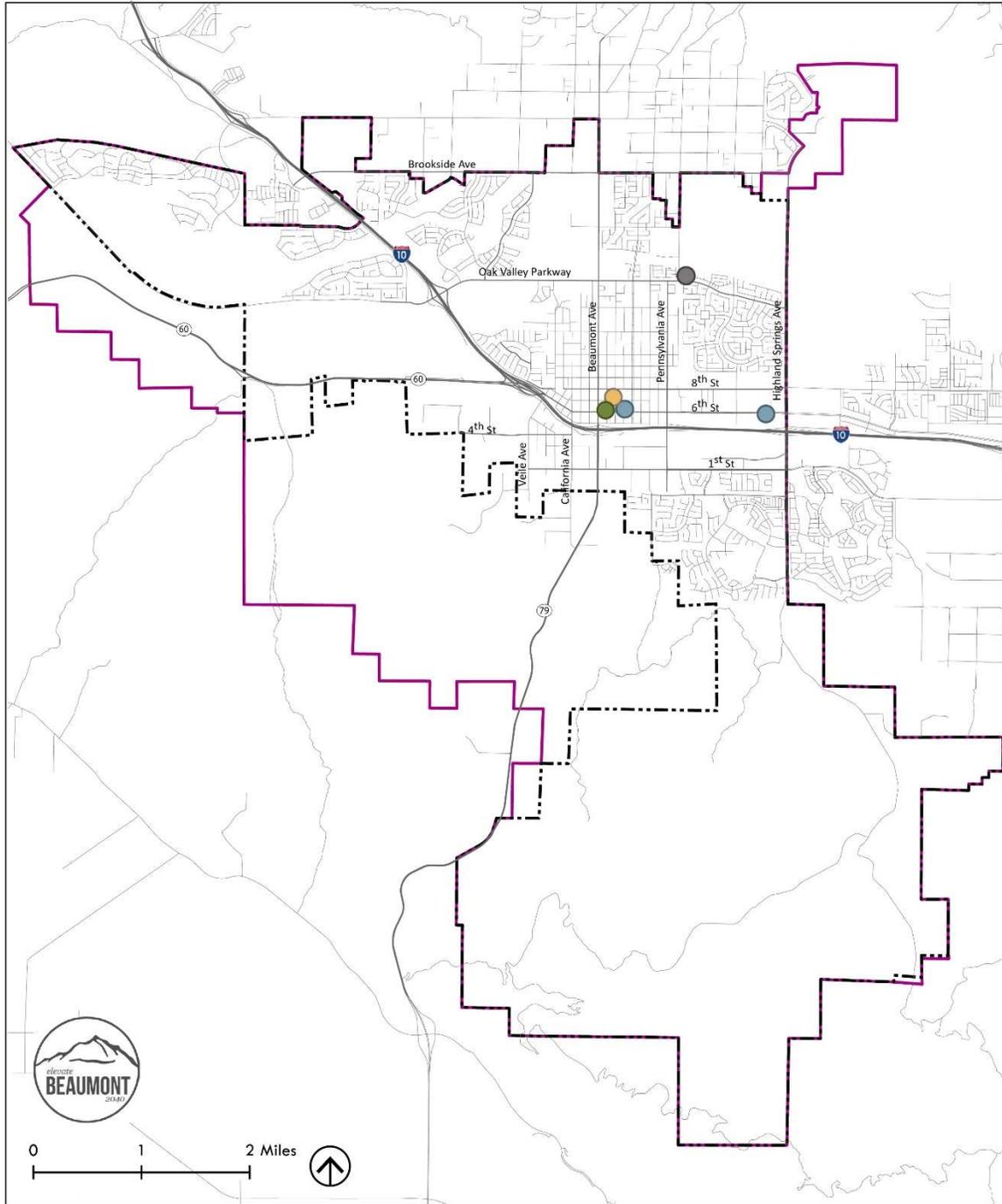
During an emergency in the City of Beaumont, operations are coordinated from the City's Emergency Operations Center (EOC). The EOC centralizes the collection and dissemination of information about the emergency and makes policy-level decisions about response and the allocation of resources. The Primary EOC location is at the Chatigny Recreation Center (CRC) located on the northeast corner of Oak Valley Parkway and Cherry Avenue. The alternate EOC location is the Beaumont City Hall Facility located at 550 E 6th Street. The City Emergency Services Coordinator (ESC) is responsible for maintaining operations of each emergency facility; ensuring it is always ready to operate.

The City's Emergency Services Department manages a highly effective community engagement program including facilitating a Community Emergency Response Team (CERT) training program, conducting emergency preparedness presentations for local private community organizations and service groups, and participates in the Beaumont Unified School District response program. The City also contracts with the Riverside County Fire Department for hazardous materials response and has a working relationship with the County of Riverside's Environmental Health Agency.

EMERGENCY EVACUATION

The City has major evacuation routes which include Interstate 10 and Highway 60 as well as several major roadways including Brookside Avenue, Oak Valley Parkway, Highland Springs Avenue, and Beaumont Avenue. Once improved, the Potrero Boulevard to Westward Avenue roadway will also serve as an evacuation route.

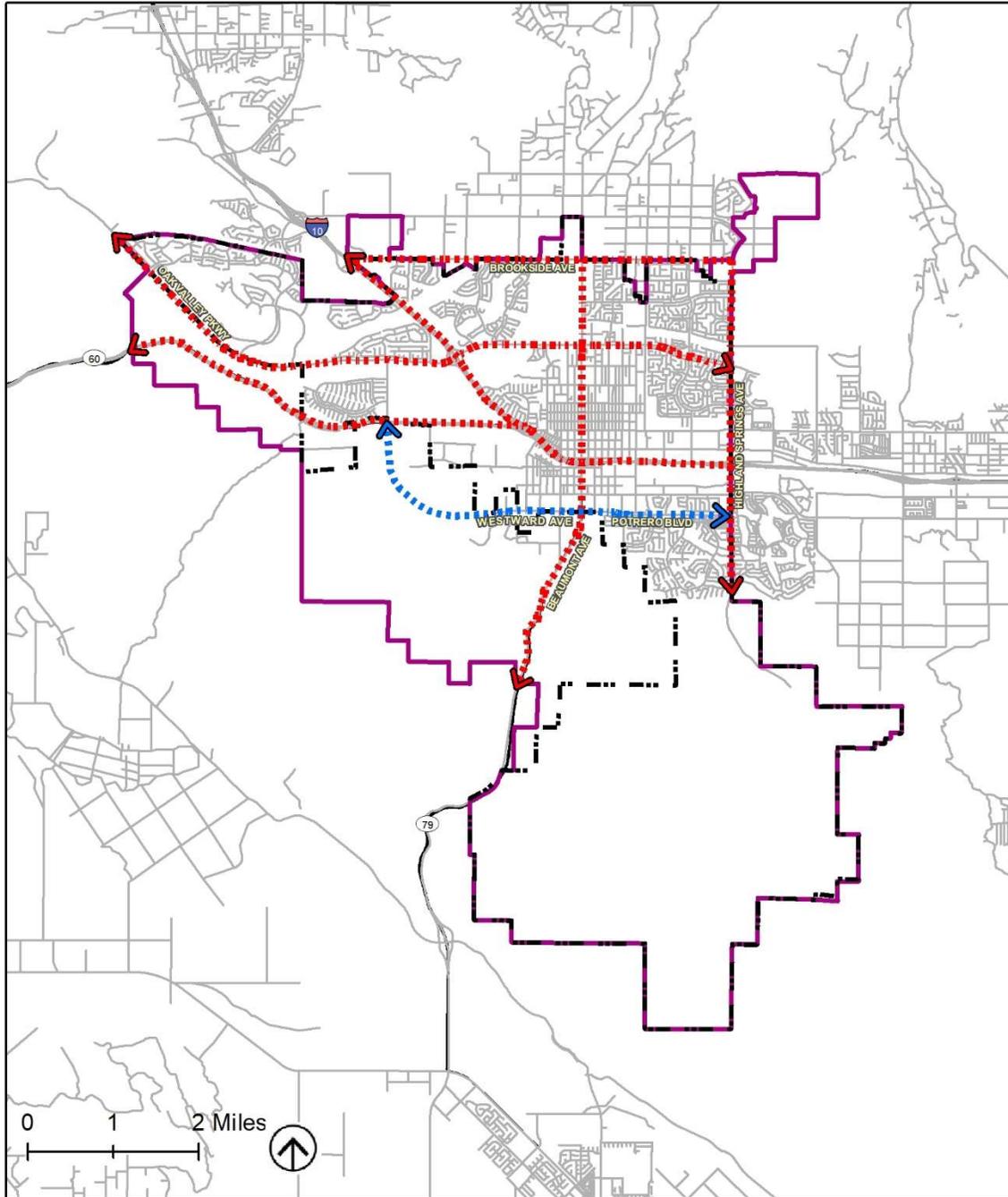
Figure 9.1: Emergency Facilities Map



EMERGENCY FACILITIES

-  City Boundary
-  Sphere of Influence
-  Beaumont Police Department
-  Beaumont City Fire Station
-  Primary Emergency Operations Center
-  Alternate Emergency Operations Center

Figure 9.2: Emergency Evacuation Routes Map



Evacuation Routes

-  City Boundary
-  Current Evacuation Route
-  Sphere of Influence
-  Future Evacuation Route

KEY ISSUES + OPPORTUNITIES

This section provides a snapshot of several key issues and opportunities related to safety, including natural and human-caused hazards. It is organized around six priority safety issues required by State law:

- 1. Fire and wildfire hazards
- 2. Seismic and geologic hazards
- 3. Flooding
- 4. ~~Extreme weather~~ High Wind Hazards
- 5. ~~Climate Change and Extreme Weather~~ Emergency preparedness
- 6. ~~Human-caused and other hazards~~ Emergency Evacuation

The Safety Element establishes and supports the implementation of mitigation strategies to reduce potential safety risks in the community.

FIRE HAZARDS

The City relies on the California Fire Code and Riverside County Ordinance 787, including guidance on fire prevention, safety, and evacuation. As noted in Figure 9.1, both fire stations in the City are located in Downtown Beaumont. Recent increases in residential development on the west end of town have raised concerns regarding the Fire Department's ability to meet acceptable response times and community needs.

WILDFIRE HAZARDS

The City is located in the San Gorgonio Pass between the San Bernardino Mountains and the San Jacinto Mountains. Both mountain regions are heavily forested and routinely subject to forest fires. Table 9.1 below shows large fires, 300 acres and greater, that have burned in Riverside County since 2013. Fires in the county can threaten structures and people in Beaumont directly by burning areas in the city, and indirectly by generating air pollution.

Table 9.1: Riverside County Fires 300 acres and Greater from 2013-2021

Fire Name	Start Date	Acres Burned
<u>Mountain Fire</u>	<u>2013-07-15</u>	<u>27,531</u>
<u>Silver Fire</u>	<u>2013-08-07</u>	<u>20,292</u>
<u>Manzanita Fire</u>	<u>2017-06-26</u>	<u>6,309</u>
<u>Palmer Fire</u>	<u>2017-09-02</u>	<u>3,874</u>
<u>Summit Fire</u>	<u>2013-05-01</u>	<u>3,166</u>
<u>Sanderson Fire</u>	<u>2020-12-13</u>	<u>1,933</u>
<u>Tenaja</u>	<u>2019-09-04</u>	<u>1,926</u>
<u>Falls Fire</u>	<u>2013-08-05</u>	<u>1,383</u>
<u>Opera Fire</u>	<u>2017-04-30</u>	<u>1,350</u>
<u>Patterson Fire</u>	<u>2018-05-17</u>	<u>1,261</u>
<u>Airport Fire</u>	<u>2020-12-01</u>	<u>1,087</u>
<u>Highway Fire</u>	<u>2015-04-18</u>	<u>1,049</u>
<u>Blaine Fire</u>	<u>2017-08-13</u>	<u>1,044</u>
<u>Sandalwood Fire</u>	<u>2019-10-10</u>	<u>1,011</u>
<u>Wildomar Fire</u>	<u>2017-10-26</u>	<u>866</u>
<u>Mias Fire</u>	<u>2017-08-14</u>	<u>545</u>
<u>Anza Fire</u>	<u>2015-08-10</u>	<u>543</u>
<u>Jerry Fire</u>	<u>2019-06-21</u>	<u>525</u>
<u>Horseshoe Fire</u>	<u>2019-09-14</u>	<u>520</u>
<u>Gorgonio Fire</u>	<u>2013-05-04</u>	<u>510</u>
<u>Hill Fire</u>	<u>2019-10-30</u>	<u>494</u>
<u>Reche Fire</u>	<u>2019-10-10</u>	<u>350</u>
<u>Flats Fire</u>	<u>2021-06-13</u>	<u>341</u>
<u>46 Fire</u>	<u>2019-10-31</u>	<u>328</u>
<u>Liberty Fire</u>	<u>2017-12-07</u>	<u>300</u>
<u>Davis Fire</u>	<u>2021-05-18</u>	<u>300</u>

Source: CAL FIRE. 2021. Incidents. Available: <https://www.fire.ca.gov/incidents/>. Accessed September 25, 2021.

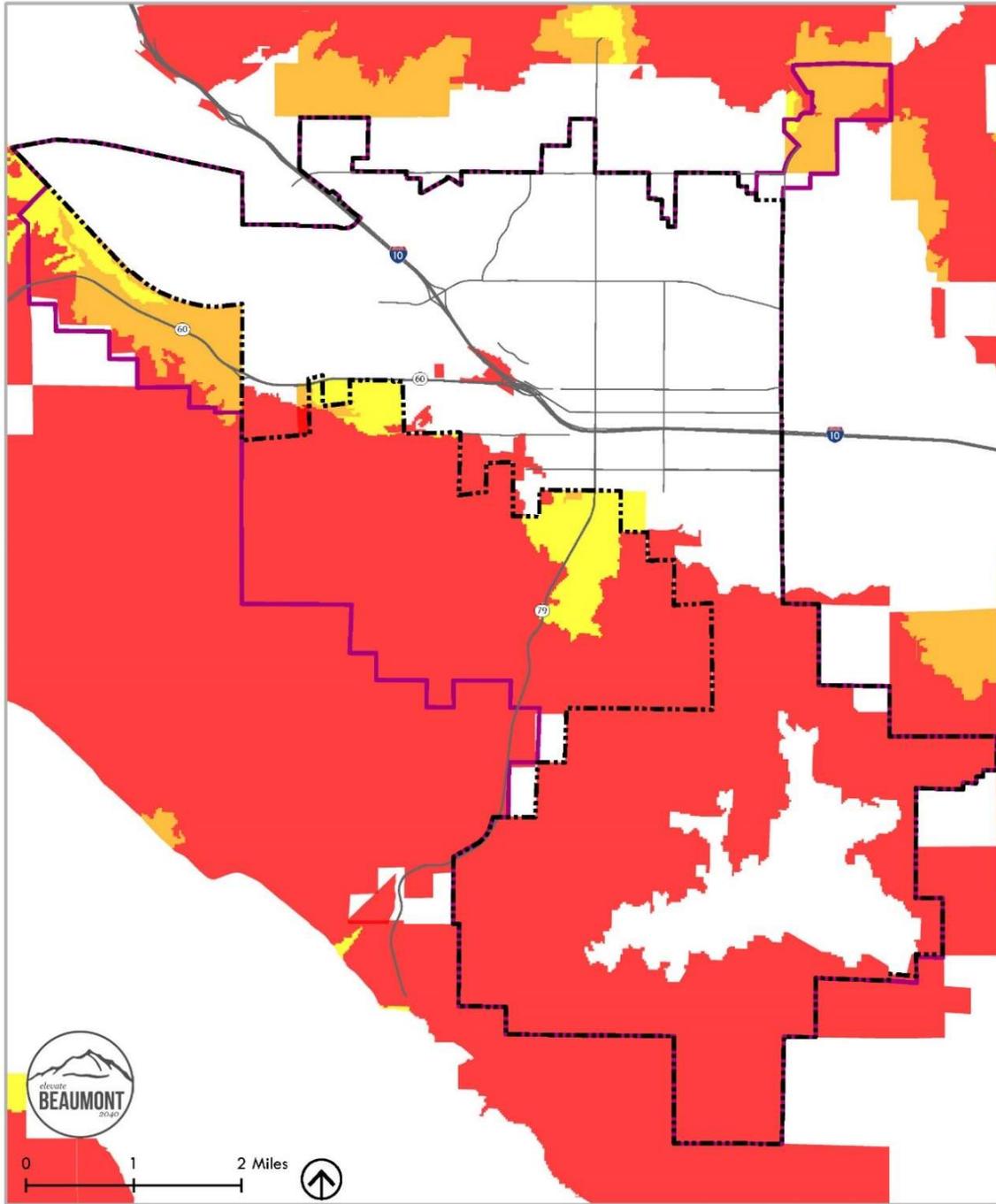
Fire Hazard Severity Zone Maps chart the areas across the State that are at risk for wildfires. These risk maps, drawn by CAL FIRE in 2007, are created by a computerized model that considers terrain, vegetation and the location of past fires. In Beaumont, Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) are in and near undeveloped land, both within the existing City limits and in the Sphere of Influence. High and Very High FHSZ are in the northeast portion of the City and Sphere near the San Bernardino Mountains as well as in undeveloped areas in the Potrero Reserve along State Route-79 in the southern portion of the City (See Figure 9.23). The undeveloped area within the Potrero Reserve is largely composed of shrub and grassland communities, which may provide fuel for wildfires.

Beaumont has also been identified by CAL FIRE as being located within a “wildland-urban interface”. The “wildland-urban interface” includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk. Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions.

As shown in Figure 9.3, parts of the area within the City and the Sphere of Influence that fall under the VHFHSZ are designated (developed or planned for development) for industrial, institutional, office and retail, and lower density residential uses west of SR-79. East of SR-79, planned land uses include mixed use residential and high density, multi-family residential. Any future development in these areas must mitigate wildfire risk with appropriate protections.

Climate change is expected to exacerbate drought conditions, potentially increasing the frequency and intensity of wildfires and altering the distribution and character of natural vegetation. California’s Fourth Climate Change Assessment reported a projected increase in wildfire frequency Statewide by 50 percent under a high emission scenario. Across the Inland Desert region, which includes San Bernardino and Riverside Counties, weather is expected to get hotter and drier over the 21st century. An increase in wildfires will place more buildings and infrastructure at risk and can also be a significant source of air quality pollution.

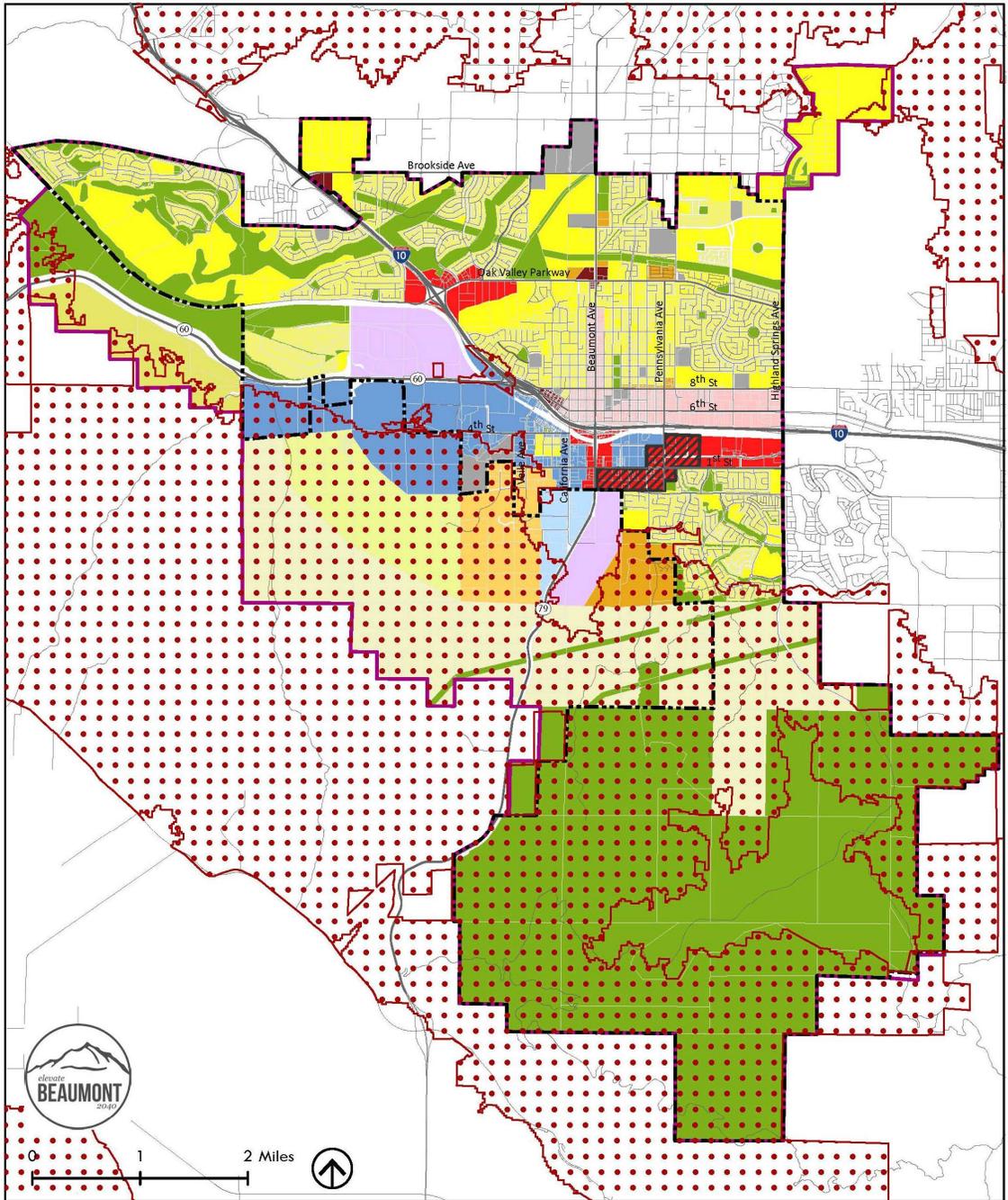
Figure 9.23: Fire Hazard Severity Zone Map



FIRE HAZARD SEVERITY ZONE

-  City Boundary
-  Sphere of Influence
-  Moderate
-  High
-  Very High

Figure 9.34: Fire Hazard Severity Zone + Planned Land Uses Map



PLANNED LAND USES IN VERY HIGH FIRE SEVERITY ZONES

- | | | | |
|------------------------------|---------------------------------------|-------------------------|---------------------|
| City Boundary | High Density Residential | Urban Village | Open Space |
| Sphere of Influence | Traditional Neighborhood | Downtown Mixed-Use | Employment District |
| TOD Overlay | Single Family Residential | General Commercial | Industrial |
| Very High Fire Severity Zone | Rural Residential (1 DU per acre) | Neighborhood Commercial | |
| | Rural Residential (1 DU per 10 acres) | Public Facilities | |
| | Rural Residential (1 DU per 40 acres) | | |

SEISMIC HAZARDS

The City of Beaumont is located within a seismically active region located at the junction of the Transverse Ranges and the Peninsular Ranges. These two physiographic provinces experience continual seismic activity associated with the lateral movement of the North American and Pacific tectonic plates. The San Andreas Fault system, located northeasterly of the City, is believed to form the boundary between these two plates, although some of the seismic motion is distributed to nearby, related faults. Important faults that could affect the City in the future include the San Jacinto Fault, San Andreas Fault Zone, Banning Fault, and Beaumont Plains Fault Zone. The City of Beaumont seismic zones are identified in Figure 9.45.

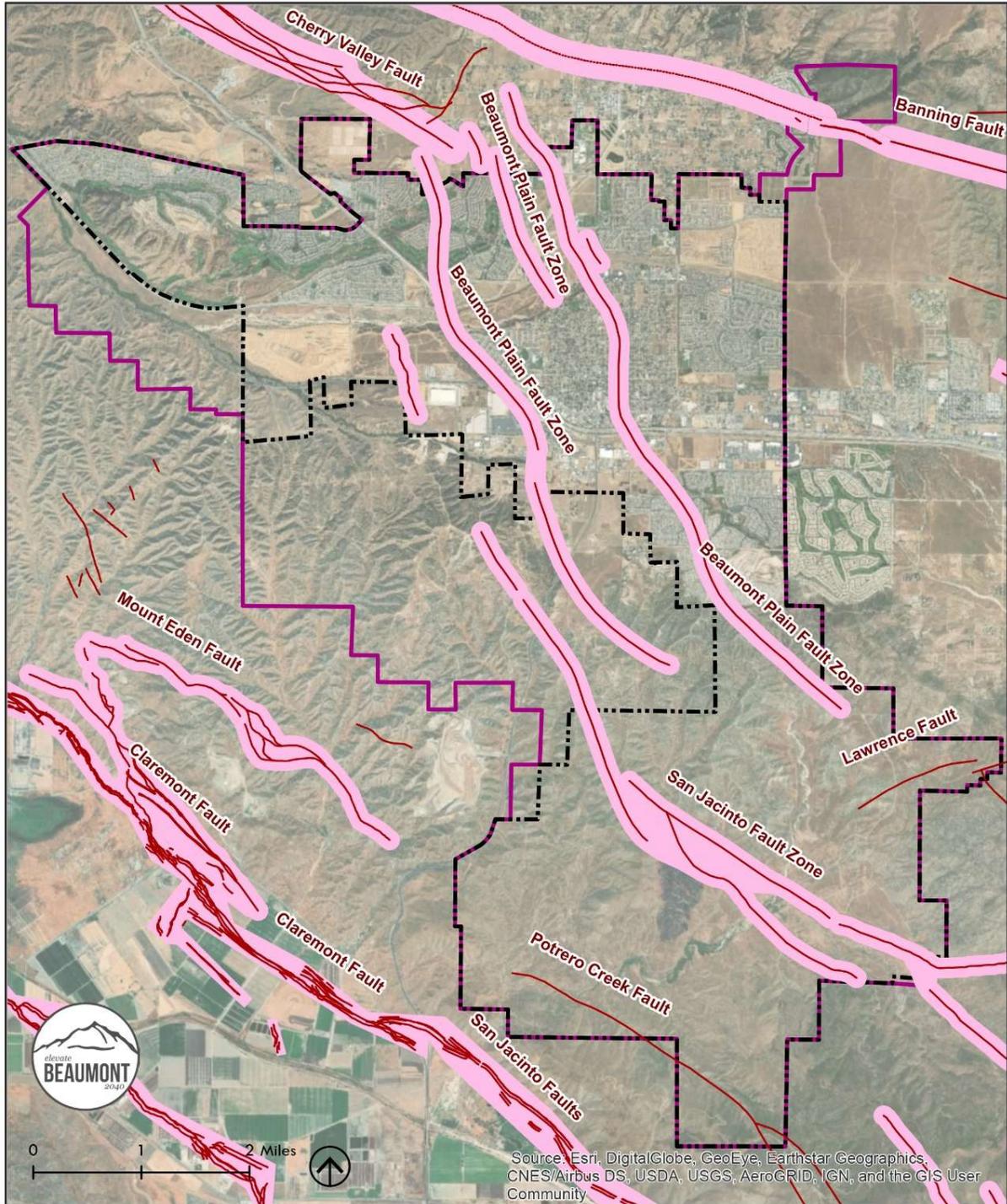
SOILS

Liquefaction is a phenomenon in which loose, water saturated, granular soils temporarily behave similarly to a fluid when subjected to high intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater, 2) low-density silty or fine sandy soils, and 3) high intensity ground motion. Areas within Riverside County susceptible to liquefaction hazards are depicted within the County of Riverside's General Plan. The City of Beaumont has areas of low and moderate liquefaction susceptibility as reflected on Figure 9.56.

Ground subsidence refers to the sudden shrinking or gradual downward settling and compaction of the soil and other surface material with little or no horizontal movement. It may be caused by a variety of human and natural activities including groundwater withdrawal and ground shaking due to earthquakes. Land subsidence and associated fissuring have been documented in some areas of Riverside County. The City of Beaumont has known areas susceptible to ground subsidence as identified on Figure 9.56. Majority of the existing City is in the low susceptibility areas, but some of the areas in the western portion of the City, where newer development is proposed, are in a moderate susceptibility area. Geotechnical analyses will be required for new development projects to ensure that buildings are designed adequately to address impacts from ground subsidence.

Expansive soils have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can occur in hillside areas, as well as low-lying alluvial basins. Although expansive soils are now routinely alleviated by following the California Building Code, problems related to past inadequate grading or site preparation practices constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation or through the excavation and removal of the expansive soils in the affected area.

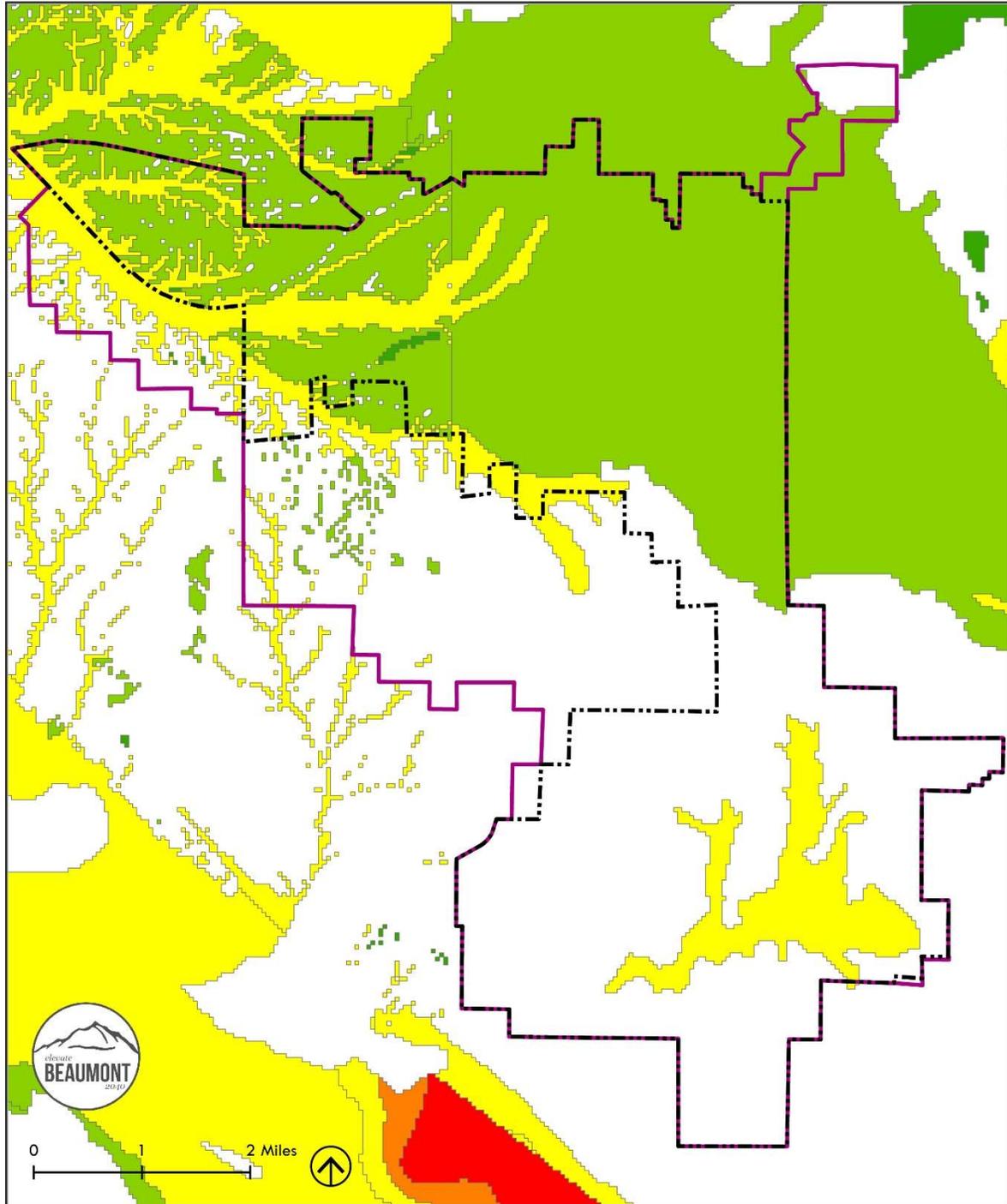
Figure 9.45: Seismic Zones



SEISMIC ZONES

-  City Boundary
-  Faults Zones
-  Sphere of Influence
-  Faults

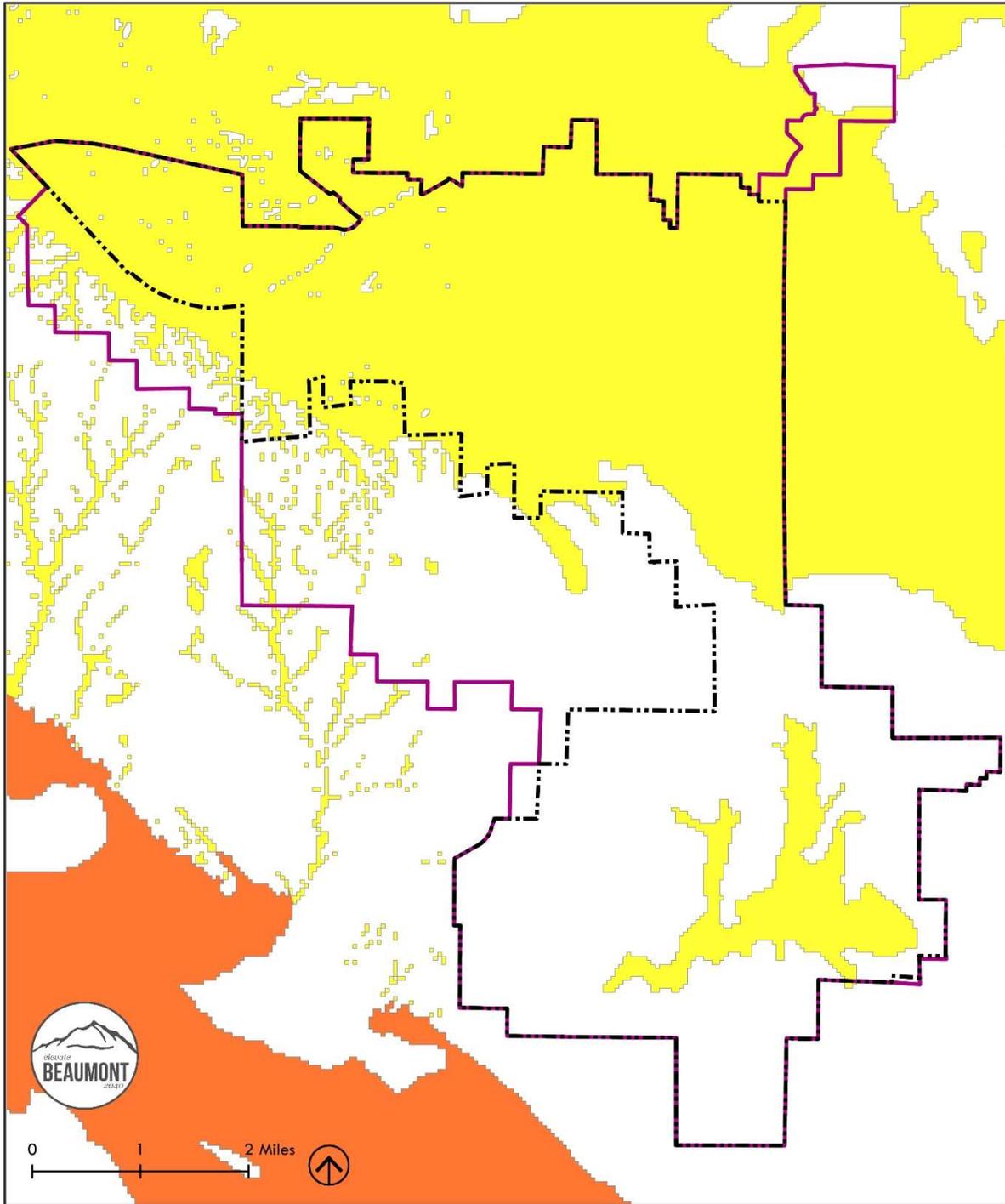
Figure 9.56: Liquefaction Areas



LIQUEFACTION SUSCEPTIBILITY

- | | | |
|---------------------|----------|-----------|
| City Boundary | Very Low | High |
| Sphere of Influence | Low | Very High |
| | Moderate | |

Figure 9.67: Ground Subsidence Areas



SUBSIDENCE SUSCEPTIBILITY

- City Boundary
- Sphere of Influence
- Active
- Susceptible

TSUNAMI HAZARDS

Due to Beaumont's inland location, tsunami hazards are not a threat to the City.

FLOODING HAZARDS

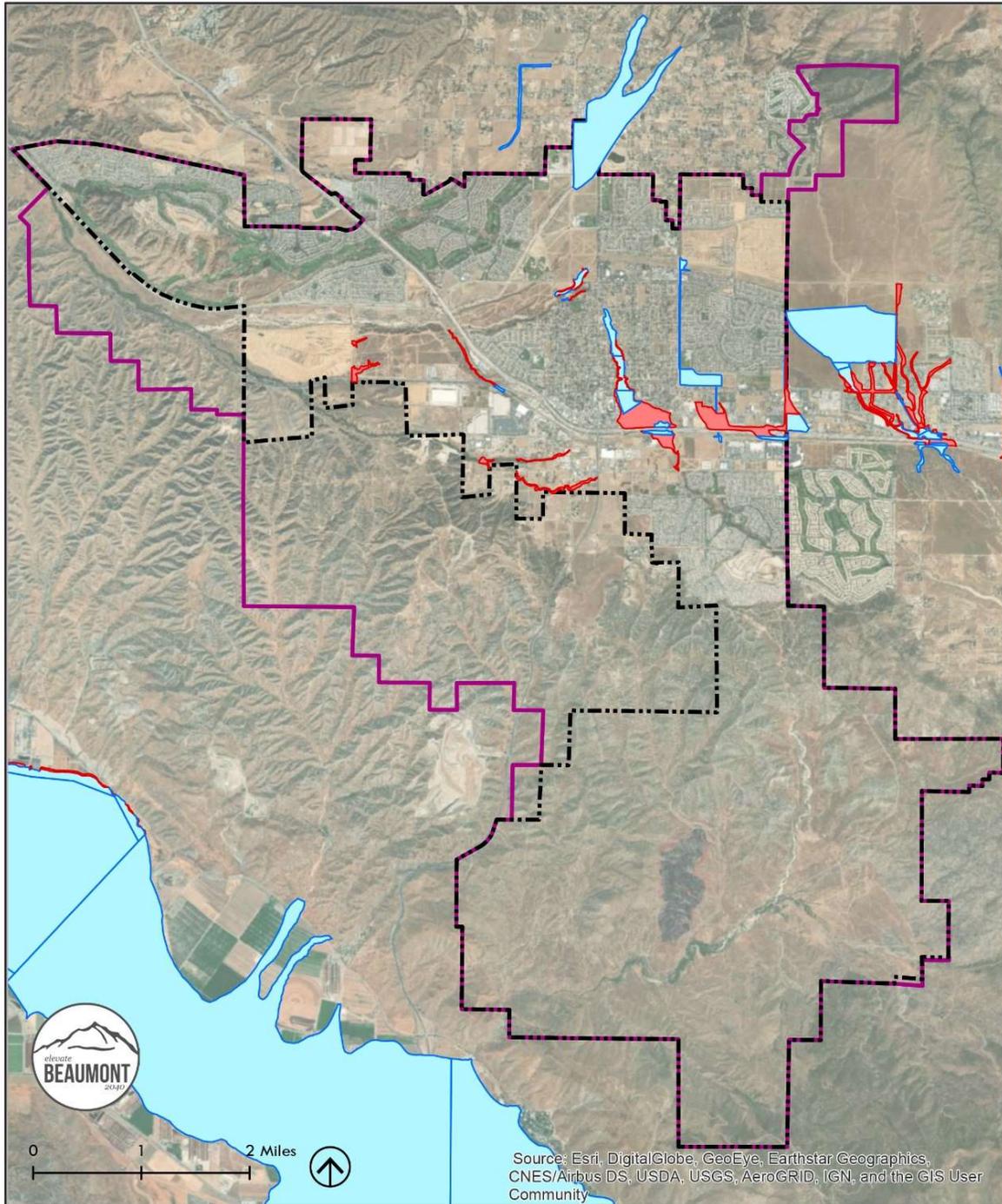
Beaumont's location at the top of the San Gorgonio Pass causes streams in and around the City to drain into three distinct drainage areas. San Timoteo Creek drains westward from San Gorgonio Pass into the Santa Ana River Basin. Two drainage areas lie west of the peak. Part of the area drains generally south into Potrero Creek that traverses the "Badlands" area to flow into the San Jacinto River, which then flows into the Santa Ana River Basin. The third drainage area drains east into Smith Creek. Smith Creek descends into the east side of San Gorgonio Pass into the Whitewater River, continuing southeast through the Coachella Valley into the Salton Sea.

Flooding within the City has historically resulted from seasonal storms. Precipitation from these storms occasionally lasts for several days, with higher rainfall amounts recorded in the nearby mountains than on the valley floor. Local winter storms may occur concurrent with strong cold fronts or deep upper level low pressure centers, and like localized summer storms, may be of high intensity with concentrated precipitation over small areas. Minor floods occasionally exceed natural channel capacities, with localized inundation of adjacent urban and agricultural areas. For the most part, these are considered nuisance drainage problems. Planned regional drainage improvements have removed significant flood hazards from most developed areas of the City. When flooding occurs, it originates from the steep mountainous area to the north of the community, which contains sparse vegetation and is relatively arid. As a result, floodwaters develop rapidly and can cause flash floods.

Severe storms also produce high water levels in flood channels (north of the City) and flooding. The northern areas that have been subject to these floods are: Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located northeast in Highland Springs. The periodic flash floods reach high velocities due to the steep terrain in the north and carry a significant amount of debris which blocks the flood channel at slope areas of 1% to 2%, causing heavy deposition. When this occurs, debris blocks flood control channels, particularly where they cross under freeways, resulting in significant flooding in the vacant land areas within the City's Sphere of Influence. According to the most recent FEMA maps, the portions of the planning area located in a 100-year flood zone are found in the Old Town area, along Cherry Avenue, and along a portion of Highland Springs Road. Figure 9.78 illustrates the 100-year and 500-year flood zones within the City. As a result of climate change, more intense and more frequent flooding is expected to occur in the 100-year flood zone within the City along portions of Interstate 10, Palm Avenue, east of Highland Springs Avenue, and near Beaumont High School. During extreme flood events, Downtown Beaumont could be flooded.

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District has several flood control facilities currently within the City, including, underground storm drains, open channels, retention basins, debris basins, spreading grounds, and culverts. The District's Master Drainage Plan for

Figure 9.78: Flood Hazards Map



FLOOD HAZARDS

-  City Boundary
-  1% Annual Chance Flood Hazard
-  Sphere of Influence
-  0.2% Annual Chance Flood Hazard

the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for drainage issues within the plan area. The Plan also describes the location, size and capacity of flood control facilities that are needed for current development and anticipated growth.

HIGH WIND HAZARDS

CLIMATE CHANGE + EXTREME WEATHER

Climate change describes the long-term shift in global and regional weather patterns. This includes changes in average annual temperatures, timing and amount of local precipitation, frequency and intensity of extreme weather events, sea level changes, and other aspects of weather. In California, climate change is expected to account for the loss of at least 48 percent of the Sierra snowpack by 2050.³ The snowpack provides natural water storage for the State. The Metropolitan Water District (MWD) of Southern California is the primary importer of water to the region. Nearly half of the Los Angeles region's water supply comes from the Sacramento, San Joaquin, and Colorado Rivers. Additionally, groundwater makes up about 30 percent of California's total annual water supply in normal years, but it can be up to 60 percent in drought years. The percentage of water supply from each source varies between cities in the Gateway Cities region

Additionally, two-thirds of California's native flora will experience a greater than 80 percent reduction in suitable climate range within a century. Depending on the extent of these changes, climate change may result in significant social, economic, and environmental consequences for residents and businesses.

TEMPERATURE

Since the early 20th century, average surface temperature worldwide has risen at an average rate of 0.15°F per decade (1.5°F per century). Average surface temperatures across the lower 48 states have risen at an average rate of 0.14°F per decade (1.4°F per century). In the US, average surface temperatures have risen more quickly since the late 1970s (0.36 to 0.55°F per decade), with seven of the top ten warmest years on record occurring since 1998.

For California, the average annual temperature is expected to rise 1.8°F to 5.4°F by 2050 and 3.6°F to 9°F by the end of the century. For the Beaumont area, scientists expect average temperatures to increase between 3.7°F and 6.7°F. These long-term temperature increases will be experienced along with short-term variation (daily, annual, and multi-year) in temperature related to earth system changes, such as El Niño, La Niña, or volcanic eruptions. As a result, temperatures for a single day or year may be higher or lower than the long-term average.

EXTREME HEAT EVENTS

³ California Department of Water Resources. 2019. Available from: <https://water.ca.gov/Programs/All-Programs/Climate-Change-Program/Climate-Change-and-Water>

Beaumont is likely to see a significant increase in the number of days when temperature exceeds the extreme heat threshold of 101°F. Between 1950 and 2011, the average number of extreme heat days was four. Under the lower emissions scenario by 2050, the number of extreme heat days could increase to more than 30 per year, and more than 50 per year in the high emissions scenario. Extreme heat events will impact agriculture, public health, and could lead to more heat-related deaths, especially for vulnerable populations.

PRECIPITATION

Research suggests that in California, climate change is likely to decrease annual precipitation amounts by more than 15% by the end of the 21st century. In Beaumont, precipitation is expected to decline over the next century, falling from around 16.2 inches per year to approximately 14.8 inches per year. Seasonal precipitation will change more significantly with March and April receiving less rainfall than in the past. As a result of the seasonal change, Beaumont will likely experience longer periods of drought, as the summer dry season starts earlier in the spring and extends later into the fall. Wet extremes are also expected to increase in the future, resulting in more intense and more frequent flooding and increasing the likelihood of landslides. Deep-seated landslides could occur along San Gorgonio Creek, the San Jacinto foothills near the junction of I-10 and SR-60, and at various other locations in the City.

VULNERABLE POPULATIONS

The impacts of climate change present serious health risks to California’s most vulnerable populations, particularly extreme heat events. The effects of extreme heat on human health are well-documented. Increased temperature or extreme heat days can increase heat-related mortality, cardiovascular-related mortality, respiratory mortality, and heart attacks, while increasing hospital admissions and emergency room visits. Extreme heat can also affect a person’s ability to thermo-regulate, causing heat stress and even death. Exposure to extreme heat during pregnancy is related to lower birth weight, especially in the second and third trimesters.

A number of factors contribute to the vulnerability of an individual to extreme heat. Internal factors include age (over 65 and infants and children) and medical conditions (e.g., cardiovascular disease, diabetes, and mental illness). This presents an increasing risk to Beaumont, which has a large aging population, 67% of residents are over age 50, and under age 5 population (12%), which continues to grow as more young children and families move to Beaumont. External factors also contribute to climate change vulnerability, such as homelessness, poverty, and environment, particularly for populations living in close proximity to the freeway, areas with low tree canopy, and lack of access to resources, like air conditioning or a vehicle. Because climate change impacts are closely intertwined with vulnerable populations and inequities, climate adaptation planning presents a unique opportunity to address some of the external factors that contribute to climate change vulnerability, which are also root causes of inequity. Addressing these underlying causes can help increase resilience for all Beaumont community members.

VULNERABLE ASSETS

There are a number of critical assets in Beaumont that are vulnerable to the effects of climate change, including transportation infrastructure, government facilities, electrical and natural gas services and facilities, police and fire facilities and emergency services, commercial and residential properties, medical facilities, parks and recreation centers, and schools. Key assets at risk in Beaumont were assessed as part of Resilient IE and are presented in Table 9.1.

Table 9.1: Critical Assets in Beaumont at Risk from Climate Change

Asset Category	Asset Name
<u>Local and Regional Infrastructure</u>	<u>Beaumont Civic Center, Beaumont Police Department, Riverside County Fire Station, I-10 and SR-60 freeways, Yuma railway subdivision, Southern California Edison power lines and substations, Southern California Gas natural gas pipelines</u>
<u>Major Commercial/Economic Hubs</u>	<u>Oak Valley Towne Center, Sun Lakes Village Shopping Center, Beaumont Center, Marketplace Beaumont</u>
<u>Medical</u>	<u>Highland Springs Care Center, Highland Springs Surgical Center, Independent Options (Donna House; Orange House), Joshua Generation Group, Palm Grove Healthcare, RAI E 6th Street Beaumont</u>
<u>Parks</u>	<u>Beaumont Sports Park, Mountain View Park, Rangel Park, Stewart Park, Three Rings Ranch Community Park</u>
<u>Schools</u>	<u>21st Century Learning Institute, Anna Hause Elementary, Beaumont 8th St HeadStart, Beaumont Adult School, Beaumont HeadStart, Beaumont Senior High, Brookside Elementary, Glen View High, Highland Academy (Charter) (K-8), Mountain View Middle, Palm Elementary, San Gorgonio Middle, Starlight Elementary, Sundance Elementary, Three Rings Ranch Elementary, Tournament Hills Elementary</u>

Source: WRCOG and SBCTA, 2020

ADAPTATION + RESILIENCE

Climate change will impact the health of residents. Certain populations such as older adults, young children and infants, pregnant women, and people with chronic illnesses are more susceptible to health impacts. Lower-income communities and communities of color are also more susceptible to the effects of extreme heat due to existing social inequities. In Riverside County, extreme heat, poor air quality, regional drought, vector-borne disease, among other climate hazards are anticipated to negatively affect human health, health behaviors, and the socioeconomic factors that influence health outcomes.

URBAN FOREST

Urban tree canopy, green streets, and parks are all part of the infrastructure that supports an urban forest. In addition to providing shade, cleaning the air, energy savings, and reducing stormwater pollution, urban forests are beneficial to physical and mental health. Urban forests contribute to a healthier, more livable, and prosperous community. In addition to providing shade to a home, urban forest can also have a positive effect on property value. The City has articulated goals to preserve, protect and increase its urban forest.

Oak trees are a valuable asset in the city, but can be negatively impacted by land uses, invasive species, and vegetation changes. The longevity and slow reproductive rates of oaks make them particularly susceptible to the effects of climate change. Oak trees within unincorporated areas of Riverside County are protected by the County Tree Management Guidelines, County General Plan, and Tree Removal Ordinance. As a part of this General Plan, the City is adopting policies to protect Oak trees within the City limits. (see Land Use + Community Design Element)

Lower-income areas and communities of color are more likely to live in urban areas lacking enough park space or tree canopy coverage, and are therefore, more prone to suffer from urban heat island effect, which increases the magnitude of extreme heat events.

EMERGENCY EVACUATION

There are two residential neighborhoods in the City that have been identified as having only a single access road for entry and exit, as illustrated in Figure 9.9. These neighborhoods pose additional emergency evacuation logistic challenges when coordinating disaster response.

Risk to emergency evacuation routes from hazardous events was assessed as part of Resilient IE. Emergency evacuation routes cross through hazard zones, over bridges, and water. Table 9.2 shows how much of Beaumont’s evacuation network could be at risk from fire, flood or landslide hazards. It also identifies bridges and over water crossings which could become impassable during an evacuation event.

Table 9.2: Hazard Impacts, Bridges, and Water Crossings to Beaumont’s Evacuation Route Network

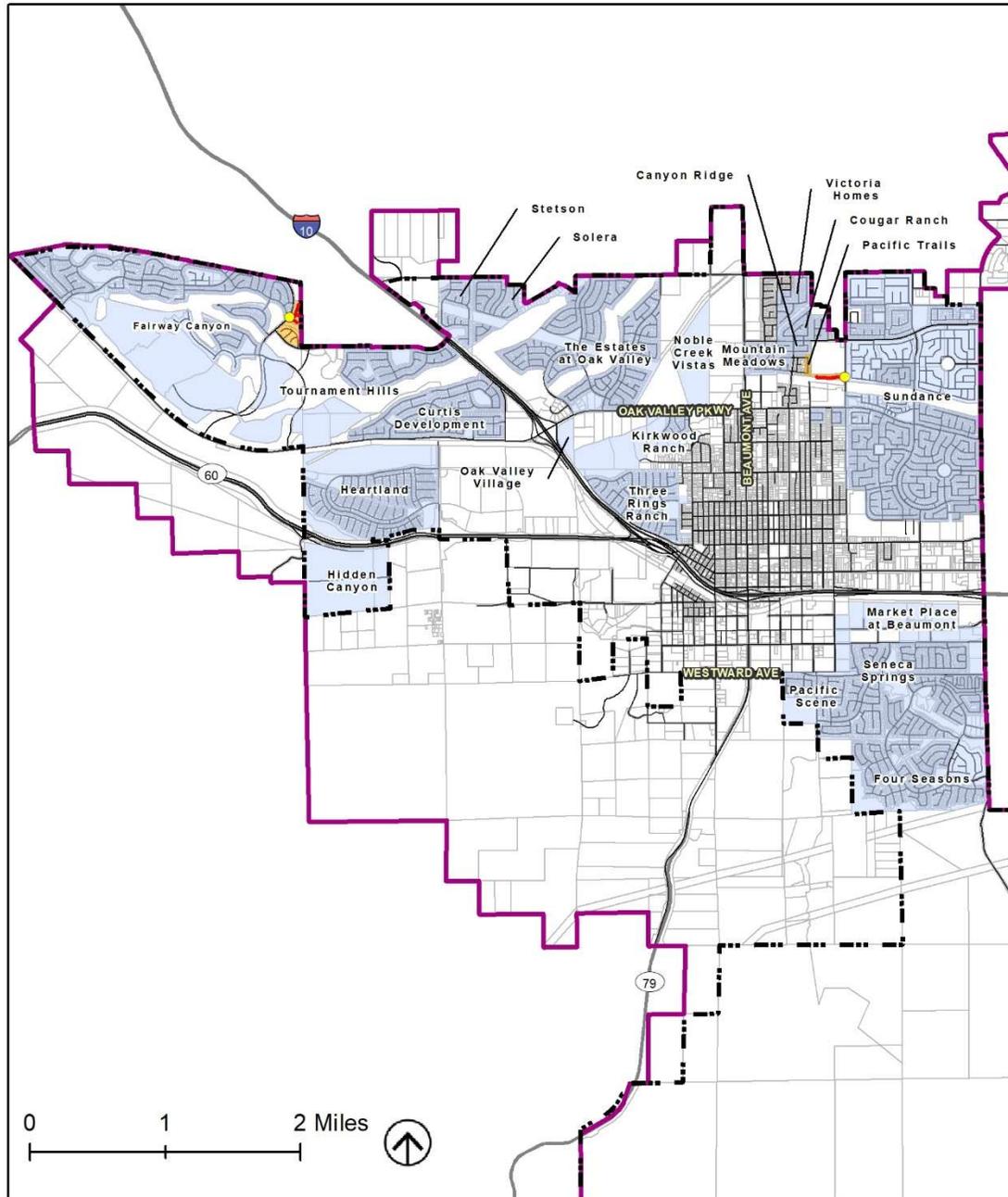
Description	<u>Miles or Quantity</u>	<u>Percent of Beaumont’s Network</u>
<u>Evacuation Route Miles in Fire Hazard Zones</u>	<u>14</u>	<u>26%</u>
<u>Evacuation Route Miles in Flood Hazard Zones</u>	<u>12</u>	<u>22%</u>
<u>Evacuation Route Miles in Landslide Hazard Zones</u>	<u>24</u>	<u>43%</u>
<u>Beaumont’s Total Evacuation Network Miles</u>	<u>55</u>	<u>100% 2.9%*</u>
<u>Bridge Crossings in Beaumont’s Evacuation Network</u>	<u>28</u>	<u>Not Available</u>
<u>Water Crossings in Beaumont’s Evacuation Network</u>	<u>53</u>	<u>Not Available</u>

**Indicates the percentage of Beaumont’s total network as part of the larger Western Riverside County network.*

Source: WRCOG and SBCTA, 2020

Figure 9.9: Single-access Road Residential Neighborhoods Map

Fig X Single Entry Exit Neighborhoods



Single Exit/Entry Neighborhoods

- Exit/Entry Point
- Single Entrance and Exit Neighborhood
- Single Exit and Entry Access Road
- Residential Neighborhood
- City Boundary
- Land Parcel
- Sphere of Influence

GOALS + POLICIES

The following section includes goals and policies for the Safety Element. Goals and policies are followed by implementation actions.

CRIME PREVENTION

Goal 1. A City with a high standard of law enforcement services that has a focus on community-based crime prevention.

Policies:

- Maintain sufficient levels of City law enforcement services and facilities to support existing residents and future growth. Coordinate with the Riverside County Sheriff in its efforts to provide adequate law enforcement services within the City’s Sphere of Influence.
- Strive to improve service delivery and efficiency of the Beaumont Police Department.
- Coordinate with local, State, and Federal law enforcement agencies in crime prevention efforts.
- Continue to foster positive, peaceful, mutually supportive relationships between Beaumont residents and the police. Encourage increased community involvement and activities, such as block parties, to reduce criminal activity.
- Coordinate with local partners to encourage community-based crime prevention efforts.
- Promote after school, volunteer, and Business and Neighborhood Watch programs, and other innovative programs to help maintain a safe environment.
- Encourage development and operation of community and recreational facilities as a pre-emptive strategy to reduce youth-related crime. Expand opportunities for positive law enforcement and youth interaction.

Goal2. A City with improved community safety and reduced opportunities for criminal activity through appropriate physical design.

Policies:

- Implement Crime Prevention Through Environmental Design (CPTED) principles with:
 - Site design techniques that maximize natural surveillance and reduce the potential for criminal activity.
 - Policies and regulations that encourage a mixture of compatible land uses to promote visibility and higher levels of activity and increase the safety of public use areas and of pedestrian travel.
 - Improve lighting and nighttime security across all City neighborhoods, especially in existing or potential crime problem areas.
- Involve the City’s Police Department in the development review process for evaluation of building and site plan vulnerabilities to criminal activities, especially for public areas within developments.

DISASTER PREPAREDNESS

Goal 3. A City that provides effective emergency response following a natural or human-caused disaster.

Policies:

- Ensure that the City’s Emergency Operations Plan is regularly updated to be compatible with Federal, State and local emergency requirements and latest FEMA Best Practices.
- Continue to partner with local emergency management organizations to implement coordinated emergency response planning.
- Continue to educate City staff, residents, and businesses regarding appropriate actions to take during an emergency.
- Promote community-based, emergency preparedness programs (i.e., defensible space and evacuation routes) and disaster education awareness, including the City’s annual emergency system training, focusing on the most vulnerable communities such as those who live or work in the Very High Fire Hazard Severity Zone, individuals with access or language limitations, seniors, and youth.~~xxx~~
- Support the existing Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.
- Maintain emergency procedures for the evacuation and control of population in identified flood hazard areas in accordance with Section 8589.5 of the California Government Code.
- Develop and employ evacuation alternatives and/or alternative emergency access routes in neighborhoods that have single ingress/egress.
- Develop and maintain evacuation options for residents with mobility challenges.
- Maintain emergency evacuation roadways and improve them as necessary and appropriate to ensure ongoing serviceability.
- Ensure redundancy of critical transportation routes to allow for continued access and movement in the event of an emergency.
- Prioritize undergrounding of utilities for designated evacuation routes to make them more reliable.

Goal 4. A City that is protected from the effects of natural and manmade disasters.

Policies:

- Continue coordinated review of development proposals with the Police Department and Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new development planned or proposed in the City and City’s Sphere of Influence.
- Conduct a community risk assessment or hazard profile in partnership with fire crews, community members, and city staff to identify specific target hazards, including critical facilities, community assets, and historical buildings.
- Maintain adequate levels of staffing for fire protection and emergency services by
 - Retention of current staffing positions,

- Forecast of future demand, and
- Provision of additional staff, equipment and technology acquisition, and facilities when fiscally appropriate and needed.
- Ensure that backup power is maintained in critical facilities across the City.

FIRE AND WILDFIRE

Goal 5. A City with enhanced fire and emergency response services.

Policies:

- Ensure that the locations of new and existing fire protection facilities provide a consistent level of service across the City. Fund and support new fire stations, personnel, and equipment as needed to meet NFPA and County Fire response standards. Partner with CAL FIRE to establish minimum staffing levels for each fire company or each duty shift.
- Increase Fire Department resources and facilities to the western portion of Beaumont to decrease current response times to the targeted response time of five minutes.
- Provide an adequate level of paramedic service for emergency medical aid for patients.
- Continue code enforcement efforts to reduce fire hazards associated with older buildings.
- Coordinate with the Beaumont-Cherry Valley Water District to ensure that there is adequate water supply and water pressure for existing and future developed areas for firefighting purposes.
- Provide fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.
- Continue to provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.
- Coordinate with CAL FIRE, Riverside County Fire Department, and other agencies to provide emergency services training for residents at a block-by-block level and City staff, and promote fire prevention programs, including raising awareness about structure hardening, fire safe landscaping and buffer zones in areas of wildfire risk.

Goal 6. A City that protects human life, land, and property from the effects of wildland fire hazards.

Policies:

- Inventory and assign risk levels for wildfire hazards to assist in regulating the allowable type, density, location, and/or design and construction of new developments, both public and private.
- Update development standards to meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
- Ensure that development in Very High Fire Hazard Severity Zones minimizes the risks of wildfire through planning and design of structures in accordance with the California Building Code

Chapter 7A. Ensure adequate provisions for vegetation management, emergency access, and firefighting.

- Require new development in the High and Very High Fire Hazard Severity Zones to develop a fire protection and evacuation plan and ensure that the plan includes adequate fire access to new development.
- Prohibit new public or critical facilities in Very High Fire Hazard Severity Zones, except when other options do not exist.
- Require property owners to clear brush ~~high~~-fuel vegetation and maintain fire-safe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush distance is up to 200 feet from structures up to their property line.
- Continue to enforce the weed abatement ordinance to mitigate potential fire hazard risks.
- Require that existing and new 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.
- Ensure that re-development after a large fire complies with the requirements for construction in the High and Very High Fire Hazard Severity Zones for fire safety.
- Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.
- Ensure the safety of residents by identifying and providing residents safe and viable evacuation routes during potential hazards.
- Minimize risks to existing development in Very High Fire Hazard Severity Zones by identifying existing non-conforming development that do not meet road and vegetation fire safe standards in accordance with the California Building Code Chapter 7A and Chapter 15.20 of the City of Beaumont Municipal Code and applicable updates. Bring properties into conformance through incentive programs, code enforcement actions, and/or permit requirements for redevelopments and remodels.
- Work with Federal, State, and local authorities to establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance, to slow the spread of wildfire, reduce its strength and help protect homes and other development from direct flames. Update the City's Local Hazard Mitigation Plan to include descriptions of these long term maintenance of fire reduction projects.

SEISMIC SAFETY

Goal 7. A City that protects safety of human life, land, and property from the effects of earthquakes and geotechnical hazards.

Policies:

- As new versions of the California Building Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes that contain the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity.

- Require that all development projects within designated Alquist-Priolo Earthquake Fault Zones are accompanied by appropriate geotechnical analysis.
- Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps establishing affected parcels within the City boundaries and the Sphere of Influence.
- Ensure that code enforcement agencies include thorough plan checks and inspections of structures vulnerable to seismic activity, fire risk, and flood hazards. Additionally, recommend the periodic observation of construction by design professionals.
- Promote greater public awareness of existing state incentive programs for earthquake retrofit, such as *Earthquake Brace and Bolt*, to help property owners make their homes more earthquake safe.

FLOODING

Goal 8. A City with reduced potential flood hazards.

Policies:

- In coordination with the Public Works Department, annually review the City's Land Use and Flood Hazard Maps to ensure that they accurately reflect areas recognized by FEMA as being subject to flooding.
- Restrict development in Flood Hazard Areas.
- Work closely with Federal and regional partners to perform timely reviews of potential flood hazards and identify mitigation strategies.
- Require all new developments to mitigate potential flooding that may result from development, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.
- Limit future development of critical facilities including, but not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities within the boundaries of the 100-year flood plain.
- Encourage critical facilities to implement feasible design mitigation measures that ensure the building will not flood during a 100-year flood event to greatest extent practical.
- Support regional efforts to control and mitigate existing potential flood related problems.
- Evaluate the feasibility of expanded joint-use of open space lands and utility easements for flood control.
- Encourage property owners and residents to purchase flood insurance for areas outside of the FEMA-mapped 100-year flood zones, especially in areas that have experienced flooding in the past.

HIGH WINDS

Goal 10. A City that promotes preparedness related to the adverse effects of high winds common in the Pass area.

Policies:

- Consider potential risk posed by high winds in the City in the review of new development applications including those for signs.
- Require implementation of best practices for dust control at all excavation and grading projects.
- Prohibit excavation and grading during high wind conditions, defined as instantaneous wind speeds that exceed 25 miles per hour by South Coast AQMD.
- Continuously monitor multi-hazard threats during high wind and associated wildfire conditions. Allocate appropriate firefighting and emergency personnel resources to effectively respond to multi-hazard threats.

CLIMATE CHANGE

Goal 11. A City that is prepared for the potential impacts of climate change.

Policies:

- Establish partnerships with Federal, State, regional, and local agencies to cooperate and better understand regional impacts of climate change and develop multijurisdictional solutions.
- Encourage new development and redesign of existing buildings to take steps to reduce the impacts of extreme heat events, including:
 - Design buildings to use less mechanical heating and cooling through use of passive solar techniques.
 - Support and incentivize, as feasible, energy efficiency, indoor air improvements and weatherization programs.
 - Protect and expand the City's urban tree canopy to provide shade, increase carbon sequestration, and purify the air.
 - Provide shade structures in public parks, outdoor playgrounds, and bus shelters.
- Partner with the Riverside County University Health System-Public Health to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, and illnesses complicated by low air quality due to climate change hazards.
- Require enhanced water conservation measures in new development and redesign of existing buildings to address the possibility of constrained future water supplies, including:
 - Compliance with existing landscape conservation ordinance (Chapter 17.06 of the Municipal Code).
 - Use of water conservation measures in new development beyond current requirements.
 - Installation of recycled water use and graywater systems.
- Continue to work with the Riverside University Health Services Department and County of Riverside Emergency Management Department to establish public outreach programs (through

social media and websites) to distribute information on climate change impacts on vulnerable populations including actions they can take to reduce exposure to unhealthy conditions.

- Prioritize programs that ensure the benefits of climate action programs are fairly distributed and prioritized to those most in need, particularly populations most likely to be impacted by climate change.
- Pursue climate change grant funding opportunities for expanding education programs and funding necessary retrofits.
- Establish ordinances that require critical facilities, such as fire and police stations, civic buildings, medical facilities, schools, hospitals, and cooling centers and resilience hubs (community-based centers that streamline health programming and resources at a community-trusted site), to provide redundant backup systems including generator power, solar, and wind turbine power sources and energy storage systems.
- Integrate climate adaptation considerations into the LHMP, emergency operations plans and other public safety documents.
- Incorporate consideration of climate change impacts as part of infrastructure planning and operation. Identify projects as part of capital improvement programs that should consider climate adaptation priorities.
- Use available data and studies to simulate how expanded wildfire, flooding, and landslide impacts might affect the transportation system; In particular, study changes along designated evacuation routes associated with more frequent and severe wildfire, flood, and landslide events.

HAZARDOUS MATERIALS

Goal 12. A City with minimized risk associated with hazardous materials.

Policies:

- Require all users, generators, and transporters of hazardous materials and wastes to provide and maintain an updated inventory of hazardous waste and materials, associated handling procedures, and clean up response plans.
- Require an assessment of hazardous materials use as part of environmental review and/or include approval of the development of a hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.
- Work with responsible Federal, State, and County agencies to effectively regulate the management, disposal, and appropriate remediation for accidental spills of hazardous materials and hazardous waste.
- Work with responsible Federal, State, and County agencies to prepare contingency plans for potential accidental spills of hazardous materials along the major transportation freeways, roadways and rail corridors that transect the City.
- Prohibit placement of proposed new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses (such as

homes, schools, child-care centers, nursing homes, senior housing, etc.), that may be adversely affected by such activities.

- Establish clear policies and procedures in the event of a hazardous contamination. Recommend and offer trainings to private sector companies.
- Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites within Potrero Reserve and elsewhere in the City.
- Adopt ordinances that reduce the level of risk from hazardous materials, hazardous waste, infectious waste, and radioactive materials to the public, industries, and businesses.
- Promote proper hazardous waste disposal by hosting regular bi-annual or quarterly collection events.

IMPLEMENTATION

Table 9.13: Safety Implementation Programs*

	Description	Priority	Time Frame	Responsibility
Crime Prevention				
S1	Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.	High	Short	Planning, Beaumont Police
S2	Crime Prevention Design. Update zoning code to ensure that site design and planning techniques that reduce the potential for criminal activity (e.g., CPTED) are included.	Medium	Medium	Planning, Beaumont Police
S3	Safety Taskforce. Establish a safety task force that meets with staff from the Riverside County Sheriff, police department, and other law enforcement agencies to coordinate crime prevention strategies in the City and within the Sphere of Influence.	Medium	Medium	Planning, Beaumont Police
S4	Community and Recreational Programs. Establish/expand community and after-school programming for at-risk youth.	Medium	Long	Planning, Police, Parks & Recreation
S5	Budget Review. Coordinate a periodic review with the Police Department and the Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new planned or proposed development.	Medium	Medium	Planning, Beaumont Police, CAL FIRE
S6	Lighting Study. Assess existing lighting needs in the city, including areas that need improved lighting or potential crime prone areas.	Medium	Medium	Planning, Public Works
Disaster Preparedness				
S7	Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.	High	Medium	Planning, Public Works
S8	Climate Change Risk Assessment. Conduct a <u>detailed</u> climate change <u>risk-vulnerability</u> assessment to identify potential risks and vulnerable populations <u>and assets</u> . <u>Include a fire hazard risk assessment consistent with the latest OPR Technical Advisory. Develop adaptation strategies to reduce risk and increase resilience.</u> Prioritize programs and funding for populations <u>and critical assets</u> most likely to be impacted by climate change, <u>in accordance with SB379.</u>	High	Medium	Planning, Public Works

S9	Emergency Evacuation Scenarios. Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios as part of the next update to the LHMP or emergency operation plan, in accordance with AB747.	High	Short	Planning.
S910	Safety Information Campaign. Develop an information program to familiarize citizens with seismic risk and to develop seismic awareness. Develop an educational campaign for residents and business owners to learn what to do during an earthquake and how to better prepare for an earthquake.	Medium	Medium	CAL FIRE, Beaumont Police, Planning
S1110	Community Preparedness Toolkit. Adopt a local Community Preparedness Toolkit that can be used to prepare for disasters, including fires, earthquakes, and extreme heat events.	Medium	Medium	CAL FIRE, Beaumont Police, Planning
S1211	Maintenance Fund. Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.	Medium	Medium	Planning
Fire and Wildfire				
S1213	Fire Hazard Risk Assessment. Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.	High	Medium	CAL FIRE, Planning
S1314	Zoning Code Updates. Update zoning code to require that <ul style="list-style-type: none"> new public facilities are located outside of Very High Fire Hazard Severity Zones, when feasible. developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation). development in High and Very High Fire Hazard Severity Zones prepares a fire protection and evaluation plan. new development provides emergency access (i.e., two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire. all existing and new homes and businesses have visible street addressing and signage. 	High	Short-Medium	Public Works, CAL FIRE, Planning
S1415	Fire Suppression Guidelines. Develop fire suppression water system guidelines and	High	Medium	CAL FIRE, Planning

	implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.			
S1516	Buffer Zone. Define a protected buffer zone that separates wildlands from vulnerable development to mitigate the risk of potential wildfires.	High	Medium	CAL FIRE, Planning
S1617	Water Assessment. Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.	High	Short	CAL FIRE, Planning, BCVWD
Seismic Safety				
S1718	California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.	High	Medium	Planning, Public Works, Building & Safety
S1819	Earthquake Hazard Reduction Ordinance. Update zoning code to require strengthening of existing wood-frame buildings with soft, weak, or open-front wall lines in housing constructed before 1980.	Medium	Medium	Planning
S1920	Code Enforcement. Continue the code enforcement program, including identification of pre-1933 structures of large scale or occupied by large numbers of people, and require correction or demolition of structures found to be dangerous.	High	Medium	Planning, Police, Building & Safety
S2126	Seismic Retrofit Incentive Program. Develop a retrofit incentive program to help reduce earthquake hazards, focused on existing public facilities as well as existing multifamily housing constructed prior to 1980.	Medium	Medium	Planning
S2224	Geologic Instability Mitigation. Update zoning code to adopt regulatory techniques to mitigate public safety hazards, and if necessary, prohibit development where geologic instability is identified.	High	Medium	Planning
Flood Control				
S2223	Flood Control Maps. Regularly update City’s maps to reflect latest FEMA designations.	High	Short	Planning, Public Works
S2423	Update Zoning Code. Update zoning code to require: <ul style="list-style-type: none"> • on site stormwater runoff retention • limit stormwater runoff impacts on adjacent properties 	High	Short	Planning, Public Works
High Winds				

S24 25	Design Review. Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.	Medium	Medium	Planning
S26 25	Dust Control. Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.	Short	Medium	Planning
Climate Change				
S26 27	Cooling Centers and Resilience Hubs. Establish cooling centers <u>and resilience hubs</u> to reduce Beaumont residents' vulnerability to extreme heat events, and severe storms, <u>and poor air quality.</u> <u>Resilience hubs should have other essential resources such as health programming and resources, food, refrigeration, charging stations, basic medical supplies, and other emergency supplies.</u>	High	Short	Planning, Public Works
S27 28	Critical Facilities. Upgrade building code to require critical facilities, <u>including cooling centers and resilience hubs</u> , to operate on micro-grids, including generator power, solar, and wind turbine power sources <u>and energy storage systems.</u>	Medium	Medium	Public Works, Planning, Building & Safety
S29 28	Water Conservation. Review Chapter 17.06 of the Municipal Code to consider adding additional water conservation measures.	High	Medium	Public Works, Planning
S30	Capital Improvement Program. <u>Regularly evaluate capital improvement projects to identify opportunities to integrate climate adaptation priorities.</u>	<u>High</u>	<u>Medium</u>	<u>Public Works, Planning</u>
Hazardous Materials				
S29 41	Remediation Strategies. Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials.	High	Medium	Department of Toxic Substances Control, Planning
S30 31	Hazardous Materials Inventory. Develop an inventory of hazardous materials used by businesses in the City. Maintain this inventory as a living document.	Medium	Long	Planning
S32 31	Contaminated Sites. Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.	High	Medium	Department of Toxic Substances Control, Planning

This matrix will guide amendments to the City’s General Plan, which must be consistent with the updated Housing Element. Amendments should be made concurrent with the 2021-2029 Housing Element’s adoption.

TABLE 1: GENERAL PLAN AMENDMENT RECOMMENDATIONS BY RELEVANT HOUSING ELEMENT PROGRAM

#	Housing Element Program	Program Language	Recommendation for General Plan Amendment
1	RHNA Housing Sites Implementation; Rezone Program	<p>To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.</p>	<p>Update Chapter 3, Table 3.3 (Land Use Designations) [p. 63] to reflect the increased maximum density and minimum density of sites to be rezoned within the Downtown Mixed Use (DMX) designation.</p> <p>Text in the relevant table cell currently reads: “0-22 du/acre; FAR up to 0.5”</p> <p>The following text should be added: “Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</p> <p>Update Chapter 11, Extended Sixth Street section [p.276-277] to reflect the same.</p> <p>Text for Sixth Street Mixed Use – Permitted Densities and Intensities currently reads: “Maximum density: 22 du/acre”</p> <p>The following text should be added: “Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</p> <p><i>Note: This recommendation assumes only amending for SSMU parcels identified in Housing Element Table IV-1. If you want to go ahead and rezone the other 10 potential sites, this same text would be inserted into the Sixth Street Mixed Use Residential and Downtown Residential Multi Family sections [p. 277].</i></p>

RESOLUTION NO. 2022 -**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, ADOPTING AMENDMENTS TO THE SAFETY ELEMENT AND THE LAND USE ELEMENT OF THE GENERAL PLAN AS PART OF THE 2021-2029 HOUSING ELEMENT UPDATE.**

WHEREAS, Government Code Section 65584 requires local jurisdictions to encourage, promote, and facilitate the development of housing to accommodate its regional housing need; and

WHEREAS, California Government Code Sections 65302(g) requires cities to prepare a safety element, which may include a local hazard mitigation plan, for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards and other geologic hazards, flooding; and wildland and urban fires, as a component of each city's general plan and to revise it upon undertaking an update to the Housing Element, which the City has prepared under separate resolution; and

WHEREAS, the City of Beaumont has initiated a General Plan Update and Zoning Amendments (under separate ordinance) for consistency with the General Plan. The General Plan Update includes updates to the Land Use Element (Exhibit A) and the Safety Element (Exhibit B), to comply with State law provisions, including complying with the 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 4,901 residential dwelling units for all income levels during the 2021-2029 planning period to implement the Housing Element; and

WHEREAS, the Safety Element and Local Hazard Mitigation Plan comply with the requirements of state law and set forth the disaster prevention, response and recovery policies for the City and the Safety Element has been updated to minimize impacts from climate change, and increase resilience in the City; and

WHEREAS, the City of Beaumont's General Plan includes a Safety Element updated data in compliance with the state housing laws and a variety of programs and strategies to address citywide housing needs and priorities; and

WHEREAS, the draft Safety Element Update and the draft Land Use Element Update were circulated to the public, responsible agencies, and other interested persons, as required, for review and comment; and

WHEREAS, the Safety Element Update was reviewed and approved by State Board of Forestry and Fire Protection in November 2021; and

WHEREAS, for the 2021-2029 Housing Element and associated documents an addendum to the General Plan PEIR was prepared pursuant to State California Environmental Quality Act (CEQA) Guidelines Sections 15164(e) and 15168(c), assessing the potential environmental impacts that might result from the adoption of the 2021-2029 Housing Element, and the City determined that there was no substantial evidence that adoption of the 2021-2029 Housing Element, Safety Element and Land Use Element may have a significant effect on the environment; and

WHEREAS, once adopted and certified the Land Use Element and Safety Element would supersede and replace their existing elements of the General Plan; and

WHEREAS, on August 23, 2022, the Planning Commission held a duly noticed public hearing, at which time it considered all material and evidence, whether written or oral, after which time it recommended approval to the City Council; and

WHEREAS, on September 20, 2022, the City Council held a duly noticed public hearing, at which time it reviewed all material and evidence, whether written or oral, considered action and recommendations of the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS.

- A. That the above recitations are true and correct.
- B. The General Plan Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed General Plan Update includes updates to the Land Use Element and the Safety Element, these updated Elements were drafted to be consistent with one another and other existing General Plan Elements. The focus of the General Plan Update is to comply with State law provisions, including complying with the 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA). In conjunction with the update to the Housing Element, and to ensure internal consistency between the General Plan Elements, the proposal also

includes a concurrent update to the Land Use Element to accommodate the increase in densities and to accommodate the required RHNA units.

- C. That the City Council adopts the General Plan Update with the Land Use Element and Safety Element Updates necessary to obtain certification from HCD

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Beaumont, California, held on the 20th day of September 2022, by the following roll call vote:

AYES:

NOES:

CITY OF BEAUMONT CITY COUNCIL

Lloyd White, Mayor

ATTEST:

Nicole Wheelwright, City Clerk

EXHIBIT "A"

EXHIBIT "B"

Chapter 17.02 ADMINISTRATION AND ENFORCEMENT

17.02.010 Purpose and authority.

The purpose of Chapter 17.02 is to outline those activities and/or procedures that will implement this Zoning Ordinance. The purpose of this section of the Zoning Ordinance is to accomplish the following:

- A. To identify each reviewing and approval authority within the City of Beaumont along with their powers, duties, and related information;
- B. To identify the steps necessary to obtain the requisite City approvals related to land use and development;
- C. To establish and identify the procedures for filing applications for permits and other approvals; and,
- D. To establish and identify the appeal process.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.020 Community Development Director duties and responsibilities.

The Community Development Director shall be responsible for the enforcement of the Zoning Code and shall have the authority to undertake the activities and duties indicated in this section.

- A. The Community Development Director shall administer the Zoning Ordinance;
- B. The Community Development Director shall consider and approve administrative plot plan applications which are in conformance with applicable zoning standards and which do not require a public hearing;
- C. The Community Development Director shall review and make recommendations to the Planning Commission and the City Council on planning applications, land use and planning issues, or other activities as may be directed by the City Council, the Planning Commission, or the City Manager;
- D. The Community Development Director shall assist applicants in the submittal of development applications; and,
- E. The Community Development Director shall review and make recommendations to the Planning Commission and City Council on all applications and any attendant approvals and environmental documents.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.030 Planning Commission duties and responsibilities.

The duties of the Planning Commission are outlined in this section.

- A. The Planning Commission shall instruct the Community Development Director to exercise administrative duties where applicable;
- B. The Planning Commission shall conduct public hearings to consider and make recommendations to the City Council regarding general plan amendments, zone changes, zone variances, and specific plans;

- C. The Planning Commission shall conduct public hearing to recommend approval (to the City Council) of all the tentative parcel maps and tentative tract maps;
- D. The Planning Commission shall consider the appeals of determinations made by the Community Development Director regarding site plan reviews, signage plans, and temporary use permits; and,
- E. The Planning Commission shall conduct public hearings to approve plot plans, variances and conditional use permits.

Table 17.02-1 identifies the permits and approvals that may be necessary as required by this Zoning Code, as well as approving authority and appeal body.

Table 17.02-1 Permit Approval Matrix			
Application	Staff	Planning Commission	City Council
Conditional Use Permit	Review	Approval	Appeal
Final Map	Review	—	Approval
General Plan Amendment	Review	Recommendation	Approval
Lot Line Adjustment & Parcel Merger	Approval	Appeal	Appeal
Administrative Plot Plan Review	Approval	Appeal	Appeal
Plot Plan (without EIR)	Review	Approval	Appeal
Plot Plan (with EIR)	Review	Approval	Appeal
Sign Plans	Approval	Appeal	Appeal
Modification of Standards	Approval	Appeal	Appeal
Specific Plan	Review	Recommendation	Approval
Temporary Use Permit	Approval	Appeal	Appeal
Tentative Parcel Map	Review	Recommendation	Approval
Tentative Tract Map	Review	Recommendation	Approval
Variance	Review	Approval	Appeal
Zone Change	Review	Recommendation	Approval
Zoning Ordinance	Review	Recommendation	Approval

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.040 Application process.

Applications for permits, permit modifications, amendments, and other matters pertaining to the Zoning Code, shall be filed with the Planning Department on the appropriate City application form. The following procedures apply to the granting of a development application:

- A. *Submittal Information.* All plans, and any other information required by the Planning Department shall be submitted with the application form. Applications shall be completed by the owner(s) of properties, their agents, or other persons who have written authority from the property owner(s) to complete and file the application on the owner's behalf. Any person or authorized representative desiring a permit or approval required by this Title, shall file an application with the Planning Director or the designee on forms provided by the Planning Director.
- B. *Pre-application Meeting.* Prior to the filing of an application for any discretionary permit requiring approval by the Planning Commission or City Council, the applicant may request a pre-application

conference with the Community Development Director or the designee. The purpose of the pre-application conference is to advise the applicant of the development regulations applicable to the property for which the application is being filed and to review any preliminary site plan or other development plans the applicant may have prepared.

- C. *Application is Deemed Completed.* No application shall be processed until it is deemed complete by the Community Development Director or the designee. No application shall be deemed complete until all required information is provided in the required quantity and format.
- D. *Concurrent Applications.* Whenever more than one permit or approval is required for a proposed Project or use, all applications shall be filed and processed concurrently. All such related applications will be reviewed in accordance with the procedures set forth for the application requiring the highest level of review.
- E. *Application Fees.* Each applicant for a land use action authorized by this Zoning Ordinance shall pay those fees and costs as established by resolution of the City Council.
- F. *Re-submittal of Application.* Whenever an application or portion of an application has been denied or revoked and the denial or revocation becomes final, no new application for the same or similar request may be accepted within one year of the date of the denial, unless the Community Development Director finds that the conditions surrounding the application have sufficiently changed to warrant a new application. Changed conditions shall mean a substantial change in land use on properties in the vicinity, improved infrastructure in the vicinity, altered traffic patterns, or any such similar change resulting in a changed physical environment.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.050 Public hearings.

For applications requiring a public hearing, upon accepting an application as complete, the Planning Director shall establish the time and place of the public hearing consistent with the requirements of this Section. The City Council shall have the authority to change the time or place of a hearing. The hearing body for any given matter shall be determined based upon the nature and type of permit as set forth in this Zoning Ordinance. However, in all cases, the hearing shall be held within 30 days of the date on which the application has been accepted as complete, unless a longer time period is required to accommodate the requisite environmental review under the provisions of the California Environmental Quality Act.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.051 Public hearings, noticing.

The procedures for the noticing of public hearings are indicated in this section.

- A. *Newspaper Publication.* The notice of the public hearing shall be published in a newspaper of general circulation not less than ten days prior to the date of the hearing, or as prescribed in the California Environmental Quality Act where relevant. The notice shall include the time, place, and identity of the hearing body or officer, the nature of the application, the application number, and the location of the property under consideration.
- B. *Notice to Surrounding Properties.* Notice shall be given to all owners of property located within the designated radius of the exterior boundaries of the subject property pursuant to the requirements of the State of California Planning and Zoning Development Law.

- C. *Additional Notice.* Additional notice of the hearing shall be provided in accordance with procedures established by the Planning Commission and as may be required under the California Environmental Quality Act.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.052 Public hearing, evidence of noticing.

When notice of a public hearing is given, the documentation indicated in this section shall be deemed sufficient to serve as proof that such notice was given.

- A. *Affidavit of Publication Required.* When notice is given by publication, an affidavit of publication by the newspaper in which the publication was made is required.
- B. *Affidavit of Mail Delivery Required.* When notice is given by mail or other delivery, an affidavit or proof of mailing/delivery must be made, showing, at a minimum, the date or dates of mailing/delivery and the list of persons and groups to which the mailing/delivery was made.
- C. *Failure to Comply.* Failure to send notice to any property owner whose address is not on the most recent roll of the Riverside County Assessor shall not invalidate any of the proceedings.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.053 Public hearing, procedures.

The conduct of the public hearing(s) must include the following elements identified in this section.

- A. *Discretionary Review.* At the public hearing, the authorized hearing body shall review the application and any pertinent materials submitted with the application, and any report prepared by the Community Development Director or his designee based on City staff's investigation of the application.
- B. *The Applicant's Rights at Public Hearing.* During any public hearing, the applicant for the application shall have the right to be represented to provide testimony and to present evidence.
- C. *The Public's Rights at Public Hearing.* All other persons shall have the right to comment on any relevant aspect of the application under consideration.
- D. *Discretionary Action.* Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement, the subject of the public hearing.
- E. *Continuation of Public Hearing.* If the action is taken to continue the item being considered or to take the matter under advisement, before adjournment or recess, the person presiding at the public hearing shall publicly announce the time and place to which the hearing will be continued. No further notice shall be required.
- F. *Final Decision.* The decision of the hearing body shall be considered final unless a decision is appealed. In all cases, the City Council shall represent the final authority.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.060 Appeals and revocations.

An applicant is afforded the right to appeal a decision made by the Community Development Director and/or the Planning Commission. The appeals procedures are indicated in this section.

- A. *Appeal of Community Development Director's Decision.* Decisions of the Community Development Director, authorized by this Zoning Ordinance, may be appealed to the Planning Commission. All such appeals shall be filed in writing with the Secretary of the Planning Commission.
- B. *Appeal of Planning Commission Decision.* All actions and decisions of the Planning Commission, authorized by this Zoning Ordinance, may be appealed to the City Council. All such appeals shall be filed in writing with the City Clerk.
- C. *Persons Eligible to File an Appeal.* Any person may appeal a decision or action of the Community Development Director or Planning Commission, in accordance with the terms of this Zoning Ordinance.
- D. *Time Limit for Filing an Appeal.* All appeals must be filed within 15 calendar days of the date of the rendering of the decision. If the 15th day occurs on a holiday or weekend, the appeal period shall be extended to the next City workday. No appeal shall be accepted after the appeal period has expired.
- E. *Appeals Form.* All appeals must be submitted in writing on the appropriate form provided by the City. The appeal must specifically state the grounds for the appeal and instances in which the review body erred in reaching the particular determination subject to the appeal.
- F. *Payment of Fees.* A fee shall be paid concurrent with filing of the appeal in accordance with the fee schedule established by resolution of the City Council.
- G. *Scheduling of Public Hearing.* Within 15 days upon receipt of an appeal, the Planning Commission Secretary (in the case of an appeal of a Community Development Director decision) or the City Clerk (in the case of an appeal of a decision by the Planning Commission) shall set the matter for public hearing. The hearing shall be noticed as provided for in Section 17.42.
- H. *Findings.* All actions to affirm, reverse, or modify in whole or part any decision of the Community Development Director or Planning Commission shall be made with supporting findings for the affirmation, reversal, or modification.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.061 Revocations and right of revocation.

Upon determination that there has been a violation of the terms or conditions of any permit or approval granted under this Zoning Ordinance; or if a determination is made that a permit or approval was obtained by deception or fraud, or represents a public nuisance; or the use subject to the approval no longer exists; or the permit or approval has not been activated in accordance with the terms of this Title 17, the Community Development Director shall have the authority to initiate revocation proceedings.

- A. *Public Hearing Required for Revocation.* The Community Development Director shall schedule a hearing before the Planning Commission for the purpose of considering revocation of the permit or approval. In the case where the Planning Commission's original action consisted of a recommendation to the City Council, the Planning Commission's action on the revocation shall also consist of a recommendation to the City Council, and the City Council shall have the authority to revoke the permit or approval.
- B. *Written Notice to Permittee.* At least 30 days prior to the revocation hearing, the permittee (the owner of the property, use, or business subject to the revocation) subject to the revocation hearing shall be given written notice of the City's intent to conduct the hearing. The notice to the permittee shall be served either in person or by registered mail, return receipt requested.
- C. *Public Notice.* At least ten days prior to the revocation hearing, public notice of the hearing shall be given in the same manner as was required for the original permit or approval.

- D. *Evidence in Support of Motion.* At the hearing, the Community Development Director shall present evidence supporting the motion for the revocation of the permit or approval. The permittee shall be given the opportunity to present reasons why the permit or approval shall not be revoked.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.070 Plot plans.

A plot plan permit shall be required of any party proposing to establish a new land use, or to assume an existing use, consistent with the zoning of the proposed location of the use, prior to the use and occupancy of any property for such land use. The purpose of a plot plan permit is to implement the provisions of the Zoning Ordinance and to protect the character and integrity of residential, commercial and industrial areas in the City. Plot plan applications shall be processed by the Community Development Director and shall entail a review of the configuration, design, location and impact of the proposed use by comparing the use to established standards and design guidelines in order to determine whether the permit should be approved. The Community Development Director is empowered to grant and deny administrative plot plan applications for projects which entail use and occupancy of existing facilities and to impose reasonable conditions upon the granting of such permits. The Planning Commission is empowered to grant and deny plot plan applications for projects, and to impose reasonable conditions upon the granting of such permits.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a plot plan permit. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to acceptance of any application.
- B. *Type of Plot Plan Application.* The Community Development Director shall determine the type and scope of application required of any applicant for a proposed use.
1. An administrative plot plan application, not requiring a public hearing, shall be required for the following:
 - a. Occupancy or assumption of an existing use or business which conforms to this Zoning Ordinance.
 - b. Site plans for a single-family dwelling unit on an existing legal lot and other residential projects with two to four dwelling units on one legal lot.
 - c. Development plans that are exempt from the California Environmental Quality Act.
 - d. Model home complexes and temporary real estate sales offices used exclusively for the first sales of homes.
 - e. Temporary uses, unless a conditional use permit is required or the Community Development Director determines that Planning Commission approval is required due to the uniqueness, size, and/or location of the proposed temporary event.
 2. A plot plan application, requiring a public hearing conducted by the Planning Commission, shall be required for the following:
 - a. Any use which is subject to the provisions of the California Environmental Quality Act.
 - b. Any use which exceeds the limitations applicable to the administrative plot plan application process, as set forth in this Zoning Ordinance (Section 17.02.070(B)1).
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).

- D. *Review of Application by Community Development Director.* The Community Development Director or his designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate. For administrative plot plan applications, the Community Development Director shall render a decision in writing without notice or hearing. For plot plan applications, the Community Development Director or his designee shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* For plot plans acted upon in accordance with Section 17.02.070.B.2, a public hearing of the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated and maintained, particularly with respect to the findings prescribed in Subsection G of this section (Findings of Approval).
- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a plot plan permit in whole or part, with or without conditions, provided that all of the following findings of fact are made:
1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
 2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
 3. The subject site is physically suitable for the type and intensity of the proposed land use;
 4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
 5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare;
 6. The approval of the plot plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.
- H. *Imposition of Conditions of Approval.* In granting a permit, the Community Development Director or Planning Commission may impose such conditions as deemed necessary to ensure that the public health, safety and general welfare are protected and that the proposed use is not a detriment to the community. All conditions shall be binding upon the applicant, heirs, successors, or assignees.
- I. *Plot Plan Time Limits.* The grantee of a plot plan permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the plot plan permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued towards completion of the project.
 2. In the event that no building permit is required, a certificate of occupancy and/or business license has been issued for the use.

- J. *Plot Plan Lapse in Time.* A plot plan permit subject to lapse may be renewed up to one additional year, provided that the applicant files an application for renewal with the Planning Director prior to the expiration date, and subject to consideration in a public hearing.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.080 Zone changes.

In recognition of that fact that physical, economic, and other conditions in the City may change over time, provisions are hereby made to allow for amendments to the zoning map and Zoning Ordinance text in accordance with the procedures outlined in this Section. All such changes of zone or zoning ordinance text amendments shall be adopted in the manner in which other City ordinances are adopted.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate applications for a change of zone or zoning ordinance text amendment. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- B. *Zone Changes for Properties Under Multiple Ownership.* In the case of a change of zone application, if the property for which the change of zone is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated Zone Change.* The City Council may initiate an application to change the boundaries of any zone district or to amend the text of the zoning ordinance.
- D. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Chapter 17.02 (Sections 17.02.051 to 17.02.053).
- E. *Recommendation of Zone Change by Planning Commission.* The Planning Commission shall recommend to the City Council approval, approval with modifications, or denial of the proposed application. The Commission's recommendation shall be transmitted to the City Clerk for scheduling the matter for consideration by the City Council.
- F. *Denial of Zone Change by Planning Commission.* Upon receipt of a Planning Commission recommendation for denial of a change of zone, the City Clerk shall place the Commission's recommendation on the City Council agenda as a receive-and-file item. The Commission's decision shall be considered final and no further action by the Council will be required unless an appeal is filed in accordance with the provisions of this Zoning Ordinance (Section 17.02.060, Appeals), or unless the Council chooses to set the matter for hearing.
- G. *City Council Public Hearing.* Upon receipt of a Planning Commission resolution recommendation for approval of a change of zone or zoning ordinance amendment, or denial of a zoning ordinance text amendment, the City Clerk shall set the matter for hearing before the City. At the hearing, the City Council shall review the Commission's recommendation and receive evidence as to how or why the proposed change of zone or zoning ordinance text amendment is consistent with the objectives of this Zoning Ordinance, the City of Beaumont General Plan, and development policies of the City. The City Council shall act to approve or deny the application by resolution.
- H. *Referral of Matter Back to the Planning Commission.* If the Council proposes any substantial modification to the application not previously considered by the Planning Commission, the Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Commission to act within 40 days of receiving the Council's request shall provide the Council with authority to act without the Commission's recommendation.

- I. *Approval of Zone Change by City Council.* The City Council shall be required to make the following findings of fact before approving a change of zone or zoning ordinance text amendment:
 1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan; and
 2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties; and
 3. That the proposed change of zone or zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of this Zoning Ordinance.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.090 General plan amendments.

This Section is established pursuant to Section 65358 of the California Government Code, to allow for the amendment of the City of Beaumont General Plan.

- A. *Providing Proof of Vested Interest.* Applications to amend the General Plan text or maps may be initiated by any person who is able to demonstrate a legal vested interest in the proposed application. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply, prior to the acceptance of any application.
- B. *General Plan Amendments for Properties Under Multiple Ownership.* In the case of a proposed amendment to the General Plan land use policy map, if the property for which the amendment is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated General Plan Amendment.* The Community Development Director and/or City Council may initiate an application to amend the General Plan.
- D. *Planning Commission Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of Section 17.02.051. At the public hearing, the Planning Commission shall review the application and proposal and receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Title 17, the balance of the General Plan, and development policies of the City.
- E. *Planning Commission Action.* The Planning Commission shall act to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for public hearing before the City Council.
- F. *City Council Public Hearing.* Upon receipt of a Planning Commission resolution, the City Clerk shall set the matter for hearing before the City Council as provided for in Section 17.42 [17.02.050] (Public Hearings). At the hearing, the City Council shall review the Commission's recommendation and may receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Zoning Ordinance, the balance of the General Plan, and development policies of the City.
- G. *City Council Action.* The City Council shall act to approve or deny the application. A majority vote of the entire Council is required to amend the General Plan. The City Council's action to amend the General Plan shall be by formal resolution.

- H. *Referral of General Amendment to the Planning Commission.* If the City Council proposes any substantial modification to the application not previously considered by the Planning Commission, the City Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Planning Commission to act within 40 days of receiving the City Council's request shall provide the City Council with authority to act without the Planning Commission's recommendation.
- I. *Required Findings.* Prior to approving a General Plan amendment, the City Council shall make the following findings:
1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;
 2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan;
 3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations; and
 4. In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.100 Conditional use permits.

The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The conditional use permit is provided for this purpose. The Planning Commission is empowered to grant and deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permit.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a conditional use permit. The authorized agent of any person with a legal vested interest may also initiate an application. Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- B. *Scope of Application.* Applications for conditional use permits may be submitted only for those uses specified as allowable conditional uses in the applicable zone district. A conditional use permit is not a substitute for a change of zone or zoning ordinance text amendment.
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).
- D. *Review of Application by Community Development Director.* The Community Development Director or his designee, shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated or

maintained, particularly with respect to the findings prescribed in subsection G of this section (Required Findings).

- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a conditional use permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:
1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
 2. The proposed use would not impair the integrity and character of the zone in which it is to be located;
 3. The subject site is physically suitable for the type of land use being proposed;
 4. The proposed use is compatible with the land uses presently on the subject property;
 5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
 6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
 7. There would be adequate provisions for public access to serve the subject proposal;
 8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
 9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and
 10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.
 11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.
 12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.
13. Group or Community Care Facilities, regardless of size, shall only be required to comply with objective standards and findings for approval.
- H. *Imposition of Conditions of Approval.* The following provisions shall apply with respect to the imposition of conditions of approval:
1. In granting a conditional use permit, the Planning Commission may impose such conditions as it deems necessary to ensure that the public health, safety, and general welfare are protected and that the proposed operation is not a detriment to the community.
 2. All conditions shall be binding upon the applicant, heirs, successors, or assignees and shall restrict the construction, location, maintenance, and use of all land within the development.

3. A deed restriction may be recorded with the County Recorder of Riverside County, as approved by the City Attorney, regarding the conditions of this section and other requirements of the conditional use permit.
- I. *Conditional Use Permit, Attachment, Suspension, and Revocation.* A conditional use permit that is valid and in effect and granted pursuant to the provisions of this Title 17 shall be valid only on the property for which it was granted and shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a conditional use permit pursuant to provisions set forth in Section 17.02.61.
 - J. *Conditional Use Permit Time Limits.* The grantee of a conditional use permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the conditional use permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
 1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the conditional use permit was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the conditional use permit was approved; or
 3. In the event no building permit or occupancy is required, the site for which the conditional use permit was approved is occupied and used for the permitted purpose; or
 4. Prior to the date on which the conditional use permit will elapse, the grantee files an application to renew the permit pursuant to subsection K below.
 - K. *Conditional Use Permit Lapse in Time.* A conditional use permit subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date. A public hearing before the Planning Commission shall be required.
 - L. *Conditional Use Permit Renewal.* The Planning Commission may grant or deny an application for renewal of a conditional use permit. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the conditional use permit and surrounding properties.
 - M. *Lapsing in Conditional Use Permit.* If any conditional use permit fails to be actively exercised for a continuous 180-day period, the permit shall lapse and become void.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.110 Variances.

The variance procedure is provided pursuant to Section 65906 of the California Government Code to grant relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of this Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

- A. *Limitations in Variances.* Variances shall not be granted to authorize a use or activity on a property that is not otherwise expressly authorized by the provisions of this Zoning Ordinance governing that property. A variance is not a substitute for a zone change, zone text amendment, or conditional use permit. Financial hardship in and of it does not represent grounds on which to file a variance application to gain relief from zoning provisions.

- B. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a variance. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- C. *Notice of Public Hearing.* An application shall be filed pursuant to the provisions of Section 17.02.051.
- D. *Filing of Application.* In addition to the application filing requirements established in this Zoning Ordinance, the applicant shall file a statement of the precise nature of the variance requested and the practical difficulty or unnecessary physical hardship that would result from the strict or literal interpretation of this ordinance, together with any other data pertinent to the application and the making of requisite findings (Section 17.02.040).
- E. *Review of Application by Community Development Director.* The Community Development Director shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.
- F. *Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed variance and the conditions which make compliance with specific provisions of this ordinance difficult.
- G. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of Section 17.02.060 (Appeals and Revocations).
- H. *Findings of Approval.* In granting a variance, the Planning Commission must make all of the following findings:
1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance, or would deprive applicants of privileges granted to others in similar circumstances; and
 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone; and
 3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone; and
 4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
 5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.
- I. *Imposition of Conditions of Approval.* A variance that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.

- J. *Conditions of Approval will be Binding.* The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a variance pursuant to provisions set forth in Section 17.02.61.
- K. *Time Limits.* The grantee of a Variance shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the variance shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the variance was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the variance was approved; or
 3. In the event no building permit or occupancy is required, the site for which the variance was approved is occupied; or
 4. Prior to the date on which the variance will elapse, the grantee files an application to renew the permit pursuant to subsection L below.
- L. A variance subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- M. The Planning Commission may approve or deny an application for renewal of a variance. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the variance and surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.120 Modification of standards.

The modification of standards procedure is established to grant minor relief from development standards, under limited circumstances, when the granting of such relief will provide for better design and function of the structure, or addition to a structure, proposed.

- A. *Use of Modification of Standards.* An application for the purposes of this Section, a modification of standards application shall be filed whenever any one of the following deviations from the provisions of this Title 17 is proposed:
1. A decrease of not more than 20 percent of the minimum required setback area.
 2. An increase of not more than ten percent of the maximum permitted building height.
 3. Any deviation in the permitted maximum height or location of a fence or wall.
 4. An increase of not more than ten percent of the maximum permitted lot coverage.
 5. A decrease of not more than 20 percent of the minimum usable open space requirement.
 6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
 7. A decrease of not more than 20 percent of the minimum number of required parking spaces.
 - a. If a fractional number is obtained with this calculation, the number of parking spaces that may be reduced shall be rounded up to the next highest whole number, except that the parking requirement shall not be reduced to zero (e.g., if two to four parking spaces are required, a minor modification approval could reduce the requirement by one parking space).

8. Modifications in excess of those cited in subparagraph 1 through 7 above shall require a variance.
- B. *Modification of Standards, Initiation.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a modification of standards. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application. In addition to the application filing requirements, the applicant shall file a statement of the precise nature of the modification of standards requested and reasons for the request.
- C. *Community Development Director Investigation.* The Community Development Director or the designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The Community Development Director may request written statements from adjoining property owners who may be affected by the proposed application.
- D. *Community Development Director Action.* Based on the investigation undertaken pursuant to C above, the Director or designee shall act to approve, approve with conditions, or deny the modification of standards application. In granting a modification of standards, the Director or designee shall make findings of fact that establish the circumstances appropriate for the approval. Action on a modification of standards application shall be taken within ten days of the date the application is deemed complete.
- E. *Modification of Standards Findings.* An application shall not be granted unless all of the following findings can be made:
1. A modification is needed to allow property to be used in a more beneficial manner; and
 2. A modification would not be detrimental to public health, safety, or general welfare or to surrounding property owners or the community; and
 3. The granting the modification would not grant special privileges to the applicant not enjoyed by surrounding property owners; and
 4. There are physical circumstances due to the shape or condition of the property which would result in hardship under existing regulations; and
 5. The purpose of modification is not based exclusively on the financial advantage of the owner; and
 6. The alleged difficulties were not created by the owner; and
 7. The modification would not diminish property values in the area;
 8. The modification would not increase traffic or endanger public safety; and,
 9. The modification would not have detrimental effects on adjoining properties.
- F. *Modification of Standards, Attachment, Revocation, and Suspension.* A modification of standards that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a modification of standards pursuant to provisions set forth in Section 17.02.61.
- G. *Modification of Standards, Time Limits.* The grantee of a modification of standards shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the approval

shall lapse and shall become void. For the purposes of this section, such a right shall be established if either:

1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the modification of standards was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the modification of standards was approved; or
 3. In the event no building permit or occupancy is required, the site for which the modification of standard was approved is occupied; or
 4. Prior to the date on which the modification of standards will elapse, the grantee files an application to renew the permit pursuant to subsection 5 below.
 5. A modification of standards approval subject to lapse may be renewed for an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- H. *Approval or Denial of Application.* The Community Development Director may approve or deny an application for renewal of a modification of standards. As part of the action, the Director may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the modification of standards and surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.125 Certificates of appropriateness.

This purpose of this section is to provide various levels of historic protection and review and to preserve existing elements of historic resources in the City. The City's intent is to be lenient in its review of plans for structures which have little or no historic value, or of plans for new construction, unless such plans would impair the historic value of surrounding structures. The establishment of a certificate of appropriateness is intended to protect structures of historic significance including areas of architectural, cultural, historic, economic, political, and social importance from the adverse effects of any alteration, demolition, or removal.

- A. *Applicability.*
1. A certificate of appropriateness is required for the exterior alteration, demolition, removal, or relocation of any historic resource or potential historic resource. A historic resource includes:
 - a. A resource identified in a City-approved historic or cultural resources study;
 - b. A structure over 50 years old; and/or
 - c. A structure potentially eligible for registration on a local, state, or national register.
 2. The following activities do not require approval of a certificate of appropriateness:
 - a. Painting, routine maintenance, or minor repair, as determined by the Director to be consistent with existing colors and materials and not to have an adverse effect on the integrity of the historic resource. Such work includes:
 1. Alterations to the interior of the structure that do not have the possibility of adversely affecting the integrity of the historic resource;
 2. Repairing pavement or repaving flat concrete work that is not considered a character-defining feature of the historic resource;

3. Landscaping, unless the landscaping is considered a character-defining feature of the historic resource;
4. Construction, repair, demolition, or alterations to other structures on the property not determined to qualify as a historic resource;
5. Re-glazing windows;
6. Replacement of incompatible windows or doors with more historically appropriate windows or doors;
7. In-kind replacement of windows and doors on side and rear façades not readily visible from the public right-of-way;
8. Minor changes to front and street side fences;
9. Construction, repair, demolition, or alterations to side and rear yard fences;
10. Roofing work, if there is minimal change in roof structure and exterior appearance;
11. Foundation work, if there is minimal change in exterior appearance; and/or
12. Repair of exterior siding, if consistent in material, size, and orientation to existing or proven historic siding.

B. Review Procedure.

1. *Community Development Director review.* Minor modifications that do not involve new construction, additions to existing structures, or demolition of existing structures shall be subject to review and approval or denial by the Director.
 2. *Planning Commission review.* All other modifications that do not meet the criteria for Director review as specified above shall be subject to review and approval or denial by the Commission. The Commission shall conduct a public hearing on the request in compliance with Section 17.02.053 (Public hearing, procedures).
 3. *Notice.* Noticing for a certificate of appropriateness shall be provided in compliance with Section 17.02.051 (Public hearings, noticing); however, the notice for a certificate of appropriateness subject to Director review shall state the following:
 - a. The Director will decide whether to approve or deny the certificate of appropriateness on a date specified in the notice; and
 - b. A public hearing will be held by the Director only if requested in writing by any interested person before the specified date for the decision.
 4. *Community Development Director public hearing.* If a public hearing is requested in writing for a certificate of appropriateness application subject to Director review, the Director shall schedule the hearing which shall be noticed and conducted in compliance with Chapter 17.02.053 (Public hearing, procedures). If no public hearing is requested, the Director shall render a decision on the date specified in the public notice.
- C. Findings of Approval.** The review authority shall approve, with or without conditions, a certificate of appropriateness only after the following findings are made:
1. Either, (a) the proposed work will neither adversely affect the significant features or character of a historic resource, or (b) a statement of overriding considerations has been adopted by the review authority finding that the benefits of the proposed work outweigh the impact on historic resources; and

2. The proposed project is consistent with the General Plan and any applicable specific plan.
- D. *Unsafe or Dangerous Conditions.* None of the provisions of this section shall be construed to prevent any alteration or demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the Building Official or the Fire Chief and where the proposed measures have been declared necessary by such official to correct such conditions. Work shall be performed in compliance with the current adopted version of the Uniform Code for the Abatement of Dangerous Buildings. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed without compliance with this section.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.130 Enforcement.

This section outlines the procedures to ensure that the provisions of this Title are enforced.

- A. *Special Prosecutor Responsibilities.* The Special Prosecutor, upon the request of the City Council, shall institute any necessary legal proceedings to enforce this Zoning Ordinance (Title 17). The Special Prosecutor shall be authorized, in addition to any other remedy provided in this Zoning Ordinance to institute an action for an injunction to restrain or any other appropriate action or proceedings for enforcement.
- B. *Clarification of Ambiguity.* If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Zoning Ordinance, or if ambiguity exists with respect to matters of height, yard requirements, area requirements, or zone boundaries as set forth herein, it shall be the duty of the Community Development Director to ascertain all pertinent facts, and to set forth in writing the findings and the interpretations. The Director can refer the matter to the Planning Commission as a scheduled matter not requiring public hearing, and the findings and interpretations of the Planning Commission shall be set forth in the recorded minutes. Thereafter, such interpretations shall govern.
- C. *Enforcement and Penalty for Violation.* The Planning Commission, the Community Development Director, the City Attorney, the City Clerk, and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Zoning Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Zoning Ordinance shall be void.
- D. *Actions Deemed a Nuisance.* Any building or structure erected or maintained, or any use of property contrary to the provisions of this Zoning Ordinance shall be declared to be unlawful and a public nuisance, subject to abatement pursuant to the City of Beaumont Municipal Code.
- E. *Remedies.* All remedies concerning this Zoning Ordinance shall be cumulative and not exclusive. Conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, or improvements, and shall not prevent the enforced correction or removal thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.140 Reserved.

Chapter 17.03 ZONING MAP AND ZONE DISTRICTS

17.03.010 Purpose and authority.

The purpose of this Chapter 17.03 is to accomplish the following:

- To implement the Community Development Element of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.020 Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the corporate boundaries of the City of Beaumont:

Recreation/Conservation Zone (R-C Zone)
Residential, Rural Zone (R-R Zone)
Residential, Single Family Zone (R-SF Zone)
Residential, Traditional Neighborhood Zone (R-TN Zone)
Residential, Multiple-Family Zone (R-MF)
Urban Village Zone (UV Zone)
Commercial, Neighborhood Zone (C-N Zone)
Community Commercial Zone (C-C Zone)
Manufacturing Zone (M Zone)
Public Facilities Zone (P-F Zone)
Overlay Zones (O Zone)
Specific Plan (SP Zone)

Additional zone classifications that apply to Downtown Beaumont are provided in Chapter 17.19.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.030 Zoning map.

The location and boundaries of the various zones are delineated on the zoning map of the City of Beaumont. All property within the City, public and private, is assigned a specific Zone designation and its location and extent is

noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 - 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 - 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 - 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 - 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.040 Recreation/Conservation Zone (R-C Zone).

The Recreation/Conservation Zone is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Recreation/Conservation Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Recreation/Conservation Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Recreation/Conservation Zone, Development Standards.* The following standards shall apply to the Recreation/Conservation Zone (R-C Zone):
 - 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone.
 - 2. *Setbacks and Yards.* All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for structural development.
 - 3. *Building Height.* In the RC Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Recreation/Conservation Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Recreation/Conservation Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.

F. *Recreation/Conservation Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.050 Residential, Rural Zone (RR Zone).

The Residential, Rural Zone (R-R Zone) is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.

- A. *Residential, Rural Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Rural Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Rural Zone, Development Standards.* The following standards shall apply to the Residential, Rural Zone (R-R Zone):
 - 1. *Lot Area.* The lot sizes shall not be less than 40 acres.
 - 2. *Setbacks and Yards.*
 - a. Minimum yard requirements shall be 25 feet for the front yard, ten feet for the side yard, and 20 feet for the rear yard.
 - b. A minimum setback of 50 feet shall be provided along property lines adjoining the R-C Zone.
 - 3. *Building Height.* In the R-R Zone the maximum height of any building shall not exceed two stories or 26 feet, whichever is less.
- D. *Residential, Rural Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Rural Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Rural Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.060 Residential, Single-Family Zone (R-SF Zone).

The Residential, Single-Family Zone (R-SF Zone) is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.

- A. *Residential, Single-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Single-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Single-Family Zone, Development Standards.* The following standards shall apply to the Residential, Single-Family Zone (R-SF Zone):
 - 1. *Lot Area and Dimension.* The minimum lot area for lots within this zone is 7,000 square feet.

2. **Setbacks and Yards.** The following setback requirements are applicable to the Residential, Single-Family Zone (R-SF Zone):
 - a. **Front Yard Setbacks.** The minimum front yard setback is 20 feet for single level structures and 20 feet for two level structures. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. **Rear Yard Setbacks.** The minimum rear yard setback for single level structures is 20 feet except for those interior lots that border on an alley. A minimum rear yard setback of five feet is permitted for an accessory structure used for enclosed parking. The minimum rear yard setback for a two-level residential structures is 20 feet.
 - c. **Side Yard Setbacks.** Interior side yard setbacks shall not be less than five feet on each side except that on interior lots of 70 feet or greater in width, side yard setbacks shall be at least five feet in width on one side and ten feet in width on the other side. Two story residences shall have a ten-foot side yard setback regardless of parcel width. Corner lots shall have a street side yard of at least ten feet from each side yard property line.
 - d. **Setbacks for Accessory Structures.** Accessory structures, including second and guest units (as may be permitted by this Ordinance), detached garages, outbuildings, sheds, gazebos, and patios, shall comply with the front and side setback regulations applicable to the R-SF Zone. Such structures may be located in the rear yard areas subject to the following limitations:
 1. The height of any accessory structure shall not exceed the height of the principal residence on the site.
 2. Single-story accessory structures shall be located a minimum of ten feet from the principal residential structure; two-story accessory structures shall be located a minimum of 20 feet from the principal residential structure.
 3. A minimum rear setback of ten feet shall be maintained for any accessory structure.
 4. An accessory structure, or the total of all accessory Structures, shall in no event occupy more than 25 percent of the lot.
 - e. **Setbacks for Properties Adjoining the R-C Zone.** A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. **Building Height.** In the Residential, Single-Family Zone (R-SF Zone), the maximum height of any building shall not exceed 35 feet or two stories, whichever is less.

Table 17.03-1 Setback (Yard) Requirements for Residential, Single-Family Zone (RSF Zone)		
Yard	Single Level	Two-Level
Front Yard	20 ft.	20 ft.
Rear Yard	20 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side Yard ¹	5 ft. for interior lots <70 ft. in width 10 ft. on one side and 5 ft. on the other side for interior lots >70 ft. in width	10 ft.

	10 ft. for corner lots (street side yard)	
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¹ For commercial uses in the SFR Zone, a 25-foot side yard setback applies when adjacent to a residential use

- 4. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.

~~D. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per single family residence within a Single-Family Zone.~~

~~1. *Detached Accessory Dwelling Units.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the accessory unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory dwelling units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.~~

~~2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure or unless the attached accessory dwelling unit is created from an existing living space in a single family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory unit approval.~~

~~3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, shall consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. A junior accessory dwelling unit is not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (max two elements).~~

~~The owner must occupy either the main unit or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.~~

~~The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex. The entry to the junior accessory dwelling unit shall face the side or back yard area. A junior accessory dwelling unit shall have matching colors and~~

~~materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.~~

- ~~ED.~~ *Residential, Single-Family Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- ~~FE.~~ *Residential, Single-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- ~~GF.~~ *Residential, Single-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~HG.~~ *Pedestrian Access.* Development projects that include 20 or more residential units shall provide on-site pedestrian connections to public sidewalks and transit stops.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.065 Residential, Traditional Neighborhood (R-TN Zone).

The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.

- A. *Residential, Traditional Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Traditional Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Traditional Neighborhood Zone, Development Standards.* The following standards shall apply to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - 1. *Lot Area and Dimension.* Lot sizes for the Residential, Traditional Neighborhood Zone (R-TN Zone) shall not be less than 5,000 square feet with a minimum lot width of 50 feet and a minimum lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - a. *Front Yard Setbacks.*
 - 1. The minimum front yard setback is 15 feet.
 - 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - (a) Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - (b) The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - (c) A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.

c. *Side Yard Setbacks.*

1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.
2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in Section 17.03.065.C.2.a.2.

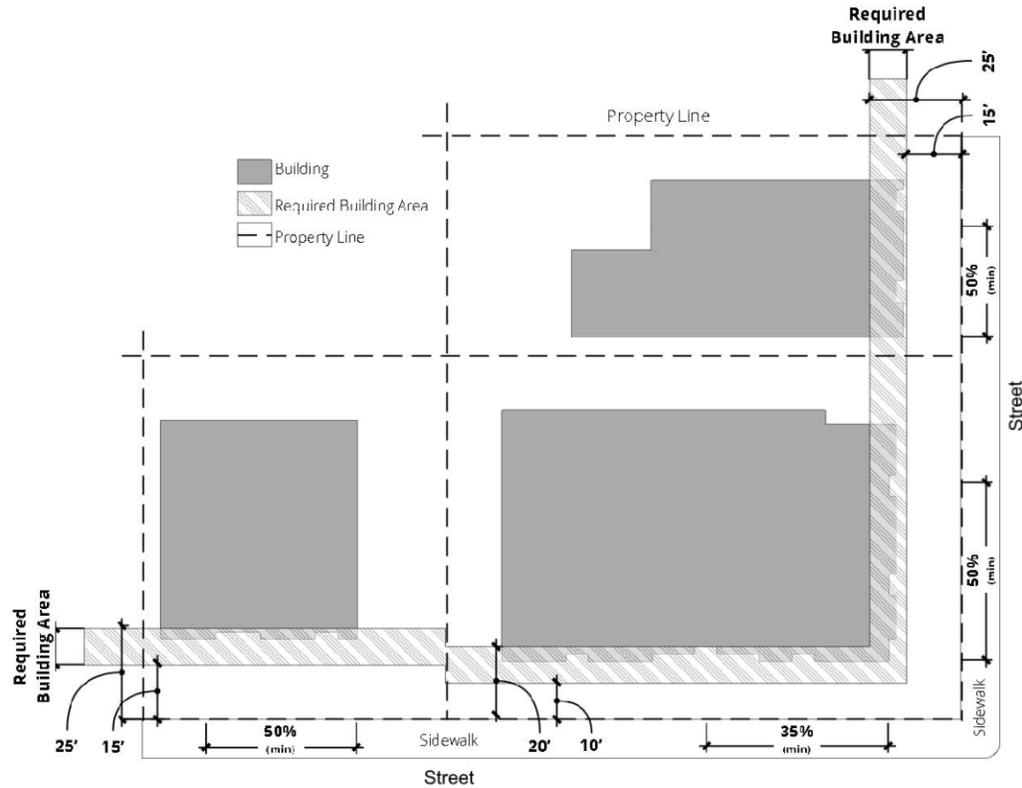
Table 17.03-2 Setback (Yard) Requirements for Residential, Traditional Neighborhood Zone (RTN Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 25 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

- d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.

3. *Building Placement Requirements.*

- a. Building façade(s) shall extend a minimum of 50 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 50 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
- b. In the area between the minimum and maximum street side yard setback, 35 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-TN Zone Exhibit

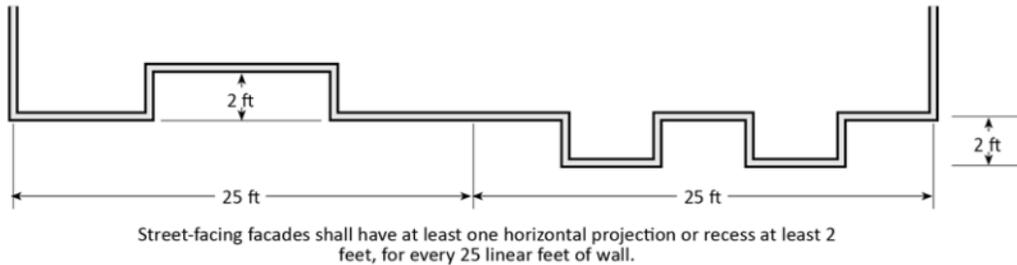


4. **Density.** The maximum density shall be twelve units per acre with an average of six units per acre, applied across the property.
 - a. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit.
 - b. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Need Allocation.
5. **Usable Yard Area (Open Space) Requirements.** The following minimum useable open space standards are applicable to development within the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space, and common usable open space at an equivalent of 200 square feet per unit
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
6. **Building Height.** In the Residential, Traditional Neighborhood Zone (R-TN Zone), the maximum height of any building shall not exceed 35 feet.

7. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.
- D. *Residential, Traditional Neighborhood Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. Parking located within the front setback is in the driveway of a single-family home or a duplex; or
 - c. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - d. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Traditional Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Traditional Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.~~
- ~~H.G. *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.~~
- ~~H.H. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H.I. *Supplemental Multiple Family Development Standards.* The following standards apply to multiple family developments, including attached single unit developments.~~
1. *Building Entrances.*
 - a. All dwelling units located along streets shall have the primary entrance facing the street. Exceptions to this requirement may be approved where the site is located on a major arterial carrying high traffic volumes.
 - b. Dwelling units located in the interior of a multiple family development shall be designed so that the primary entryway is visible from a pedestrian pathway that is connected to a street.
 - c. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of 30 square feet. Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.
 2. *Building Façades.*
 - a. At least 75 percent of the façade of each building adjacent to a street shall be occupied by habitable space with windows.
 - b. Each building façade adjacent to a street shall have at least one pedestrian entry into the structure.

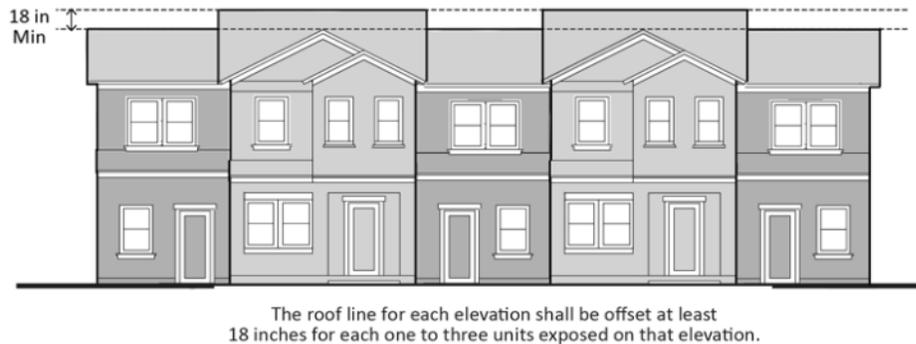
- c. All street-facing façades shall have at least one horizontal projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

Façade Articulation, Multiple Family Development Requirements Exhibit



3. **Building Roofs.** The roof line at each elevation shall demonstrate an offset of at least 24 inches for each one to three units exposed on that elevation, but in no case shall a roof line be more than 50 feet without a minimum 18-inch offset.

Roof Line, Multiple Family Development Requirements Exhibit



4. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided consistent with the following standards.
- Internal connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - To circulation network.** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - To neighbors.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

- d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
- e. *Pedestrian walkway design.*
 - 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 - 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
- 5. *Private Storage Space.* Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.070 Residential, Multiple-Family Zone (R-MF Zone).

The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

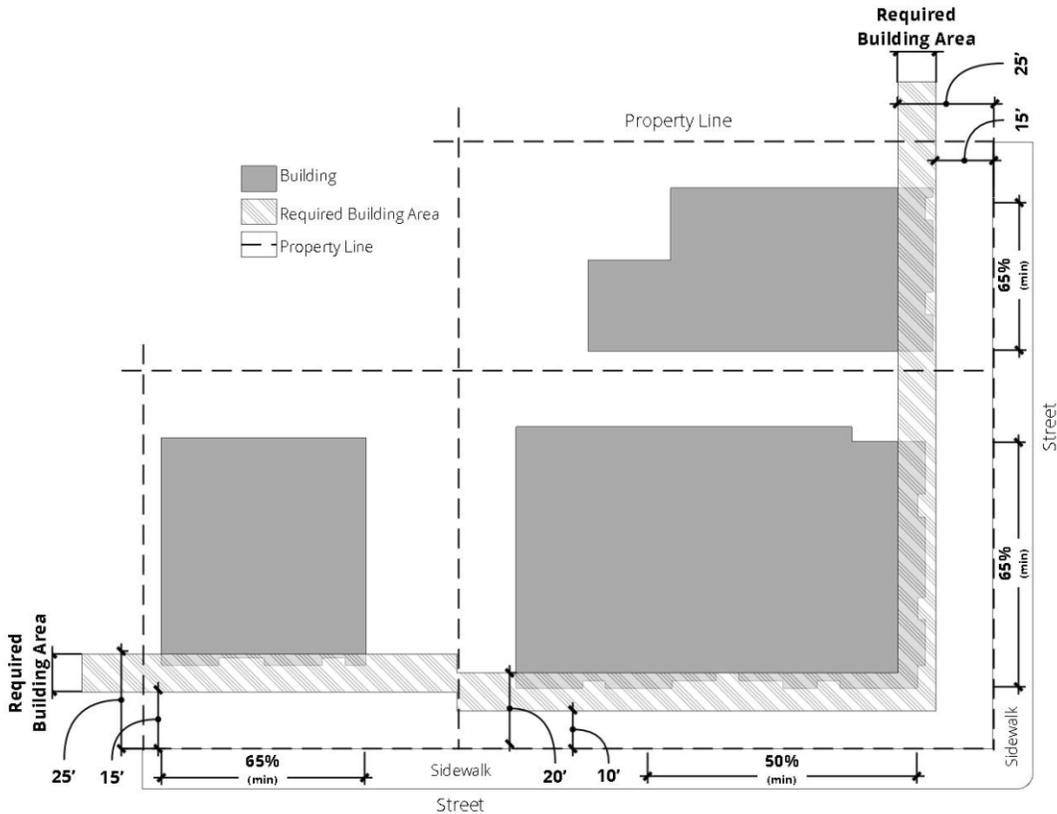
- A. *Residential, Multiple-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Multiple-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Multiple-Family Zone, Development Standards.* The following standards shall apply to the Residential, Multiple-Family Zone (R-MF Zone):
 - 1. *Lot Area and Dimensions.* Lot sizes for the Residential, Multiple-Family Zone (R-MF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with Section 17.11.030.D (Small Lot Development).
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Multiple-Family Zone (R-MF Zone):
 - a. *Front Yard Setbacks.*
 - 1. The minimum front yard setback is 20 feet.
 - 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - (a) Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);

- (b) The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - (c) A larger area is required to preserve existing mature trees or natural features.
- b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.
- c. *Side Yard Setbacks.*
- 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.
 - 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.03.070.C.2.a.2.

Table 17.03-2.5 Setback (Yard) Requirements for Residential, Multiple-Family Zone (RMF Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 20 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

- d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Building Placement Requirements.*
- a. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
 - b. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-MF Zone Exhibit



4. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 30 units per acre.
5. *Lot Area Requirements.* The area occupied by all structures shall not exceed 70 percent of the lot area.
6. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Residential, Multiple-Family Zone (R-MF Zone):
 - a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
7. *Building Height.* In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed 35 feet.
8. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.

- D. *Residential, Multiple-Family Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Multiple-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Multiple-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per lot with a single family residence within the Multiple-Family Zone.~~
- ~~1. *Detached Accessory Dwelling Unit.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the detached accessory dwelling unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.~~
 - ~~2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure unless the unit is created from an existing living space in a single family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory dwelling unit approval.~~
 - ~~3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. Junior accessory dwelling units are not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and a cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (maximum of two elements).~~

The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex, for example. The entry to the junior accessory dwelling unit shall face the side or back yard area. Junior accessory units shall have matching

~~colors and materials as the main unit. Main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.~~

- ~~H.G.~~ *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.
- ~~H.H.~~ *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- ~~H.I.~~ *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065 apply to multiple family developments, including attached single unit developments, in the R-MF Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.075 Urban Village Zone (UV Zone).

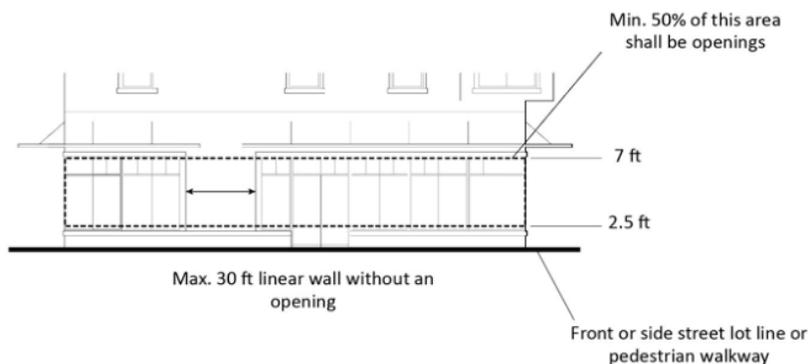
The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.

- A. *Urban Village Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Urban Village Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Urban Village Zone, Development Standards.* The following standards shall apply to the Urban Village Zone (UV Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Urban Village Zone (UV Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Urban Village Zone (UV Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot setback for residential development.
 - b. *Rear Yard Setbacks.* 10-foot rear yard setback is required.
 - c. *Side Yard Setbacks.* No side yard setback is required.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from State Route 60 and Interstate 10.
 - e. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 24 units per acre; however, no more than 21 acres within the UV Zone shall be developed at a density below 20 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 1.0. The floor area ratio standard applies to non-residential uses only.

5. *Building Height.* In the Urban Village Zone (UV Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Urban Village Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Urban Village Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Urban Village Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.~~
- ~~H.G.~~ *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:
1. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 2. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.
- ~~H.~~ *Culs-de-Sac and Dead-End Streets.* Culs-de-sac and dead-end streets are not allowed unless the Director makes the following findings:
1. Unique physical circumstances exist that prevent a connected a connected street system; and
 2. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
- ~~H.~~ *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- ~~K.J.~~ *Supplemental Standards.*
1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and
 - b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions.* The following are exempt from this requirement:
 1. Residential uses; and
 2. Multi-level garages.

- c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*

1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.
- L. *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065 apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the UV Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.080 Commercial, Neighborhood Zone (C-N Zone).

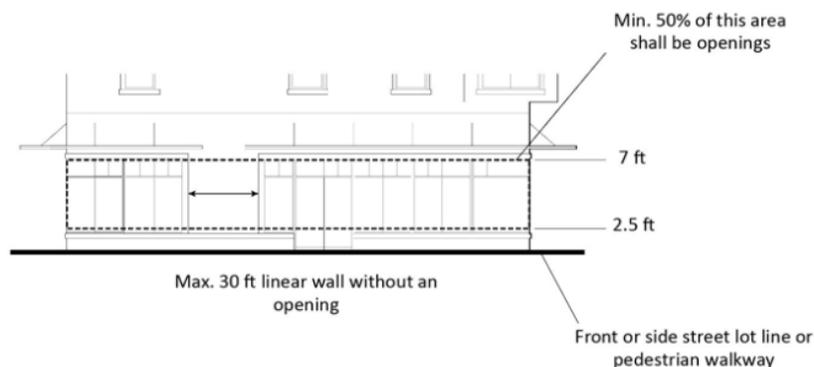
The Commercial, Neighborhood Zone (C-N Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- A. *Commercial, Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Commercial, Neighborhood Zone, Development Standards.* The following standards shall apply to the Commercial, Neighborhood Zone (C-N Zone):

1. *Lot Area and Dimension.* Lots sizes for the Commercial, Neighborhood Zone (C-N Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, Neighborhood Zone (C-N Zone)
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. A minimum of 50 feet should be provided if the parking is provided in the front of the business.
 - b. *Rear Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 1.0.
 4. *Building Height.* In the Commercial, Neighborhood Zone (C-N Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Commercial, Neighborhood Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Commercial, Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Commercial, Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.*
1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.

- c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*

1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.090 Community Commercial Zone (C-C Zone).

The Community Commercial Zone is intended to preserve, and where applicable promote, commercial shopping centers. This Zone specifically applies to those parcels that may contain more than one business or those properties with large format retailers (e.g., where the floor area of the business exceeds 50,000 square feet).

- A. *Community Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Community Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Community Commercial Zone, Development Standards.* The following standards shall apply to the Community Commercial Zone (C-C Zone):
 1. *Lot Area and Dimension.* Lots sizes for the Community Commercial Zone (C-C Zone) shall not be less than 10,000 square feet with an average lot depth of 100 feet and a minimum average lot depth of 100 feet.

2. *Setbacks and Yards.* The following setback requirements are applicable to the Community Commercial Zone (C-C Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum floor area ratio is 0.75.
4. *Building Height.* In the Community Commercial Zone (C-C Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Community Commercial Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Community Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Community Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.* Additional standards listed in Section 17.03.080.G apply to developments in the C-C Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.100 Manufacturing Zone (M Zone).

The Manufacturing Zone is intended to maintain the existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.

- A. *Manufacturing Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Manufacturing Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Manufacturing Zone, Development Standards.* The following standards shall apply to the Manufacturing Zone (M Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Manufacturing Zone (M Zone):

- a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Floor Area Ratio.* The maximum floor area ratio is 0.75.
 4. *Building Height.* In the Manufacturing Zone, the maximum height of any primary building shall not exceed 50 feet.
- D. *Manufacturing Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
 - E. *Manufacturing Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
 - F. *Manufacturing Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.110 Public Facilities Zone (PF Zone).

The Public Facilities Zone includes a range of public uses and activities that serve the public good and welfare. These include, but are not limited to, schools, civic buildings, fire stations, and is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Public Facilities Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Public Facilities Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Public Facilities Zone, Development Standards.* The following standards shall apply to the Public Facilities Zone (P-F Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.*
 - a. All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for development.
 - b. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.

- 3. *Floor Area Ratio.* The maximum floor area ratio is 1.0.
- 4. *Building Height.* In the PF Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Public Facilities Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Public Facilities Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Public Facilities Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.120 Permitted uses for Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.03.040 through 17.03.110) are listed in Table 17.03-3.

Table 17.03-3 Permitted Land Uses For Base Zone Districts¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Administrative Professional Services										
Administrative/Professional Offices	N	N	N	P	N	N	P	P	P	P
Advertising Agencies	N	P	N	N	N	N	P	P	C	P
Architectural/Engineering/Design Services	N	P	N	N	N	N	P	P	P	P
Attorney/Legal Services	N	P	N	N	N	N	P	P	C	P
Business Management Services	N	P	N	N	N	N	P	P	C	P
Government Offices	P	P	P	P	P	P	P	P	P	P
Travel Agencies	N	P	N	N	N	N	P	P	C	P
Agricultural Uses										
Animal Keeping (Commercial Use)	N	N	P	C	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	C	N	N	N	C	N
Apiaries	N	N	P	C	C	N	N	N	N	N
Aviaries	N	N	P	N	N	N	N	N	C	N
Catteries	N	N	P	C	C	N	C	C	C	C
Commercial Growing Establishments	N	N	P	N	N	N	N	N	C	N
Community Gardens	N	N	P	P	P	P	P	P	N	P
Dairies	N	N	P	N	N	N	N	N	N	N
<u>Employee/Farmworker Housing (No More Than 36 Beds)</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
Kennels (all Classes)	N	N	P	C	C	N	C	C	C	C
Produce Stands	N	N	P	N	N	N	N	N	P	N
Stables	N	N	P	N	N	N	N	N	N	N

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(Supp. No. 6, Update 2)

Alcohol Service and Sales										
Bars or Cocktail Lounges ²	C	N	N	N	N	N	C	C	C ⁷	C
Liquor Stores ^{2, 4}	N	N	N	N	N	N	C	C	N	C
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	N	C	C	C	C
Automotive Services										
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	N	N	N	N	N	N	C	P	C	C
Automobile Parking or Storage Facilities	N	N	N	N	N	N	C	P	P	C
Automobile Rental Agencies	N	N	N	N	N	N	P	P	P	C
Automobile Repair Facilities	N	N	N	N	N	N	C	P	P	N
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	N	C	N
Body and Paint Shops	N	N	N	N	N	N	C	C	C	N
Car Wash	N	N	N	N	N	N	C	C	C	C
Gas/Service Stations	N	N	N	N	N	N	C	C	C	C
Limousine Services	N	N	N	N	N	N	P	P	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.									
Tire Repair	N	N	N	N	N	N	N	P	P	N
Tire Store	N	N	N	N	N	N	N	P	P	N
Towing Services with Indoor Vehicle Service	N	N	N	N	N	N	C	C	C	N
Towing Services with Outdoor Vehicle Storage	N	N	N	N	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	N	N	C	C	P	N
Communications Facilities										
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P	P	P
Radio and Television Broadcasting Studios	N	N	N	N	N	N	N	P	P	P
Recording and Sound Studios	N	N	N	N	N	N	N	P	P	P
Satellite Dishes (Non-Private)	N	N	N	N	N	N	P	P	P	P
Satellite Dishes (Private Use)	N	N	P	P	P	P	N	N	C	P
Wireless Telecommunication Facility—Stealth	C	N	N	N	N	N	C	C	C	C
Daycare Facilities										
Commercial Day Care Facilities	N	N	N	C ⁵	C ⁵	N	P	P	C	C
Educational Establishments										

Elementary, Junior, and High Schools/Private & Charter	N	P	C	C	C	C	C	C	C	C
Elementary, Junior, and High Schools/Public	N	P	P	P	P	P	C	C	C	C
College or University	N	P	C	C	C	C	C	C	C	C
Tutoring & Testing	N	P	A	A	A	A	C	C	C	C
Vocational and Trade Schools	N	P	C	C	C	C	C	C	C	C
Food and Beverage Sales										
Bakeries	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Catering Establishments	N	N	N	N	N	N	P	P	P	P
Convenience Markets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Grocery Stores/Supermarkets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Grocery Store, Alcohol Sales	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
General Merchandise and Trade										
Antique Sales	N	N	N	N	N	N	P	P	A	P
Appliance Sales	N	N	N	N	N	N	P	P	C	P
Art Galleries and Supplies	N	N	N	N	N	N	P	P	N	P
Beauty Supplies	N	N	N	N	N	N	P	P	N	P
Books and Magazines	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Building Materials	N	N	N	N	N	N	N	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	N	N	N	C	P	N
Camera and Photographic Supplies	N	N	N	N	N	N	P	P	N	P
Candy Stores	N	N	N	N	N	N	P	P	N	P
Cigar/Cigarette Shops ²	N	N	N	N	N	N	C	C	N	C
Clothing Stores	N	N	N	N	N	N	P	P	N	P
Department Stores	N	N	N	N	N	N	P	P	N	P
Discount Stores	N	N	N	N	N	N	P	P	N	P
Electronic Equipment Sales	N	N	N	N	N	N	P	P	C	P
Equipment Sales and Rentals	N	N	N	N	N	N	C	C	P	N
Florists	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Freight Forwarding Services	N	N	N	N	N	N	P	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	N	P	P	N	P
Garden Supply	N	N	N	N	N	N	P	P	N	P
Gifts, Crafts, and Novelties	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Guns and Ammunition	N	N	N	N	N	N	N	C	C	P
Hardware Stores	N	N	N	N	N	N	P	P	N	P
Hobby, Toy and Game Stores	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Indoor Swap Meets	N	N	N	N	N	N	N	C	C	N

Jewelry Sales and Repair	N	N	N	N	N	N	P	P	N	P
Leather Goods	N	N	N	N	N	N	P	P	N	P
Luggage Sales	N	N	N	N	N	N	P	P	N	P
Office Equipment, Furniture, and Supplies	N	N	N	N	N	N	P	P	P	P
Pet Sales and Supplies	N	N	N	N	N	N	P	P	P	P
Records, Tapes, and Videos	N	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	N	P
Retail, Other Specialty	N	N	N	N	N	N	P	P	N	P
Sporting Goods and Equipment	N	N	N	N	N	N	P	P	P	P
Surplus Stores	N	N	N	N	N	N	P	P	C	N
Thrift and Second-Hand Stores	N	N	N	N	N	N	C	C	N	N
Variety Stores	N	N	N	N	N	N	P	P	N	C
Wholesale Establishments	N	N	N	N	N	N	P	P	C	P
Lodging										
Bed and Breakfast Facilities	C	N	C	C	C	C	P	P	N	P
Emergency Shelters	N	N	N	N	N	N		P		N
Hotels and Motels	C	N	N	N	N	N	P	P	C	P
<u>Low Barrier Navigation Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Residence Inns	C	N	N	N	N	N	P	P	N	P
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	N	C	C	N	N
<u>Supportive Housing</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>P</u>
Trailer Parks and Campsites	C	N	N	N	N	C	N	N	N	N
Transitional Housing	N	N	N <u>P</u>	N <u>P</u>	C <u>P</u>	C <u>P</u>	C	C	N	N <u>P</u>
Manufacturing and Industrial										
Apparel/Textile Products	N	N	N	N	N	N	N	N	P	N
Assembly Plants	N	N	N	N	N	N	N	N	P	N
Bottling Plants	N	N	N	N	N	N	N	N	P	N
Bulk Postal Service Facilities	N	N	N	N	N	N	N	N	P	N
Chemicals	N	N	N	N	N	N	N	N	P	N
Contract Construction Services	N	N	N	N	N	N	N	N	P	N
Contractor or Building Materials Storage	N	N	N	N	N	N	N	N	P	N
Data Services	N	N	N	N	N	N	N	N	P	N
Exterminating Services	N	N	N	N	N	N	C	C	P	N
Feed and Fuel Yards	N	N	N	N	N	N	N	N	P	N
Food and Kindred Products	N	N	N	N	N	N	N	N	P	N
Furniture	N	N	N	N	N	N	N	N	P	N
Lumber/Wood Products	N	N	N	N	N	N	N	N	P	N

Mini-Storage, Mini-Warehouse, Self-Storage or Public-Storage	N	N	N	N	N	N	N	N	P	N
Metal Salvage Yards	N	N	N	N	N	N	N	N	P	N
Paper Products	N	N	N	N	N	N	N	N	P	N
Petroleum-Related Materials	N	N	N	N	N	N	N	N	C	N
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	N	C	N
Printing/Publishing	N	N	N	N	N	N	N	N	P	N
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	N	P	N
Research Services and Laboratories	N	N	N	N	N	N	N	N	P	N
Retail Sales of Products Manufactured or Stored On-Site	N	N	N	N	N	N	N	N	P	N
Sandblasting and Beadblasting	N	N	N	N	N	N	C, A	C, A	C	N
Taxidermy	N	N	N	N	N	N	N	N	C	N
Medical/Health Care										
Ambulance Services	N	N	N	N	N	N	P	P	P	N
Animal Hospitals/Veterinaries	N	N	N	N	N	N	P	P	P	P
Clinics	N	N	N	N	N	N	P	P	C	P
Convalescent Homes	N	N	C	C	C	C	P	P	N	C
Chemical Dependency Clinics	N	N	N	N	N	C	C	N	N	C
Hospitals	N	N	N	N	N	N	P	P	N	C
Medical/Dental Offices	N	N	N	N	N	N	P	P	N	P
Pharmacies	N	N	N	N	N	N	P	P	N	P
Pharmacies, with drive-through	N	N	N	N	N	N	C	C	N	P
Personal Services										
Banking, Credit Unions, Financial Services	N	N	N	N	N	N	P	P	N	P
Barbers and Beauty Parlors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Cemeteries	N	C	C	C	C	C	C	C	C	N
Check Cashing Services	N	N	N	N	N	N	P	P	N	N
Commercial Pet Grooming Services	N	N	N	N	N	N	P	P	C	P
Dry Cleaners	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Funeral Parlors, Mortuaries	N	N	N	N	N	N	C	C	C	C
Laundries, Laundromats	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Locksmith and Key Shops	N	N	N	N	N	N	P	P	P	P
Pawnbrokers	N	N	N	N	N	N	C	C	N	N
Massage Establishment	N	N	N	N	N	N	C	C	N	C

Photocopying and Photo Developing Services	N	N	N	N	N	N	P	P	P	P
Photography Studios	N	N	N	N	N	N	P	P	N	P
Shoe Repair Shops	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tailors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tattoo/Body Piercing Services	N	N	N	N	N	N	C	C	N	C
Public and Quasi-Public Uses										
Community Recreation Centers	P	P	P	P	P	P	N	N	N	P
Cultural Facilities		P	P	P	P	P	N	N	N	P
Libraries	P	P	P	P	P	P	C	C	N	P
Museums	P	P	P	P	P	P	C	C	N	P
Parks	P	P	P	P	P	P	P	P	N	P
Public Safety Facilities	N	P	P	P	P	P	P	P	P	P
Senior Citizen Activity Centers	N	P	P	P	P	P	P	P	N	P
Recreation and Entertainment										
Adult-Oriented Businesses	N	N	N	N	N	N	N	N	C	N
Amusement Parks	N	N	C	N	N	N	C	C	C	C
Athletic Fields	N	P	P	P	P	P	N	N	N	P
Batting Cages	N	N	N	N	N	N	C	C	C	P
Billiard and Pool Halls	N	N	N	N	N	N	C	C	N	C
Bowling Alleys	N	N	N	N	N	N	P	P	N	P
Commercial Athletic Facility	N	N	N	N	N	N	C	C	C	C
Dance Studios	N	N	N	N	N	N	P	P	N	P
Golf Driving Ranges	C	N	N	N	N	N	N	C	C	C
Health Clubs and Gymnasiums	N	N	N	N	N	N	C	C	C	C
Miniature Golf Courses	N	N	C	N	N	N	C	C	N	P
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	N	C	C	N
Public Auditorium/Auditoriums	N	P	N	N	N	N	P	P	N	P
Shooting Range (Indoor)	N	N	N	N	N	N	N	N	C	N
Skating Rinks	N	N	N	N	N	N	N	C	C	P
Video Arcades	N	N	N	N	N	N	C	C	N	C
Recycling										
Collection Facilities	N	N	N	N	N	N	C	C	C	N
Processing Facilities	N	N	N	N	N	N	C	C	C	N
Religious Institutions										
Churches	N	C	C	C	C	C	P	P	C	P
Monasteries, Convents, or Similar Religious Use	N	C	C	C	C	C	P	P	C	P

Repair Services											
Electrical and Household Appliances Repair	N	N	N	N	N	N	N	P	P	P	N
Furniture Refinishing	N	N	N	N	N	N	N	P	P	P	N
Furniture Reupholstering	N	N	N	N	N	N	N	C	C	P	N
Lawnmower Repair/Sales Shops	N	N	N	N	N	N	N	P	P	P	N
Machine Shops	N	N	N	N	N	N	N	C	C	P	N
Welding Shops	N	N	N	N	N	N	N	C, A	C, A	P	N
Residential Uses											
Accessory Guest Houses	N	N	P	P	P	P	P	N	N	N	P
Accessory Dwelling Units	See Chapter 17.15. N P P P P N N P										
Boarding or Rooming Houses	N	N	C	C	C	C	C	N	N	N	P
Caretaker's Unit	N	N	P	N	P	P	P	P*	N	C	P
Congregate Care Facilities	N	N	N	N	C	C	C	C	C	N	P
Day Care Centers, Small Family—1 to 8 Children	N	N	P	P	P	P	P	N	N	N	P
Day Care Centers, Large Family—7 to 14 Children	N	N	P	P	P	P	P	C	N	N	P
Duplexes	N	N	N	N	P	P	P	N	N	N	P
Group or Community Care Facilities—6 or fewer persons)	N	N	P	P	P	P	P	N	N	N	P
Group or Community Care Facilities—7 or more persons)	N	N	C	C	C	C	C	N	N	N	C <u>P</u>
Home Occupation Businesses	N	N	P	P	P	P	P	N	N	N	P
Mobile Home Parks	N	N	N	N	C	C	C	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	N	N	P	P	P	P	P	N	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	P	P	P*	N	N	P
Planned Residential Developments	N	N	P	P	P	P	P	N	N	N	P

<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Senior Housing Developments	N	N	P	P	P	P	C	N	N	P
Single-Family Dwellings	N	N	P	P	P	P	N	N	N	P
Restaurant										
Delicatessens	N	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	P	P
Fast-Food Restaurants—Without Drive-Thru ^{2, 3}	N	N	N	N	N	N	P	P	P	P
Fast-Food Restaurants—With Drive-Thru ^{2, 3}	N	N	N	N	N	N	C	C	N	P
Sit-Down Restaurants	C	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	C	P
Sit Down Restaurant with live Entertainment	C	N	N	N	N	N	C	C	N	C
Restaurant, serving alcohol	C	N	N	N	N	N	C	C	N	C
Service Organizations										
Philanthropic and Charitable Institutions	N	N	N	N	N	N	P	P	C	P
Service Organizations	N	N	N	N	N	N	P	P	C	P
Temporary Uses										
Street/Craft Fairs and Farmers' Markets—Ongoing	N	N	N	N	N	N	C	C	N	C
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	N	N	C	P	P	P	P
Outdoor Displays	N	N	N	C ⁵	C ⁶	C ^{5, 6}	C	C	C	C
Parking Lot Sales	N	C	N	N	N	N	P	P	P	P
Amusement Enterprises	N	C	N	N	N	N	C	C	C	C
Transportation Facilities										
Bus Passenger Terminals	N	N	N	N	N	N	C	C	C	P
Charter Bus Companies	N	N	N	N	N	N	C	C	C	P
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	N	C	C	C	N
Truck Stops and Terminals, Truck Yard	N	N	N	N	N	N	C	C	C	N
Utilities										
Energy Storage Facility	N	N	N	N	N	N	N	N	P	N
Public Utility/Service Structures	N	P	N	N	N	N	N	N	P	N
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	N	P	N
Utility Company Offices	N	N	N	N	N	N	P	P	P	N

Water Storage, Distribution, and Collection Facilities	N	P	N	N	N	N	N	N	N	N
Wind Energy Conversion Systems	See Section 17.11.140									

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

*Only allowed for properties on Sixth Street

¹ See Section 17.02.070 to determine if a plot plan is required.

² These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

³ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

⁴ New liquor stores shall not be located within 1,000 feet of another liquor store.

⁵ Only allowed for properties on Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th Street, Beaumont Avenue, Pennsylvania Avenue, and Highland Springs Avenue.

⁶ Only allowed for properties on streets designated as Arterial Roadways or Connector Streets.

⁷ Bars and cocktail lounges are only allowed as a conditionally permitted accessory use in the M Zone, and if the primary business is an alcohol production facility, such as a brewery, winery, or spirits manufacturer.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1137 , § 4(Exh. A), 8-3-2021; Ord. No. 1141 , § 4(Exh. A), 10-5-2021; Ord. No. 1142 , § 4(Exh. A), 10-19-2021)

17.03.130 Overlay Zone (O Zone).

The Overlay Zone refers to specific areas of the City where special development standards are applicable. This section sets forth additional standards for defined areas (i.e., overlay zones) that are applied in addition to standards provided in the base zones. The overlay zone standards are intended to ensure that proposed uses and development result in a desirable character consistent with the General Plan.

A. *Conflicting Requirements.* If there is a conflict between any of the permitted uses or development standards in a base zone or elsewhere in this Zoning Code and an overlay zone, the overlay zone shall control.

B. *Overlay Zones.* The following overlay zones are established:

- 1. Transit Oriented District Overlay.
- 2. ~~Reserved~~Higher Density Overlay.
- 3. ~~Housing Sites~~ Overlay.

C. *Transit Oriented District Overlay.* The Transit Oriented District (TOD) Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be

conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.

1. *Transit Oriented District Overlay, Permitted Uses.* The uses permitted under this Overlay are identified in Table 17.03-4.
2. *Transit Oriented District Overlay, Conditional Uses.* The uses conditionally permitted under this Overlay are identified in Table 17.03-4. Such uses require the approval of a conditional use permit.
3. *Transit Oriented District Overlay, Development Standards.* The following standards shall apply to the Transit Oriented District (TOD) Overlay:
 - a. *Front Yard Setbacks.* No front yard setback is required.
 - b. *Density.* The minimum density shall be 18 units per acre, and the maximum density shall be 30 units per acre.
 - c. *Floor Area Ratio.* The maximum permitted floor area ratio is 1.0. This standard applies to non-residential uses only.
4. *Transit Oriented District Overlay, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Overlay (e.g., no front yard setback).
5. *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:
 - a. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 - b. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.
6. *Culs-de-Sac and Dead-End Streets.* Culs-de-sac and dead-end streets are not allowed unless the Director makes the following findings:
 - a. Unique physical circumstances exist that prevent a connected a connected street system; and
 - b. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
7. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- [8.] *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065.4 apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the TOD Overlay.

D. *Higher Density Overlay.* The Higher Density Overlay applies to properties subject to rezoning as identified in the City's Housing Element and mapped on the City's Zoning Map.

1. *Higher Density Overlay, Density.* The minimum density shall be 20 units per acre, and the maximum density shall be 30 units per acre.
2. *Higher Density Overlay, Use Standards.* The following use standards shall apply within the Higher Density Overlay:

- a. Owner-occupied and rental multi-family uses are allowed as permitted uses (by right) regardless of the affordability level of the units.
- b. 100 percent residential use is allowed.
- c. A minimum of 50 percent of the floor area in mixed-use projects must be occupied by residential use.

E. *Housing Sites Overlay*. The Housing Sites Overlay applies to properties identified in the City's Housing Element as housing sites in zones where no minimum density applies. This Overlay establishes a minimum required residential density of 11 units per acre.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.140 Specific Plan Zone (SP Zone).

The Specific Plan zoning designation applies to those areas of the City that have an adopted Specific Plan as well as those areas where a Specific Plan will be required at which time a development concept is proposed. Those Specific Plans that were adopted prior to the adoption of this Zoning Ordinance or the currently adopted General Plan have been incorporated herein by reference. Any future Specific Plan or Specific Plan Amendment must be consistent with the adopted General Plan.

Specific plans and amendments thereto, shall be adopted in accordance with the provisions of this Title and of Section 65450 et seq. of the Government Code, as now written or hereafter amended. All uses established pursuant to an applicable specific plan shall be subject to all of the conditions and restrictions set forth in the specific plan, regardless of the requirement of the underlying zone, including, but not limited to, density and intensity of use, setbacks, heights, area and open space.

- A. *Request for Specific Plan*. The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan of land use or an amendment to an adopted specific plan for the real property. The right to request consideration of a specific plan does not imply that the plan will be approved. Whenever any State law, the City General Plan, or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this Section.
- B. *Environmental Review*. A proposal to adopt or amend a specific plan shall not be considered at a public hearing until all procedures required by the City of Beaumont Rules Implementing the California Environmental Quality Act to hear a matter has been completed.
- C. *Applications for Specific Plans*. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, and shall be accompanied by a filing fee as set forth in the Fee Ordinance. The application shall supply all required information, which may include part or all of the following depending on the nature of the Plan and shall be in the form of a text and accompanying maps, plans, and exhibits.
- D. *Content of Specific Plans*. The scope and content of a Specific Plan prepared for the City shall comply with State of California Planning Zoning and Development laws governing their preparation.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.150 Permitted uses for Overlay Zone Districts.

The permitted uses for Transit Oriented District Overlay Zones are listed in Table 17.03-4.

Table 17.03-4	
Permitted Land Uses For Overlay Zone Districts¹	
Transit Oriented District Overlay	
Administrative Professional Services	
Administrative/Professional Offices	P
Advertising Agencies	P
Architectural/Engineering/Design Services	P
Attorney/Legal Services	P
Business Management Services	P
Government Offices	P
Travel Agencies	P
Agricultural Uses	
Animal Keeping (Commercial Use)	C
Animal Keeping (Accessory Use)	C
Catteries	C
Community Gardens	P
Kennels (all Classes)	C
Alcohol Service and Sales	
Bars or Cocktail Lounges ²	C
Liquor Stores ^{2,3}	C
Restaurants with Alcoholic Beverage Sales	C
Automotive Services	
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	P
Automobile Parking Facilities	P
Automobile Rental Agencies	P
Automobile Repair Facilities	P
Body and Paint Shops	C
Car Wash	C
Gas/Service Stations	C
Limousine Services	P
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.
Towing Services—With Indoor Vehicle Service	C
Truck/Trailer Rentals	C
Communications Facilities	
Wireless Telecommunication Facility—Stealth	C
Radio and Television Broadcasting Studios	P
Recording and Sound Studios	P
Satellite Dishes (Non-Private)	P
Satellite Dishes (Private Use)	N
Ham Radio Antennae (Private Use)	P
Daycare Facilities	
Commercial Day Care Facilities	P
Educational Establishments	
Elementary, Junior, and High Schools/Private & Charter	C
Elementary, Junior, and High Schools/Public	C

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(Supp. No. 6, Update 2)

College or University	C
Tutoring & Testing Facility	C
Vocational and Trade Schools	C
Food and Beverage Sales	
Bakeries	P
Catering Establishments	P
Convenience Markets	P
Grocery Stores/Supermarkets	P
Grocery Store, Alcohol Sales	P
General Merchandise and Trade	
Antique Sales	P
Appliances	P
Art Galleries and Supplies	P
Beauty Supplies	P
Books and Magazines	P
Building Materials	P
Building Materials with outdoor sales/storage	N
Camera and Photographic Supplies	P
Candy Stores	P
Cigar/Cigarette Shops ²	C
Clothing Stores	P
Department Stores	P
Discount Stores	P
Electronic Equipment	P
Equipment Sales and Rentals (indoor)	C
Florists	P
Freight Forwarding Services	P
Furniture and Home Furnishings	P
Garden Supply	P
Gifts, Crafts, and Novelties	P
Guns and Ammunition	P
Hardware Stores	P
Hobby, Toy and Game Stores	P
Indoor Swap Meets	C
Jewelry Sales and Repair	P
Leather Goods	P
Luggage Sales	P
Office Equipment, Furniture, and Supplies	P
Pet Sales and Supplies	P
Records, Tapes, and Videos	P
Retail, Other Specialty	P
Sporting Goods and Equipment	P
Surplus Stores	P
Thrift and Second-Hand Stores	C
Variety Stores	P
Wholesale Establishments	P
Lodging	

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(Supp. No. 6, Update 2)

Bed and Breakfast Facilities	P
Emergency Shelters	C
Hotels and Motels	P
Low Barrier Navigation Centers	<u>P</u>
Residence Inns	P
Single-Room Occupant (SRO) Facilities	C
Supportive Housing	<u>P</u>
Transitional Housing	<u>PC</u>
Manufacturing and Industrial	
Exterminating Services	C
Sandblasting and Beadblasting	C, A
Medical/Health Care	
Ambulance Services	P
Animal Hospitals/Veterinaries	P
Clinics	P
Convalescent Homes	P
Chemical Dependency Clinics	N
Hospitals	P
Medical/Dental Offices	P
Pharmacies	P
Pharmacies, with drive-through	C
Personal Services	
Banking, Credit Unions, Financial Services	P
Barbers and Beauty Parlors	P
Cemeteries	N
Check Cashing Services	P
Commercial Pet Grooming Services	P
Dry Cleaners	P
Funeral Parlors, Mortuaries	C
Laundries, Laundromats	P
Locksmith and Key Shops	P
Pawnbrokers	C
Massage Establishment	C
Photocopying and Photo Developing Services	P
Photography Studios	P
Shoe Repair Shops	P
Tailors	P
Tattoo/Body Piercing Services	C
Public and Quasi-Public Uses	
Community Recreation Centers	N
Cultural Facilities	N
Libraries	C
Museums	C
Parks	P
Public Safety Facilities	P
Senior Citizen Activity Centers	P
Recreation and Entertainment	

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(Supp. No. 6, Update 2)

Amusement Parks	C
Athletic Fields	N
Batting Cages	C
Billiard and Pool Halls	C
Bowling Alleys	P
Commercial Athletic Facility	C
Dance, Martial Arts, and Fitness Classes (Not open Gym)	P
Golf Driving Ranges	C
Health Clubs and Fitness Gyms	C
Miniature Golf Courses	C
Public Auditorium/Auditoriums	P
Skating Rinks	C
Video Arcades	C
Recycling	
Collection Facilities	C
Processing Facilities	C
Religious Institutions	
Churches	P
Monasteries, Convents, or Similar Religious Quarters	P
Repair Services	
Electrical and Household Appliances Repair	P
Furniture Refinishing	P
Furniture Reupholstering	C
Lawnmower Repair/Sales Shops	P
Machine Shops	C
Welding Shops	C, A
Residential Uses	
Accessory Guest Houses	P
Accessory Dwelling Units	P See Chapter 17.15.
Boarding or Rooming Houses	N
Caretaker's Unit	P
Congregate Care Facilities	C
Day Care Centers, Small Family—1 to 8 Children	P
Day Care Centers, Large Family—7 to 14 Children	P
Duplexes	P
<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	P
Group or Community Care Facilities—6 or fewer persons)	P
Group or Community Care Facilities—7 or more persons)	C P
Home Occupation Businesses	P
Mobile Home Parks	N
Mobile Home or Manufactured Housing Units Single Lot	P
Multiple-Family, Apartments & Condominiums	P
Planned Residential Developments	P
Senior Housing Developments	P
Single-Family Dwellings	P
Restaurant	
Delicatessens	P

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(Supp. No. 6, Update 2)

Fast-Food Restaurants—Without Drive-Thru ²	P
Fast-Food Restaurants—With Drive-Thru ²	C
Sit-Down Restaurants	P
Sit-Down Restaurant with Live Entertainment	C
Restaurants that serve alcohol	C
Service Organizations	
Philanthropic and Charitable Institutions	P
Service Organizations	P
Temporary Uses	
Street/Craft Fairs and Farmers' Markets	P
Temporary Structures Such as Subdivision Sales Offices	P
Seasonal Outdoor Sales (<30 days)	P
Outdoor Displays	P
Parking Lot Sales	P
Amusement Enterprises	C
Transportation Facilities	
Bus Passenger Terminals	C
Charter Bus Companies	C
Motor Vehicle Transportation (Taxi/Shuttle)	C
Transit Stations and Facilities	C
Truck Stops and Terminals	C
Utilities	
Public Storage Facilities	C
Utility Company Offices	P
Wind Energy Conversion Systems	See Section 17.11.140

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

¹ See 17.02.070 to determine if a plot plan is required.

² These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

³ New liquor stores shall not be located within 1,000 feet of another liquor store.

⁴ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

Chapter 17.05 OFF-STREET PARKING AND LOADING STANDARDS

17.05.010 Purpose and authority.

The purpose of this section is to ensure that all land use and development in the City of Beaumont have sufficient parking in order to prevent or alleviate congestion. Parking and loading areas shall be provided in accordance with this section when a building or structure is constructed, or a new use is established. Additional off-street parking shall be provided in accordance with this section if an existing building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use. The number of parking spaces and loading berths shall be in proportion to the need for such facilities created by the particular type of use. Off-street parking and loading areas shall be laid out in a manner that will protect the public safety and ensure their usefulness. Provide adequate off-street parking facilities, loading areas, and vehicle movement area associated with a use.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.020 Applicability.

The minimum standards of this Chapter 17.05 shall apply to all new construction, expansion, renovation, conversion, and alteration of existing uses or structures in all zone districts. Off-street parking spaces shall be provided at the time of commencement of the use of the land or construction of the building, or at the time of renovation, conversion, alteration, or expansion by adding floor area, dwelling units, rooms, beds, or seats to a structure or to changes in occupancy or the enlargement of a commercial or industrial building.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.030 General provisions.

This Section outlines the general requirements for parking in the City of Beaumont. The following parking regulations will be applicable to all development in the City.

- A. *Maintenance of Parking Areas.* All covered or uncovered off-street parking and loading facilities required by Chapter 17.05 shall be permanently reserved for parking and loading purposes. All parking facilities, including but not limited to curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping and wheel stops, etc., shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions and stored material.
- B. *Restrictions Regarding Use of Parking Areas.* Required parking spaces and areas shall not be used for the sale or display of goods and services, nor for the sale, display, repair or dismantling of motor vehicles, nor for the storage of inoperable or unlicensed vehicles, unless otherwise permitted by subsection C below.
- C. *Truck Parking Prohibited in Residential Zones.* The parking of commercial vehicles weighing 6,000 pounds or more shall be prohibited in all residential zones . This restriction shall apply to both on-street and off-street parking.
- D. *Temporary Parking.* Parking areas in any zone may be used for temporary, special events with authorization from the owner or operator of the parking area and the Community Development

Director. The Community Development Director may impose conditions to mitigate any adverse effect on surrounding properties. Provisions outlined in 17.03 (Temporary Use Permits and Special Events) shall govern the procedures and conditions for the application and approval of a temporary use/special event permit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.040 Parking requirements for land uses.

Each land use shall provide the minimum number of off-street parking spaces required by this section, except where a greater number of spaces are required through conditional use permit conditions of approval.

- A. *Off-street Parking Requirements.* Off-street parking and loading spaces with adequate ingress and egress must be provided for any new structure and for any new use established; for any addition to or enlargement of an existing structure or use; or for any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking or loading spaces to be required. For any addition or any enlargement of an existing structure or use, or for any change of occupancy or manner of operation that would increase the number of parking or loading spaces required, the additional parking or loading shall be required only for such addition, enlargement, or change and not for the entire structure or use. Table 17.05-1 specifies the number of off-street parking spaces required for permitted land uses.

Table 17.05-1 Off Street Parking Requirements			
Land Use	Parking Required	Compact/Truck Parking	Downtown Parking
Residential			
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)	Not Applicable	See Parking Required
Attached Single Family and Duplex Units	2 enclosed spaces/unit	Not Applicable	See Parking Required
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)	Not Applicable	1.1 spaces per unit
Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit (at least 1 space must be covered)	Not Applicable	2 spaces per unit
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants	Not Applicable	1.15 spaces per key; plus, 7.67 spaces per 1,000 sf gross floor area of restaurant and banquet space
Lodging – Emergency Shelters	1 space for every 10 beds; plus, 1 space per employee and agency vehicle	Not Applicable	1 space for every 10 beds; plus, 1 space per employee and agency vehicle
Commercial			

Assembly Use	1 space per 4 permanent seats. Where temporary seats are used, 1 space per 20 sf of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.	0.75 to 0.90 spaces per 3 seats²
Banks/Financial Institutions	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required²
Bars and Nightclubs	1 space per 75 sf gross floor area; plus 1 space per 2 employees on the largest shift	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required²
Churches and Other Religious Institutions	1 space per 3 fixed seats. Where no fixed seats are provided, 1 per 20 square feet of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.	1 space per 4 fixed seats²
Cinema	1 space per 3 seats-	Compact: Maximum 10% where 20+ spaces are provided. Compact: Not permitted.	0.75 to 0.90 spaces per 3 seats²
Day Care • Day care center	1 space for every 7 children	Compact: Not permitted.	3.75 spaces per 1,000 sf gross floor area²
Gasoline Service Stations	1 space per 200 sf gross floor area; plus 1 space per service, bay; plus, any additional spaces, required for accessory uses such as retail or food service	Compact: Not permitted. Truck: 1 space per vehicle operated from site.	0.75 spaces per 200 sf plus 1 space per bay²
Retail Uses	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided. Truck: As required for service and delivery vehicles.	0.75 spaces per 200 sf gross floor area
Professional Offices, other than medical	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required
Medical and Dental Offices	1 space per 250 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.	0.9 spaces per 250 sf gross floor area
Restaurants, Fast Food ¹	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required
Restaurants, Sit-Down	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 25% where 20+ spaces are provided.	See Parking Required

Trade or business school	1 space per 50 sf of gross classroom area		See Parking Required
Manufacturing			
General Manufacturing	1 space per 500 sf gross floor area-	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required
Office, accessory to manufacturing use	1 space per 250 sf gross floor area of office space-	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required ²
Trucking and Truck Terminals	1 space per 1,000 sf gross floor area within any building-	Truck: Per loading requirements.	See Parking Required
Warehousing	1 space per 1,000 sf gross floor area-	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required

¹ Minimum standard vehicle stacking capacity in a drive-through lane is eight vehicles.

² [No compact spaces allowed.](#)

Fractional Spaces. All fractional spaces shall be rounded up to the next highest whole number.

Combined Uses. When two or more uses are combined on a given site, the required parking shall be calculated as the combined total required for each individual use. Where two or more uses exist within a single building, parking shall be calculated based on the percentage of floor area devoted to each use.

Compact and Handicap Parking. The calculation of the number of compact and handicap parking spaces to be provided shall be based on the total number of spaces required. Handicapped (accessible) parking shall comply with standards set forth in Chapter 11 of the Uniform Building Code.

- B. *Unspecified Land Use.* If a land use is not specifically listed in Table 17.05-1, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. For uses not specifically mentioned, the requirements for off-street parking spaces shall be the same as for similar mentioned uses and the Planning Director shall determine in writing the parking requirements for the proposed project. In the event the determination of the Community Development Director shall be deemed unsatisfactory or unreasonable, the applicant may present the matter to the Planning Commission in writing for posting on the agenda of a regularly scheduled Commission meeting, for determination.
- C. *Reduction of Spaces.* No reduction of required parking spaces shall be allowed, except through approval of a variance in accordance with the provisions of this Title 17.05.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.050 Access requirements.

Driveways providing ingress and egress to off-street parking spaces shall be designed, constructed and maintained as follows.

- A. *General Requirements.* All lots shall have adequate vehicular access from a dedicated and improved street or service road to permit unimpeded movement of goods and people. Visibility on streets and intersections shall not be blocked by signs, trees, hedges, fences, walls, or structures. Directional signs and graphics may be used to promote public safety and convenience.
- B. *Driveways.* The following requirements are applicable to driveways:
1. Driveways shall not be located where they would impede traffic on streets or through intersections.
 2. Driveways and aisles shall be maintained unobstructed at all times.
 3. The minimum driveway width shall be 12 feet per lane for a one-way driveway and 25 feet for a two-way driveway.
- C. *Aprons.* Each garage shall have an adequate paved area in front of the garage (apron) for maneuvering. The minimum paved apron width shall be 24 feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.060 Parking facility standards and dimensions.

Off-street parking areas shall be provided on the subject site, outside of any public right-of-way, in compliance with this section.

- A. *Parking Stall Design.* Parking facilities shall be designed to conform to the following minimum guidelines and standards:
1. Parking spaces shall be located on the same lot as the use to which they serve, unless remote parking is permitted by the Community Development Director pursuant to the provisions of Section 17.05.80 (Remote Parking).
 2. Access to parking stalls shall not be taken directly from a public or private street or alley.
 3. The entrance to a private garage or carport shall be located a minimum of 24 feet from the street which the garage or driveway faces.
 4. A 15-foot vertical clearance shall be maintained over all parking areas, driveways, and access points.
 5. Driveways serving a parking area with 20 or more spaces shall be designed with either one-way circulation or a double driveway system.
 6. No parking area shall be designed so that vehicles back into a street, except for single-family dwelling units.
 7. No parking space shall be located within 20 feet of the access driveway, except within the R-SF zone.
 8. All carpooling parking spaces and bicycle racks shall be located near the main entrance of the facility they are intended to serve.
- B. *Parking Space Dimensions.* Table 17.05-2 identifies the minimum required dimensions for parking stalls and aisles for standard, compact, and truck parking spaces. No more than a six-inch vehicle overhang into a landscaped area is permitted only when curb stops are not provided.

Table 17.05-2
Parking Space Dimensions

Type of Parking	Angle	Stall Depth (Y)	Drive Aisle Width	Stall Width (X)	Section Width
Standard Parking Spaces	0°	9 feet	10 feet	24 feet	28 feet
	45°	19 feet ^(a)	14 feet	12 feet 9 inches	52 feet ^(b)
	90°	19 feet	26 feet	9 feet	64 feet
Compact Parking Spaces	0°	9 feet	10 feet	20 feet	25 feet
	45°	16 feet	14 feet	8 feet	43 feet
	90°	16 feet	26 feet	8 feet	64 feet
Truck Parking Spaces	0°	12 feet	24 feet	50 feet	52 feet
	45°	44 feet	32 feet	17 feet	120 feet
	50°	50 feet	46 feet	14 feet	145 feet
	90°	50 feet	60 feet	12 feet	160 feet

Notes:

^(a) 15'-10" for overlapped or herringbone layout.

^(b) 45'-9" for overlapped or herringbone layout.

C. *Emergency Access.* Dedicated fire lanes to serve as access for fire vehicles and emergency apparatus from a public street shall be provided as set forth below and shall be posted as a fire lane:

1. If any structure is 50 feet from a right-of-way and more than 30 feet high; or
2. If any structure is 150 feet from a right-of-way and 30 feet high or less; or
3. If the structure or use is commonly associated with a fire or explosion hazard; or
4. If the structure or use attracts a large congregation of people, as determined by the Fire Department.
5. Fire lanes must be at least 25 feet wide. An alley can serve as a fire lane if it meets the requirements. Likewise, an appropriately designed buffer strip unobstructed by landscaping or structures, can serve as a fire lane.
6. Projects with other characteristics, such as distance from the nearest fire hydrant, site design, etc., which inhibit fire control may require provision of a fire lane at the discretion of the Planning Director.
7. Alternative means of fire control may be provided, subject to the approval of the Fire Department.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.070 Parking required improvements.

Off-street parking areas shall be improved in compliance with this section.

- A. *Covering Materials.* All parking spaces, maneuvering areas, turnarounds, and driveways shall be paved with asphaltic concrete or Portland cement in accordance with standards set by the City Engineer/Director of Public Works.

- B. *Parking Stall Designations.* All parking spaces except those in garages or carports shall be marked with paint or other distinguishable material. Compact and handicap parking spaces shall be identified to preclude use by other vehicles.
- C. *Directional Signage.* Directional signs shall mark one-way entrances and aisles and shall be visible to drivers of vehicles using the facility.
- D. *Wheel Stops.* Bumper guards and wheel stops shall be provided as needed to protect buildings, structures, landscaping, and other vehicles.
- E. *Parking Area Lighting.* The lighting of parking areas shall be designed in accordance with the standards for light and glare in Section 17.05.080 of this Title.
- F. *Buffers.* Parking areas provided for commercial and industrial uses shall be separated from any adjoining residential zone, church, school, or park by a six-foot-high masonry wall.
- G. *Headlight Glare.* Where parking for any non-residential use is provided on any area of a lot whereby parking spaces or vehicle maneuvering areas will result in vehicle lights shining onto a public street, a wall or dense planting of shrubs or similar landscape material shall be provided as a buffer between the parking/maneuvering area and the street. The height of the wall or landscaping shall not be lower than three feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.080 Shared and remote parking.

Certain types of developments or combinations of land use within a specific development may be eligible for a parking reduction if it can be demonstrated that such development may benefit from shared parking. This section indicates the procedures applicable to development applications requesting either shared-parking or remote parking.

- A. *Special Study Required for Shared Parking.* Two or more uses may share parking facilities, subject to the approval of the Community Development Director and the provisions of this section. A parking demand analysis for the uses proposed to share parking facilities shall be prepared. The parking demand analysis shall be prepared by a registered traffic engineer [or other professional with expertise in the field](#). When such analysis demonstrates, to the satisfaction of the Director, that the uses have different peak parking requirements, then the parking space requirement may be reduced by the Director. In no event, however, shall the parking requirement be reduced below the highest peak parking requirement of the use demanding the most parking.
- B. *Conditions and Requirements for Shared Parking.* The following conditions must apply for shared parking to be permitted.
 1. The uses sharing the parking facilities shall be located on the same lot or contiguous lots.
 2. A legal agreement shall be signed by all parties sharing parking facilities. Such agreement shall be approved by the City Attorney and Community Development Director, shall be recorded with the County Recorder's Office, and shall continue to be valid upon change of ownership of any property subject to the agreement or any lawfully existing building or structure on said properties.
 3. Shared parking arrangements must be authorized by any discretionary permit issued for the use for which the parking is provided. Where no discretionary permit is required, such shared parking arrangements shall meet all other requirements of this Subsection B.
- C. *Remote Parking.* The following conditions must apply for remote parking.

1. Remote parking may be permitted for multi-family structures and commercial and industrial uses, provided such parking facilities are located no more than 300 feet from the use they are intended to serve.
2. A covenant for use of the lot for parking shall be required between the owner of the lot supporting the proposed use and the owner of the lot to be used for remote parking. The covenant for remote parking shall be prepared by the City and recorded with the County Recorder of the County. The covenant may not be revoked, modified, or canceled without the consent of the City.
3. Such agreements for remote parking shall be authorized by any required discretionary permit issued for the proposed multi-family structure or commercial or industrial use.
4. Where no other application is involved, a conditional use permit shall be required to authorize remote parking.

D. [Downtown In Lieu Parking Fee. Upon the City's adoption of an in-lieu parking program, required parking for any development in the Downtown may be reduced or eliminated through the payment of an in-lieu parking fee.](#)

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

TITLE 17 - ZONING
Chapter 17.10 AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Chapter 17.10 AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

17.10.010 Purpose.

The purpose of this Chapter is to provide incentives for the production of housing for very low income, lower income, moderate income, and senior households in accordance with Government Code Sections 65915—65918 (i.e., [State density bonus law](#)). In enacting this Chapter, it is the intent of the City to facilitate the development of affordable housing and to implement the goals, objectives and policies of the Housing Element of the City's General Plan.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.020 Definitions.

~~Whenever the following All terms are used in this Chapter, they shall have the meanings established by this section this Development Code or as superseded by State density bonus law.:~~

~~A. *Additional Incentive.* A regulatory concession as described in Government Code Section 65915 that may include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed use zoning in conjunction with the housing development or any other regulatory incentive, which would result in identifiable cost avoidance or reductions, that are offered in addition to a density bonus.~~

~~B. *Affordable Rent.* Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low, lower or moderate income households, not exceeding the following calculations:~~

~~1. *Very Low Income.* Unless otherwise provided by law, households at 50 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12;~~

~~2. *Lower Income.* Unless otherwise provided by law, households at 80 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.~~

~~3. *Moderate Income.* Unless otherwise provided by law, households at 120 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.~~

~~C. *Affordable Sales Price.* A sales price at which lower or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the housing development.~~

~~D. *Density Bonus.* A density increase of up to those percentages above the otherwise maximum residential density, specified in this Chapter.~~

~~E. *Density Bonus Housing Agreement.* A legally binding agreement between a developer of a housing development and the City, which ensures that the requirements of this Chapter and State density bonus law are satisfied. The agreement shall establish, among other things, the number of target units, their size, location, terms and conditions of affordability and production schedule.~~

~~F. *Density Bonus Units.* Those residential units granted pursuant to the provisions of this Chapter, that exceed the maximum residential density for the development site.~~

- ~~G. *Housing Cost.* The sum of actual or projected monthly payments for all of the following associated with for sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees and a reasonable allowance for utilities.~~
- ~~H. *Housing Development.* Construction projects consisting of five or more residential units or lots, including single family and multifamily, that are proposed to be constructed pursuant to this chapter.~~
- ~~I. *Lower Income Household.* Household whose income does not exceed the lower income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.~~
- ~~J. *Maximum Residential Density.* The maximum number of residential units permitted by the City's General Plan Land Use Element and Development Code, applicable to the subject property at the time an application for the construction of a housing development is deemed complete by the City, excluding the additional units permitted by this Chapter.~~
- ~~K. *Moderate Income Household.* Household whose income does not exceed the moderate income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.~~
- ~~L. *Non-Restricted Units.* All units within a housing development excluding the target units.~~
- ~~M. *Senior Citizen Housing.* A housing development consistent with the California Fair Employment and Housing Act, that has been 'designed to meet the physical and social needs of senior citizens,' and which otherwise qualifies as 'housing for older persons', as that phrase is used in the Federal Fair Housing Amendments Act of 1988 and its implementing regulations, and as that phrase is used in Civil Code Section 51.3.~~
- ~~N. *Target Unit.* A dwelling unit within a housing development, which will be reserved for sale or rent to, and affordable to, very low, lower or moderate income households.~~
- ~~O. *Very Low Income Household.* Household whose income does not exceed the very low income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.030 Implementation.

~~A. The City shall grant a density bonus and/or additional incentives or concessions, waivers or reductions of development standards, and/or parking ratios as described in State density bonus law to an applicant a qualifying project pursuant to State density bonus law who agrees to provide the following target units: The provisions of this Chapter shall be administered by the Community Development Department consistent with Chapter 17.02 (Administration and Enforcement).~~

- ~~1. Lower Income Units. Designate at least ten percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to lower income households; or~~
- ~~2. Very Low Income Units. Designate at least five percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to very low income households.~~
- ~~3. Moderate Income Condominium or Planned Development Units. Designate at least ten percent of the total units of a condominium project, as defined in Civil Code Section 1351(f), or planned development as defined in Civil Code Section 1351(k), or such other percentage provided by law, as target units affordable to moderate income households.~~

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- ~~4. Any senior housing development.~~
- ~~5. Donation of land pursuant to Government Code Section 65915(h).~~

~~B. In determining the number of density bonus units to be granted pursuant to this Section, the maximum allowable residential density for the site shall be computed as follows:~~

- ~~1. *Lower Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above ten percent in the percentage of units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35 percent.~~
- ~~2. *Very Low Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35 percent.~~
- ~~3. *Moderate Income Condominium or Planned Development.* The maximum allowable residential density for the site shall be increased by five percent provided, however, that for each one percent increase above ten percent of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35 percent.~~
- ~~4. *Senior Housing Development.* The maximum allowable residential density for the site shall be increased by 20 percent.~~
- ~~5. *Certain Donations of Land.* When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City that satisfies the requirements of Government Code Section 65915(h), and complies with all procedural requirements of that subsection, including recordation of a deed restriction, then the maximum allowable residential density for the site shall be increased by 15 percent provided, however, that for each one percent increase above the minimum percentage of land required to be donated pursuant to Government Code Section 65915(h), the density bonus shall be increased by one percent up to a maximum of 35 percent. This increase shall be in addition to any increase required by Section 17.10.030A of this Chapter, up to a maximum combined density increase of 35 percent if an applicant seeks both the increase required by this subsection and by Section 17.10.030A.~~

~~All density calculations resulting in fractional units shall be rounded up to the next whole number. The density bonus shall not be included when determining the percentage of target units. When calculating the required number of target units, any resulting fraction of units shall be deleted.~~

~~C. Number of Incentives:~~

- ~~1. One density bonus and one incentive shall be provided to a developer who agrees to construct at least ten percent of the total units for lower income households, five percent of the total units for very low income households, or ten percent of units in a condominium or planned development for moderate income households. A density bonus and two incentives shall be provided to a developer who agrees to construct at least 20 percent of the total units for lower income households, ten percent of the total units for very low income households, or 20 percent of units in a condominium or planned development for moderate income households. A density bonus and three incentives shall be provided to a developer who agrees to construct at least 30 percent of the total units for lower income households, 15 percent of the total units for very low income households, or 30 percent of units in a condominium or planned development for moderate income households. In cases where a density increase of more than the amount specified in Section 17.10.030.B is requested, the density increase, if granted, shall be considered an additional incentive.~~

2. ~~In cases where the developer agrees to construct a housing development that qualifies for a density bonus pursuant to Section 17.10.030A of this Chapter, that includes a childcare facility as defined in Government Code Section 65915(i)(4), the developer shall be entitled to an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility; or an additional incentive described in Section 17.10.040 of this Chapter, that contributes significantly to the economic feasibility of the construction of the childcare facility. Any such childcare facility shall comply with the following:~~
- a. ~~The childcare facility shall remain in operation for a period of time that is as long or longer than the period of time during which the density bonus units are required to remain affordable;~~
 - b. ~~Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income, pursuant to this Chapter.~~
 - e. ~~Notwithstanding the foregoing, the City shall not be required to provide a density bonus or incentive for a childcare facility when it is found, based upon substantial evidence, that the City has adequate childcare facilities.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.040 Types of ~~bonuses and~~ incentives allowed.

- A. ~~Density Bonus.~~ The density bonus allowed by this Chapter shall consist of those density increases specified in Section 17.10.030, above the maximum residential density applicable to the site as of the date of the project land use permit application. A single development project shall not be granted more than one density bonus in compliance with this Chapter.
- 1. ~~The City shall provide a density bonus and an additional incentive for qualified developments, upon the written request of a developer unless the City makes the written findings set forth in Government Code Section 65915(d)(1).~~
 - 2. ~~The development incentive granted shall contribute significantly to the economic feasibility of providing the target units. Any applicant seeking a waiver or modification of development or zoning standards shall show that such waiver or modification is necessary to make the housing development economically feasible. This requirement may be satisfied by reference to applicable sections of the housing element of the City's General Plan.~~
- ~~A.B. Other Incentives-Types of Incentives.~~ If requested by the applicant, a qualifying project shall be entitled to at least one of the following incentives, unless the City makes the findings required by Government Code Section 65915(d)(1):
- 1. ~~Types of Incentives.~~ The allocation of an additional incentive shall be determined on a case by case basis. The additional incentive may include, but is not limited to any of the following:
 - a. ~~A reduction in site development standards or a modification of the requirements of this Development Code, which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but are not limited to, one or more of the following:~~
 - ia. ~~Reduced minimum lot sizes and/or dimensions.~~
 - ib. ~~Reduced minimum lot setbacks.~~
 - ic. ~~Reduced minimum outdoor and/or private outdoor open space.~~

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- ~~ivd.~~ Increased maximum lot coverage.
- ~~ve.~~ Increased maximum building height.
- ~~vif.~~ Reduced on-site parking standards.
- ~~viig.~~ Reduced minimum building separation requirements.
- ~~viiih.~~ Other site or construction conditions applicable to a residential development.

- ~~b2.~~ Mixed use zoning to allow the housing development to include nonresidential uses and/or allow the housing development within a nonresidential zone. Approval of mixed-use activities in conjunction with the housing development if other land uses will reduce the cost of the housing development, ~~and the other land uses are compatible with the housing development and the existing or planned development in the area,~~ and is consistent with the General Plan.
- ~~c3.~~ Another regulatory incentive or concession proposed by the applicant and agreed to by the City, that results in identifiable, financially sufficient, and actual cost reductions. Permissible incentives include direct financial aid (e.g., redevelopment set-aside, Community Development Block Grant (CDBG) funding) in the form of a loan or a grant to subsidize or provide low interest financing for on or off-site improvements, land, or construction costs.
- ~~d4.~~ A density bonus of more than ~~35 percent~~ that allowed under State density bonus law.
- ~~e5.~~ Waived, reduced or deferred plan check, construction permit and/or development impact fees (e.g., capital facilities, park, traffic, etc.).

B. Additional Incentives. The approval of an additional incentive or incentives above that allowed by State density bonus law shall be determined on a case-by-case basis by the City's review authority.

~~2. Requirements.~~

- ~~a. Economic feasibility. Any development incentive granted shall contribute to the economic feasibility of providing the target units.~~
- ~~b. Waivers or modifications. An applicant seeking a waiver or modification of development or zoning standards shall show that the waiver or modification is necessary to make the housing development economically feasible assuming a reasonable rate of return (e.g., at a minimum, an application shall include itemized accounting of projected costs and revenues of the development).~~
- ~~c. Revenue. Project revenues shall include moneys from the sale or rental of all units, including the density bonus units.~~
- ~~d. Costs. Projected costs:

 - ~~i. Shall not include the 'lost opportunity' cost of the target units (e.g., the amount that would have been generated had the target units been rented or sold at market rate).~~
 - ~~ii. May include items that are required solely because of the inclusion of the density bonus units and would not have been required without the units.~~~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.050 Requirements for density bonus projects.

- A. The entry into and execution of the density bonus housing agreement shall be a condition of any application ~~for a discretionary planning permit (e.g., tract maps, parcel maps, site plans, planned development, or conditional use permits)~~ for a housing development proposed pursuant to this Chapter (see Section

~~17.10.080~~. The agreement shall be recorded at the applicant's cost as a restriction running with the land on the parcel or parcels on which the target units will be constructed. ~~The owner's obligation to maintain units as affordable housing shall be evidenced in the density bonus housing agreement. The agreement shall indicate the household type, number, location, size, and construction scheduling of all affordable units and any other information required by the City to determine the applicant's compliance with this chapter.~~

B. Target units shall remain restricted and affordable to the designated group for a period of ~~30-55~~ years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program), or otherwise as provided by law.

~~C. In determining the maximum affordable rent or affordable sales price of target units the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other governmental regulations:~~

SRO (residential hotel) unit	75% of 1 person
Studio	1 person
1-bedroom	2 persons
2-bedrooms	3 persons
3-bedrooms	4 persons
4-bedrooms	6 persons

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~~D. Those units targeted for lower income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for lower income households for the county, adjusted for household size.~~

~~E. Those units targeted for very low income households shall be affordable at a rent that does not exceed current HUD income limits for very low income households for the county, adjusted for household size.~~

~~F.C.~~ An applicant shall agree that the initial occupants of the moderate-income units in the condominium project or in the planned development are persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in Health and Safety Code Section 33334.2(e), that promote homeownership. For purposes of this subsection, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate-income household was less than the fair market value of the home at the time of initial sale.

~~D.G.~~ The owner shall submit annually, and within 30 days of occupancy of a target rental unit, a certificate of compliance, which shall include the name, address, and income of each tenant occupying the target unit.

~~E.H.~~ The owner shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the target rental units.

~~F.I.~~ The owner shall provide to the City any additional information required by the City to ensure the long-term affordability of the target units by eligible households.

~~G.J.~~ The City shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

~~K.H.~~ The City may establish fees associated with the setting up and monitoring of target units.

~~L.~~ All for-sale target units shall be occupied by their purchasers; no renting or subleasing shall be permitted.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.060 Development standards.

- A. Target units shall be constructed concurrently with non-restricted units unless both the City and the applicant agree within the density bonus housing agreement to an alternative schedule for development.
- B. Target units shall be built on-site wherever possible and when practical, be dispersed within the housing development. Where feasible, the number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of the housing development, except that the developer may include a higher proportion of target units with more bedrooms. ~~The design and appearance of the target units shall be compatible with the design of the total housing development.~~ All housing developments shall comply with all applicable development standards, except those standards, which may be modified as provided by this Chapter. Deviations from these provisions may only be permitted as part of an approved density bonus housing agreement.
- C. Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative development site. Where the applicant and the City form an agreement, the resulting linked developments shall be considered a single housing development for purposes of this Chapter. Under these circumstances, the applicant shall be subject to the same requirements of this Chapter for the target units to be provided on the alternative site.
- D. ~~Special parking requirements.~~ Upon request of the developer of a housing development qualifying for a density bonus pursuant to this Chapter, the City shall permit vehicular parking ratios, inclusive of handicapped and guest parking, ~~in accordance with the following standards:~~
 - ~~1. 0-1 bedroom: One on-site parking space.~~
 - ~~2. 2-3 bedrooms: Two on-site parking spaces.~~
 - ~~3. 4 or more bedrooms: Two and one-half parking spaces, consistent with State density bonus law.~~

~~if the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a housing development may provide 'on-site parking' through tandem parking or uncovered parking, but not through on-street parking.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.070 Processing of density bonus requests.

An application for a density bonus housing agreement pursuant to this Chapter shall be processed as part of the application for a housing development. ~~An application for a housing development shall not be determined 'complete' for purposes of Government Code Section 65920, et seq., unless and until the City Council has given preliminary approval of the form and content of a density bonus housing agreement, which complies with the provisions of this chapter. The process for obtaining preliminary approval of the density bonus housing agreement, shall be as follows:~~

~~A. Filing.~~ An applicant proposing a housing development pursuant to this Chapter shall submit an application for a density bonus housing agreement as part of the submittal of any formal request for approval of a housing development. The application, whether a pre-application or a formal application, shall be provided on the City's application form and include ~~a:~~

- ~~1. A~~ brief description of the proposed housing development, including the total number of units, target units, ~~and~~ density bonus units proposed, and any incentives or waivers being requested.

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2. ~~The zoning and general plan designations and assessor's parcel number(s) of the project site;~~
3. ~~A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveways, and parking layout; and~~
4. ~~If an additional incentive is requested, a description of why the additional incentive is necessary to provide the target units.~~

~~B. Review of Density Bonus Request.~~

1. ~~Within 90 days of receipt of the application for a density bonus housing agreement and a housing development, the City shall provide to an applicant a letter, which identifies project issues of concern, and the procedures for compliance with this Chapter.~~
2. ~~If additional incentives are requested, the Community Development Director shall inform the applicant that the requested additional incentives shall or shall not be recommended for consideration with the proposed housing development, or that alternative or modified additional incentives shall be recommended for consideration in lieu of the requested additional incentives. If the Community Development Director recommends alternative or modified incentives, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.080 Density bonus housing agreement.

- A. ~~A legally binding agreement between a developer of a housing development and the City, which ensures that the requirements of this Chapter and State density bonus law are satisfied, shall be executed. These terms of the draft density bonus housing agreement (the "agreement") shall be reviewed and revised as appropriate~~ approved by the Community Development Director and the City Attorney who shall formulate a recommendation to the ~~Planning Commission for review and the City Council~~ review authority for final approval.
- B. Following execution of the agreement by the applicant and the City, the completed agreement, or memorandum thereof, shall be recorded. The conditions contained in the agreement shall be filed and recorded on the parcel or parcels designated for the construction of target units as a condition of final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The agreement shall be binding upon all future owners and successors in interest for this property, which is the subject of the housing development application.
- C. At a minimum, the agreement shall include the following:
 1. The total number of units proposed within the housing development, including the number of target units;
 2. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost;
 3. The location, unit sizes (square feet), and number of bedrooms of target units;
 4. Tenure of use restrictions for target units ~~of at least 30 years;~~
 5. A schedule for completion and occupancy of target units;
 6. A description of any additional incentive being provided by the City;

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7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
 8. Other provisions to ensure implementation and compliance with this Chapter and State density bonus law.
- D. In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of target units during the applicable use restriction period:
1. Target units shall, upon initial sale, be sold to and occupied by eligible very low, lower income, or, in the case of a condominium or planned development, moderate income households at an affordable sales price and housing cost, or to qualified senior citizen residents (i.e., maintained as senior citizen housing).
 2. The initial purchaser of each target unit shall execute an instrument or agreement, approved by the City Attorney, restricting the sale of the target unit in accordance with this Chapter and State density bonus law during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the target unit and shall contain provisions as the City may require to ensure continued compliance with this Chapter and the State density bonus law.
- E. In the case of rental housing developments, the agreement shall provide for the following conditions governing the use of target units during the use restriction period:
1. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and the proper management and maintenance of target units for qualified tenants;
 2. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter; and
 3. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying target units, and which identifies the bedroom size and monthly rent or cost of each target unit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.090 Changes in State density bonus laws.

It is the intent of the City Council that the provisions of this Chapter shall be interpreted so as to fulfill the requirements of Government Code Section 65915 et seq., notwithstanding changes in State laws revising percentages, numerical thresholds and/or other standards applicable to the granting of density bonuses or related incentives that may occur after the effective date of this chapter. Accordingly, it is the further intent of the City Council that any such changed percentages, numerical thresholds or other standards shall be deemed to supersede and govern any conflicting percentages, numerical thresholds or other standards contained in this chapter, to the maximum extent permitted by law.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

Chapter 17.11 GENERAL DEVELOPMENT STANDARDS

17.11.010 Purpose and authority.

This Chapter establishes general development standards for all land uses and development in the City.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.020 Applicability.

The regulations contained in this Chapter are applicable to all site development in the City of Beaumont.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.030 Lots and divisions of land.

Whenever a division of land is proposed, the total number of lots or density permitted shall be determined pursuant to the City of Beaumont General Plan, any applicable adopted specific plan and the Government Code. In any event, no parcel shall be created that is below the minimum size allowed by the zoning classification that has been applied to the parcel of land unless a variance has been granted that allows smaller parcel sizes, a conditional use permit has been granted for a planned residential development that allows smaller lot sizes as a part of an overall development, or a conditional use permit has been granted pursuant to Section 17.11.030.D. Other requirements that are applicable are indicated in this Section.

- A. *Recorded Lots.* Any lot shown upon an official subdivision map or record of survey map duly approved and recorded or any lot for which a bonafide deed has been recorded prior to the effective date of Ordinance No. 324 may be used as a building site, provided the required yard setbacks are maintained.
- B. *Sale of a Portion of a Lot.* Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of the buildings on the lot are not located within a particular zone, then, in determining the permissible number and location of any buildings on either portion of the lot, both parts shall be considered as one parcel only.
- C. *Gated Communities.* The City will review requests for gated communities during the tentative map process and may approve gated communities if the following findings are made:
 - 1. Gated communities shall include pedestrian and bicycle access, connections, and improvements with access points located no more than 600 feet apart; and
 - 2. There is a demonstrated need for public safety or security that will be satisfied by the gate; or
 - 3. There is a demonstrated benefit for private maintenance of infrastructure and facilities located within the gated community.
- D. *Small Lot Development.* Residential development located on lots less than the minimum lot size established in the R-TN or R-MF zones may be approved with a conditional use permit subject to the following standards:
 - 1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

2. The minimum lot size shall be 2,000 square feet.
3. The minimum lot width shall be 25 feet.
4. The minimum lot depth shall be 50 feet.
5. The maximum area of the lot occupied by structures shall be 75 percent.
6. *Setbacks.*
 - a. *Side Yard Setbacks.* The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - b. *Rear Yard Setbacks.* Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for those parcels that have a garage abutting an alley.
 - c. *Other Setbacks.* Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.040 Site preparation.

This Section indicates the requirements are applicable to the preparation of a site for development.

- A. *Property Lines.* Boundary stakes shall be placed on the property by a licensed land surveyor prior to beginning construction for the purpose of delineating property lines.
- B. *Site Grading Requirements.* Site grading shall conform to the following:
 1. All grading shall conform to the Uniform Building Code, Chapter 70, as may be amended by City Ordinance.
 2. The minimum building pad and drainage swale slope shall equal one percent if cut or fill is less than ten feet. The minimum building pad and drainage swale slope shall equal two percent if the cut or fill is greater than ten feet. Drainage swales shall be a minimum of 0.3 feet deep and be constructed a minimum of two feet from the top of cut or fill slopes.
 3. The maximum cut and fill slopes are two to one (2:1).
 4. A five-foot wide by one-foot high berm must be provided, or its equivalent along the top of all fill slopes over five feet high.
 5. All grading shall be done under the supervision of a competent soils engineer who shall certify that all fill has been properly placed and who shall submit a final compaction report for all fills over one foot deep.
 6. A Registered Civil Engineer shall submit to the Building and Safety Department, written certification of completion of rough grading in accordance with the approved grading plan prior to issuance of the building permit. This certification shall apply to line; grade, elevation and the location of cut fill slopes.
 7. A final compaction report will be required for all fills greater than one foot.
 8. All grading shall be done in conformance with recommendations of a preliminary soils investigation.

9. Two sets of the final compaction report shall be submitted to the Building and Safety Department which shall include foundation design recommendations and certification that grading has been done in conformance with the recommendation of the preliminary soils report.
10. The contractor shall notify the Building and Safety Department, at least 24 hours in advance requesting finish lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.
11. During rough grading operations and prior to the construction of permanent drainage structures, temporary drainage control shall be provided to prevent the ponding of water of water and the flooding of adjacent properties.
12. No fill shall be placed on existing ground until the ground has been cleared of weeds debris, topsoil, and other deleterious material.
13. If steep sloping terrain occurs upon which fill is to be placed, it must be cleared, keyed, and benched into firm natural soil for full support. Preparation shall be approved by a registered Soils Engineer prior to the placement of fill material.
14. Cut slopes or fill slopes equal to or greater than three in vertical height shall be planted with grass or ground cover to protect the slope from erosion and instability in accordance with policies of the City Engineer prior to the approval of final inspection.
15. Dust shall be controlled by watering or other approved methods.
16. All existing drainage courses on the project site must continue to function, especially during storm conditions. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
17. Stability calculations with a factor of at least one and five-tenth shall be submitted by a soils engineer to the Building and Safety Department for cut and cut and fill slopes over 30 feet in vertical height.
18. A Registered Civil Engineer or licensed land surveyor shall submit certification of building pad elevation. Where specific elevations are required; the elevation (with respect to mean sea level) shall be given. If an elevation with respect to adjacent ground surface is required, the actual distance above the adjacent ground shall be given.
19. The design engineer shall provide a minimum of one blue top finished pad, prior to rough grade approval.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.050 Off-site improvements.

This section indicates the specific requirements with respect to off-site improvements. Notwithstanding any provision to the contrary in this ordinance, this Section shall not be subject to Section 17.02.100 of this ordinance related to the following of variances.

- A. *Requirements for Certain Improvements.* Prior to the issuance of a Building Permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or of more than 25 percent of the original area of an existing residential structure, or movement of structure on any lot abutting a public street, the applicant for such building permit for the owner of such property shall comply with the off-site improvement requirements, where applicable, which include lot surveying, and installation of curbs and gutters and other improvements as outlined in the ordinance.

- B. *Provisions Made for Completing Improvements.* No building or structure shall be erected, constructed, enlarged or altered on a lot which abuts a street unless provision is made or has previously been made, for the dedication of the necessary right-of-way for street and highway purposes, and for the improvement of that portion of the street and/or right-of-way upon which the lot fronts and adjoins. The improvement shall include the installation of curb, gutter and pavement and such sidewalk as is required on that side of the centerline of the street and/or right-of-way adjoining said lot. A Certificate of Occupancy shall not be issued for any building or structure subject to the provisions of this ordinance without all improvements and dedications required hereunder being made and completed or the appropriate security filed with the Director of Public Works/City Engineer as required.
- C. *Plans and Standards for Improvements.* The owner, developer or applicant for the building permit shall submit plans prepared by a Registered Engineer for said dedication and improvement to the City Engineer for his review and approval. The following requirements also apply:
1. All street improvements required by this Subsection shall be designed in accordance with the standards for such streets as set forth in the official standards as approved by the City Council.
 2. All plans to be based on City Benchmark Systems.
- D. *Street Dedication and Improvements Required.* This Subsection indicates specific requirements with respect to street dedications and any required improvements.
1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in accordance with the current standards and specifications on file in the Office of the City Engineer.
 2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
 3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single family residences, in manufacturing zones, and in open space zones if appealed by property owner.
 4. The City Council may extend the time for of improvements for a period the date of occupancy permit security and development the-construction of one year from with a signed agreement.
- E. *Costs of Engineering and Improvements.* The owner, developer or applicant for the building permit shall pay all costs of dedication and improvement, including any cost for the removal or relocation of utilities, including fire hydrants, traffic signals, street lighting, drainage culverts, and of preparation of plans and blueprints.
- F. *Completion of Improvements.* Any person required to make street improvements pursuant to the provisions of this Subsection shall make and construct all of said improvements in accordance with said standards and specifications and other requirements of the Director of Public Works/City Engineer, or upon City Council approval, shall file with the City Engineer, a letter of credit, cash, certificate of deposit, or an agreement and note for the obligation secured by a deed of trust on the property, in such amount as the City Engineer shall estimate and determine to be necessary to cover the total costs of all required improvements. The City Engineer may determine the period of time during which the installation of said improvements could be reasonably delayed, provided that, in any event, the installation or construction of said improvements shall not be delayed for a period of more than two years from the date of final inspection of the building without the approval of the City Council. The City Engineer shall cause a written itemized estimate of the costs of all improvements and the amount of

the required security to be given to the owner or applicant required to make the improvements within 30 days after issuance of the building permit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.060 Building permits.

Building permits shall be issued only in accordance with the following conditions:

- A. *Access Required.* No building permit shall be issued for a building or structure on a lot that does not have access on a dedicated and improved street or on a private road acceptable to the Planning Director and the City Engineer.
- B. *Compliance with Zoning Required.* No building permit shall be issued for a building, structure, or improvement that would be in violation of or contrary to the provisions of this ordinance, other applicable ordinance or law, or lawful condition or regulation of the City of Beaumont. In the event the Director of the Building and Safety Department declines to issue a building permit pursuant to the provisions of this subsection, the applicant may appeal such decision to the Planning Commission that shall review, study and suggest possible alternative proposals that would be in compliance with such ordinances, law, condition or regulation.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.070 Dwellings.

This Section indicates the requirements applicable to dwellings.

- A. *Transferal of Residential Requirements.* Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted. This general provision shall prevail over any specific setback stated in nonresidential zones.
- B. *Location of Dwellings.* Except in multiple dwelling developments or where otherwise provided in this ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, and in no event shall any dwelling face or front upon an alley.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.080 Walls and fences.

This Section indicates the requirements applicable to fences and walls.

- A. *Fencing Materials.* Solid fences in multiple family residential, commercial and manufacturing zones shall be masonry or other permanent materials as approved by the Community Development Director. Open work fences facing any public street in commercial zones must be either masonry or metal grill work such as wrought iron. Open work fences in any other situation may, in addition to the above, be open metal mesh, or any other appropriate material as determined by the Community Development Director. Fencing materials for residential development in the single-family residential zones shall be subject to approval by the Community Development Director. Fencing materials shall be compatible with, and complement, conditions which prevail in the subject area, with consistency relative to architectural characteristics, other fencing in the vicinity and materials. Wherever practical and

appropriate, decorative masonry and other materials shall be employed as determined appropriate by the Planning Director. Barbed wire fences may only be permitted in agricultural and manufacturing zones when specifically approved by the Community Development Director.

- B. *Prohibited Materials for Fences and Walls.* In no case shall barbed or other similar type wire be used as any part of a fence except where approved by the Community Development Director for use in agricultural or manufacturing zones. Barbed or similar type wire when permitted by the Community Development Director shall not be placed so as to be visible from any facing public street.
- C. *Nonconforming Fences.* Every fence erected prior to, the adoption of the ordinance which does not conform with the provisions of the Code of the City of Beaumont, shall be removed, altered or replaced in order to so conform to the Code requirement. Such nonconforming fences shall be abated according to the following schedule provided in Table 17.11-2. The value of fence shall be determined by the building official after consultation with the fence owner and/or a fence installer. Value shall be the book value of the fence, as it existed on the effective date of this ordinance.
- D. *Fence and Wall Location and Height.* Fences and walls may be erected on property lines in any zone, with a maximum height of six feet above the ground level immediately abutting the fence at its highest point, with the following exceptions:
 1. No fence greater in height than three and one-half feet (42 inches) may be placed in the required front yard, either along the front or side property line;
 2. On corner lots, the maximum height shall not exceed three and one-half feet (42 inches) within an area defined on both intersecting street by a 45-degree angle taken through the corner of the building or structure at the point that the structure is closest to the intersection;
 3. Within residential zones, fencing in the front yard areas shall be limited to three and one-half feet (42 inches), either along the front or side property line, in the required front yard, or the closest projection of the front of the residences, whichever is greater;
 4. In manufacturing zones, fences which do not exceed eight feet in height measured from the ground level immediately abutting the fence at its highest point may be erected at or near property lines; provided that the maximum height of such fences in any yard abutting a public street shall be limited to six feet in height within a five foot setback area from any public street.

Table 17.11-1	
Abatement Schedule for Nonconforming Walls and Fences	
Value of Wall or Fences	Period for Removal
\$100.00 or less	90 days
\$100.01 to \$200.00	6 months
\$200.01 to \$400.00	1 year
\$400.01 to \$650.00	2 years
\$650.01 to \$1,000.00	3 years
\$1,000.01 to \$1,500.00	4 years
\$1,500.01 to \$2,500.00	5 years
\$2,500.01 to \$5,000.00	7 years
\$5,000.01 to \$7,500.00	8 years
\$7,500.01 to \$10,000.00	9 years
\$10,000.01 or more	10 years

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.090 Acquisition and use of public property.

When the Planning Commission pursuant to the provisions of Title 17 of the Government Code, known as the Conservation and Planning Law, approves the acquisition of any square, park or other public ground or open space, by any public entity, it may in its approval designate for what purpose such property may be used and when so approved such property may be used for any use designed pursuant to this section in addition to those uses permitted in the zone in which such property is located.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.100 Swimming pool, spa and similar.

This Section indicates the requirements applicable to swimming pools, spas and similar.

- A. *Adoption of the California Building Code.* The California Building Code, current Edition, as Published by the International Conference of Building Officials, is hereby adopted and made a part of this chapter by reference.
- B. *Requirements.*
 - 1. Private swimming pools and their mechanical equipment for the use of the occupants of the premises and their nonpaying guests shall be located not closer than five feet to any property line or dwelling.
 - 2. All other swimming pools shall be located not nearer than ten feet from any property line or building.
 - 3. Walls. A masonry wall or other sound reducing material as approved by the Planning Director shall be erected on three sides of the mechanical equipment facing neighboring properties to a height of not less than 18 inches taller than the equipment.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.110 Home occupations.

The purpose of this Section is to provide for the conduct of home occupations/home-based businesses in residential zones or buildings in such a manner as to be compatible with, and not disruptive to, residential neighborhoods. The use shall be clearly incidental and secondary to the principal use of a residential dwelling as a dwelling.

- A. *Uses Permitted.* The following uses or similar uses shall be considered as home-based businesses provided that such uses comply with the criteria stated in this Section:
 - 1. Professional office occupation whose principal product is information, management or design, including but not limited to accounting, architecture, artist/talent management and promotion, brokerage, business/financial management, computer programming and software development, credit/financial counseling, drafting and illustration, engineering, fashion design, interior decoration and design, legal services, marketing and advertising, property management, and writing and editing. The primary means of contact must be by phone, mail, or other electronic form of communication. Professional office activity does not include research requiring the use of hazardous materials and equipment. Professional office activity does not include a medical office.
 - 2. A secondary office for a business in which the principal office, staff and equipment are located elsewhere.

3. The home office of a salesman, wherein all sales are conducted by telephone or by correspondence and wherein there are no displays or related commodities on premises.
 4. Any legal use customarily conducted entirely within a residential dwelling.
 5. The home office of a service business where not more than one 2,000-pound (one ton) or smaller vehicle used in conjunction with the home-based business is kept on the subject property.
 6. Sales of produce (fruit or vegetables) grown on the subject property.
 7. Cottage food operations, as defined in California Health and Safety Code Section 113758, shall be a permitted home-based business provided it complies with all applicable provisions of this Section and under the California Health and Safety Code, as it may be amended.
- B. *Conditions.* Home-based businesses may be permitted pursuant to the provisions of this Section, subject to the following conditions.
1. Employment shall be limited to residents of the dwelling only.
 2. Material or equipment used in connection with such home-based businesses shall be limited to that normally found in a dwelling and recognized as being part of the normal uses and practices in the zone in which the use is a part.
 3. There shall be no direct sales of products or merchandise from the dwelling, except for produce (fruit or vegetables) grown on the subject property or otherwise as authorized by this Section.
 4. Produce and sales may be permitted subject to sales being limited to three days per week. No structure or stand of a permanent nature shall be erected on the subject property.
 5. Customers or clientele shall not be permitted to visit/enter the dwelling in connection with the home-based business. However, incidental uses such as music lessons, tutoring, and the sale of produce may be permitted if the intensity of such use is approved by the Community Development Director.
 6. No more than one room of the dwelling shall be used for the home-based business. Use of the garage for the home-based business may be permitted if such use does not obstruct required parking.
 7. No alteration of any kind will be allowed to the principal building which changes its residential character. This includes, but is not limited to, the enlargement of public utility services or the installation of special equipment attached to walls, floor or ceilings.
 8. The home-based business use shall not generate pedestrian or vehicular traffic beyond that normal/customary to the zone in which it is located.
 9. The home-based business shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
 10. Materials or supplies shall not be stored indoors or outdoors for purposes other than those permitted in the zone.
 11. The home-based business shall not involve the display of signs or advertising devices on the premises except one unlighted sign, not more than two square feet in area, may be posted on temporary produce displays
 12. A valid business license from the City shall be obtained each year and shall be posted on any temporary produce displays.

13. The activities of the home-based business shall not be conducted in a manner that negatively impacts the residential area. Such determination of the City may include, but not be limited to, consideration of color of the building, construction, lighting, signs, sounds, noises and vibrations.
 14. All operations of such home-based business shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances which are or may be detrimental to the welfare of the occupants of surrounding properties.
 15. No accessory building or space outside of the principal building shall be used for the home-based business other than the growing of produce. No outdoor storage, including the storage or parking of vehicles associated with the home-based business, shall be permitted.
 16. The following requirements shall also apply to cottage food occupations:
 - i. The permit applicant shall be the individual who conducts the cottage food operation from his or her private residential dwelling and is the owner of the cottage food operation. The permit shall not be transferable to another operator nor transferable to another site.
 - ii. The cottage food operation shall be registered or permitted as a "Class A" or "Class B" operation by the Riverside County Department of Environmental Health in accordance with Section 114365 of the California Health and Safety Code. Cottage food operations shall comply with all California Health and Safety Code requirements.
 - iii. Any applicant for a permit under this Section shall provide to the City, as part of the home-based business application: (1) a copy of the operation's registration or permit to operate as a "Class A" or "Class B" operation, as required under Health and Safety Code Section 114365, and (2) a copy of the self-certification checklist submitted to and approved by the County.
 - iv. The permit shall be granted if the application is complete and the cottage food operation complies with the requirements set forth in this Section, and all other code sections regarding spacing and concentration, traffic control, parking, and noise control.
 - v. A permit issued under this Section may be revoked for any violation of this Section or of Section 114365 et seq. of the California Health and Safety Code.
 - vi. The City may, for inspection purposes, access the permitted area of a private home where a cottage food operation is located if the City has, on the basis of a consumer complaint, reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation, or that the cottage food operation has violated this Section and/or California Health and Safety Code Section 114365 et seq.
 - vii. Gross annual sales shall not exceed the amount specified in California Health and Safety Code Section 113758.
 17. A home occupation shall be subject to any additional condition or requirement, which may be imposed by the Commission or Council.
- C. *Applications.* Applications to have a home-based business shall be made to the Community Development Director, accompanied by the filing fee set forth in the fee schedule, and shall include such information and documentation as may be required to complete a Home Occupation Permit. The applicant shall be the operator of the home-based business and shall be a resident of the dwelling in which the home-based business is located. Information shall be provided to ensure that the proposed home-based business complies with the requirements of this Section. Additional information necessary to make the findings required for approval may be required by the City. The permit may include specific conditions and restrictions necessary to make the use compatible with a residential setting.

- D. *Exemptions.* Activities exempt from the home-based business requirements include temporary sales stands with nominal sales such as children's lemonade stands and hostess parties, not more than three in any 12-month period. No structure or stand of a permanent nature shall be erected onsite for these exempt sales.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.120 Manufactured homes on foundations.

- A. *Conditions.* A manufactured home may be installed on a foundation on any lot in the City of Beaumont, that is zoned to permit the construction of a conventional single-family dwelling, if it meets the following conditions:
1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by section 18550 (b) of the Health and Safety Code.
 2. The foundation system shall meet the requirements of section 18551 of the Health and Safety Code.
 - ~~3. The manufactured home shall contain a minimum of 1,100 square feet of living area with a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.~~
 43. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
 54. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located, consistent with standards applied to non-manufactured single-family dwellings.
 - ~~65. A garage shall be provided consistent with the requirements for a non-manufactured single-family dwelling. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.~~
 76. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.
- B. *Applications.* Applications to install a manufactured home on a permanent foundation shall be made to the Community Development Director, on the form provided by the Planning Department, accompanied by the filing fee set forth in the fee schedule and shall include such information and documentation as may be required by the Community Development Director, including the following:
1. Name and address of the applicant and all owners of the subject property, including evidence that all owners agree to the application.
 2. Location or address, legal description and zoning of the property on which the manufactured home is to be located.
 3. A site plan of the entire property showing location of the manufactured home and all accessory buildings, including all dimensions and setbacks.
 4. Certification that the manufactured home complies with the National Mobilehome Construction and Safety Standards of 1974.

5. Photographs that show the manufactured home in sufficient detail with regard to siding material, roof overhang and roof materials.
 6. Photographs that depict the type of structures, siding and roofing materials and roof overhang of structures in the neighborhood in which the manufactured home is to be located.
- C. *Processing of Applications.* Within 14 days following the acceptance of an application as being complete, the Planning Director shall determine whether the request meets all the of the requirements of this ordinance and shall determine the roof overhang, roofing and siding materials and any automobile enclosure necessary to achieve compatibility with the neighborhood. Upon approval of the application, the Community Development Director shall forward the original thereof to the Building Official, file one copy, and return one copy to the applicant, who shall then obtain all necessary installation and construction permits from the Building Department. If the Community Development Director is unable to approve the application, it shall be returned to the applicant along with a statement of the reasons therefore, giving notice that the applicant may meet with the Community Development Director to discuss the matter.
- D. *Appeal.* Appeals shall be provided for plot plans in Section 17.02.060 of the Ordinance.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.130 Mobilehome parks.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of mobilehome parks in the City of Beaumont.
- B. *Classification of Mobilehome Parks.*
1. *Pre-Existing Mobilehome Parks.* A pre-existing mobilehome park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this section, provided that the regulations of this section shall apply to the enlargement or expansion of a mobilehome park, and provided that the pre-existing mobilehome park on a site less than ten acres shall not be further reduced in area.
 2. *Planned Residential Mobilehome Parks.* A Planned Residential Mobilehome park is a site intended for residential use exclusively in mobilehomes together with recreation and necessary facilities (including trailer and boat storage areas). Planned Residential Mobilehome Parks shall be constructed in accordance with the hereinafter listed requirements. In addition, thereto, planned residential mobilehome parks shall be subject to, and shall comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
 3. *Integrated Mobilehome Parks.* An integrated mobilehome park is a site intended for residential use exclusively in mobilehomes not including recreation and accessory facilities. Development standards shall include site development as required in Section 17.03.060 (residential Single-Family Zone) and in Section 17.11.120 (Manufactured Homes on Foundations). In addition, thereto, integrated mobilehome parks shall be subject to, and comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
- C. *Development Approval.* All mobilehome parks shall be developed subject to a conditional use permit as found in Section 17.02.
- D. *Development Standards for Planned Residential Mobilehome Parks.*

1. *Site Standards.* The following regulations shall apply to the site of a mobilehome park. Additional regulations may be specified as conditions of a use permit.
 - a. *Minimum Gross Area:* Ten acres
 - b. *Maximum Density:* Seven units per gross acre.
 - c. *Minimum Access Frontage:* 250 feet continuous frontage on a dedicated public street.
 - d. *Minimum Park Perimeter Yards:* Five feet adjacent to a public street.
 - e. *Maximum Height:* Mobilehomes and accessory structures 35 feet.
2. *Interior Site Development.* The following requirements shall apply to development of mobilehome spaces and to facilities within a mobilehome park. Additional requirements may be specified as conditions of a use permit.
 - a. *Mobilehome Space.* Each space shall contain a minimum of 4,000 square feet for exclusive use by the occupants of the space. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 46 feet by 75 feet, and 75 percent of the spaces shall have a minimum depth of 90 feet.
 - b. *Mobilehomes shall meet the following minimum lot setbacks:* 20 feet front yard. Five feet side yard and ten feet rear yard. The 20-foot front setback may be reduced on interior streets to ten feet if an attached garage is located in front of the mobilehome with at least 65 percent of the front yard landscape with live plant material.
 - c. *Access Drive.* All mobilehome access drives within a mobilehome park shall be privately owned and shall be at least 30 feet wide exclusive of adjoining parking areas and sidewalks. The Mobilehome Park will be developed in a manner that permits adequate circulation to and within the proposed development for emergency and protective services, including police and fire equipment. Main access drives shall have standard class A curbs and gutters. Other interior access drives shall have rolled curbs and gutters.
 - d. *Sidewalks.* Concrete sidewalks at least five feet in width shall be provided to serve all central or common facilities within the mobilehome park. Access drives shall be provided with sidewalks on at least one side.
 - e. *Accessory Building and Uses.* Accessory buildings and uses serving the entire mobilehome park, including recreation facilities, laundry areas, mobilehome park offices, maintenance and storage buildings or storage areas shall be located at least 50 feet from the boundary of the mobilehome park site.
 - f. *Landscaping.* Not less than 20 percent of each mobilehome space shall be landscaped with live plants, including at least one tree on each space.
 - g. *Community Recreation.* A minimum of 500 square feet of community recreation area, (exclusive of any mobilehome space) shall be provided within the mobilehome park for each site. The community recreation areas shall contain a clubhouse and a recreational area for outdoor games and activities such as shuffleboard, horseshoes, putting green, or swimming pool. The community recreation and service areas together with the identification of activities planned for the areas, shall be shown on the plans and specifications in such detail as shall be required by the Planning Director. The location and size of all facilities indicated in this paragraph shall be subject to the approval of the Planning Commission. The clubhouse shall have a floor area of not less than 25 square feet for each residential lot, and shall contain adequate kitchen, restroom and storage facilities. In no event shall the community area for any mobilehome park be less than two acres.

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- h. Improvements. The following improvements shall be installed on all lots used for residential purposes:
 - 1. A concrete slab or other metal or wood deck containing at least 200 square feet.
 - 2. The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
 - i. No common area for storage of camp and boat trailers shall be permitted unless it is designated on the map.
 - j. Not more than one mobilehome for residential purposes shall be permitted on a lot.
 - k. Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.
 - l. Electrical and Television Service. All electrical, telephone, C.A.T.V. and similar service wires or cables which provide direct service to the property being developed shall, within the exterior boundary line of such property, be installed underground. Risers on poles and buildings are permitted and shall be provided by the developer or owner onto the pole which provides service to said property. Utility service poles may be placed on the rear of the property to be developed, only for the purpose of terminating underground facilities. The developer or owner is responsible for complying with the requirements of this section and he shall make the installation of such facilities.
 - m. Exemption. The improvement and setback requirements contained in this subsection may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.
3. *Screening and Landscaping.* Masonry walls six feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected five feet from the right-of-way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within the ten-foot strip adjacent to the inside of all boundary walls. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide a screening of the mobilehome park. All plantings shall be maintained in a growing condition.
4. *Improvement Requirements.* On-site improvements shall be constructed and maintained in conformance with mobilehome park improvement standards, approved by the Planning Commission and the City Council. Such standards may include, but shall not be limited to the design, construction and maintenance of the following:
- a. Access drives, sidewalks and parking spaces;
 - b. Walls and fences;
 - c. Lighting, signs;
 - d. Curb and gutter, drainage, and sanitary sewer facilities;
 - e. Electrical and water services;
 - f. Fire protection facilities.
5. *Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- (Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.140 Wind energy conversion systems.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of wind energy conversion systems (WECS) in the City.
- B. *Permit Requirements.* Table 17.11-2 identifies the permit requirements for WECS. Additionally, a building permit shall be obtained prior to the installation of a WECS.

Table 17.11-2 Wind Energy Conversion Systems (WECS)				
Location	Type Allowed	Height Allowed	Quantity Allowed	Permit Required
Residential Zones	Private, non-commercial ¹	Shall not exceed the maximum allowed height within the applicable zone ²	1 per lot	Conditional Use Permit
Commercial Zones and All Other Zones Not Listed	Private, non-commercial ¹		1 or more per lot	Conditional Use Permit
Industrial Zone and Public Facility Zone	Private, non-commercial ¹		1 or more per lot	Minor Plot Plan
	Windfarm ³	2 or more per lot	Conditional Use Permit	

¹ A private, non-commercial WECS is installed on a developed property for the purpose of providing energy for on-site consumption. A private, non-commercial WECS is only allowed as an accessory use. ;b1;² ;en;;hg;The Commission may allow the height of a WECS to exceed the maximum allowed height if strict compliance to the height limit would result in no or poor productivity, as established by evidence provided by the applicant. The Commission may require larger setbacks if additional height is allowed. ;b1;³ ;en;;hg;A windfarm is multiple WECS installed at a single property or area for the purpose of generating larger quantities of electrical or mechanical power for transmission to a public or private utility.

- C. *Application.* An application for a WECS shall be made consistent with Section 17.02.040 (Application process). All required information identified on the form shall be provided by the applicant, in addition to the following information:
 1. Direction of prevailing winds across the project site;
 2. Manufacturer and model designation, rated kilowatt capacity, overall machine height, total blade diameter, rated maximum rotor rotations per minute, and other manufacture's data sufficient to determine compliance with this section;
 3. Location and type of security fencing and/or screening; and
 4. Proof of liability insurance consistent with Subsection 17.11.140.D.10.
- D. *General Requirements.*

1. *Development standards.* A WECS shall comply with the development standards for the zone in which it is located unless otherwise specified in this section.
 2. *Height measurement.* The height of a WECS shall be measured to the top of the WECS, including any blade when at its highest point.
 3. *Setback measurement.* Setbacks shall be measured to the outer edge of a WECS, including any blade when at its maximum horizontal extension.
 4. *Setbacks.* A WECS shall maintain the same minimum setbacks required for a primary structure within the applicable zone.
 5. *Colors and materials.* A WECS shall have a non-reflective finish and shall be painted or otherwise treated to match or blend with the primary background and minimize visual impacts.
 6. *Advertising and graphics.* No advertising, display, or graphic is permitted on any WECS. A manufacturer's identification label and/or any government required identification or safety labels or signs may be affixed to a facility or site in a discrete manner as feasible.
 7. *Undergrounding required.* All wiring or any associated and ancillary equipment, batteries, devices, structures, or support(s) for any WECS, shall be placed underground to the maximum extent feasible.
 8. *Noise.* WECS shall comply with Chapter 9.02 (Noise Control).
 9. *Security and safety.* WECS shall be secured from access to the general public by fencing or other deterring device or means as the City may approve or require so the WECS is not an attractive nuisance. WECS shall either have tower climbing apparatus located not closer than 12 feet to the ground or be un-climbable by design for the first 12 feet.
 10. *Proof of liability insurance.* The owner of any WECS shall provide, as part of the permit application submittal, proof of liability insurance that specifically addresses the installation, use, and maintenance of the WECS to the satisfaction of the City.
 11. *Effects of development on productivity.* The City shall not be liable if subsequent development in the City impairs the productivity of any WECS.
 12. *Inoperative facility removal required.* Any WECS that is not operated for a continuous period of six months shall be considered abandoned. A WECS and all equipment associated with an approved WECS shall be removed within six months of the discontinuance of the use and the site shall be restored to its original pre-construction condition, subject to the approval of the Director.
- E. *Private, non-commercial WECS.* A private, non-commercial WECS shall be subject to the following standards.
1. *Location.* A WECS, including associated and ancillary equipment, batteries, devices, structures, or supports, shall be located in the rear portion of the property (i.e., between the primary structure and rear property line). This provision may be modified by the Commission if strict compliance would result in no or poor productivity, as established by evidence provided by the applicant.
 2. *Screening.* The WECS shall be separated from adjoining properties by at least a six-foot high solid fence or wall, or by trees and landscaping of equal minimum height approved by the Commission. Approval of screening may include reasonable conditions deemed by the Commission necessary to minimize the visual impacts of a WECS.
 3. *Net-metering.* A private, non-commercial WECS may be net-metered with written authorization provided by the utility company. Net-metering is a service to an electric consumer under which electric energy generated by that electric consumer from an eligible on-site generating facility and delivered to the local distribution facilities may be used to offset electric energy provided by the electrical utility to

the electric consumer during the applicable billing period. Net-metering does not allow the sale of power back to the electric company or into the wholesale electricity market.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.150 Storage facilities.

- A. *Intent.* This section establishes requirements for the storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment. The purpose of these regulations is to provide adequate and convenient guidelines for self-storage, outdoor storage and display of materials, merchandise, and equipment in the appropriate zones. The intent of these regulations is to minimize visual impacts to adjacent properties and public rights-of-way and to protect public health, safety and welfare due to the over development of these storage intensive facilities and encourage economic development within the City of Beaumont by controlling the number, size, and location of these types of facilities.
- B. *Classification of Storage Uses.* The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:
1. *Outdoor storage use* means establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.
 2. *Truck yard or truck terminal* means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.
 3. *Automobile parking or storage facility* means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, watercraft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.
 4. *Contractor or building materials storage yard* means establishments which engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractor's business licensed within the City of Beaumont.
 5. *Mini-storage, mini-warehouse, self-storage or public-storage* means an operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.
 6. *Storage uses* means any of the forgoing uses in subsections 1-5.

- C. *Applicability.* The requirements of this chapter shall apply to the establishment or modification of storage uses in zoning districts in which the storage use is permitted, pursuant to Beaumont Municipal Code Chapter 17.03. This chapter shall not apply to legally existing storage uses or pending applications as of the effective date of the ordinance codified in this chapter. The continuation of legally established existing storage uses shall be subject to the regulations and guidelines of Chapter 17.08, Non-conforming uses of the Beaumont Municipal Code.
- D. *Storage Uses.* The following shall apply to all outdoor, truck yard or truck terminal, automobile parking or storage and contractor or building materials storage yard uses:
1. Storage uses shall not be located adjacent to or across a street or intersection from residentially zoned land, public or private schools, public parks and open space intended for public park and recreational use.
 2. Storage uses should be limited to occupying parcels not suitable for valuable commercial or industrial, job producing uses.
 - a. *Site Design Standards.*
 - (1) All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
 - (2) Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.
 - (3) All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.
 - (4) Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.
 - (5) Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.
 - b. *Screening Standards.*
 - (1) All stored goods and materials, not including trucks and trailers within truck parking areas and courts, shall be completely screened from public view, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
 - (2) Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.
 - (3) All stored goods and materials, not including trucks and trailers within truck parking areas, shall not exceed eight feet in height. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is

unable to provide complete screening and subject to the requirements of Chapter 17.11.080 Walls and Fences.

- (4) Solid walls surrounding storage uses which are either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
- (5) A combination of fencing and landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening and subject to the requirements of Chapter 17.06 Landscaping Standards.
- (6) Access gates and doors may be constructed of open wrought iron and provide adequate vehicle stacking.
- (7) Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

c. *Security Standards.*

- (1) All storage uses shall be secured and incorporate security cameras which maintain recordings to the satisfaction of the Police Chief or their designee.
- (2) All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

d. *Operational Standards for Outdoor, Truck Yard or Truck Terminal, Automobile Parking or Storage and Contractor or Building Materials Storage Yard Uses.*

- (1) An operations and truck route plan shall be submitted for review and approval as part of the conditional use permit or plot plan application as required under Chapters 17.02 and 17.03. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of items to be stored at the site, property maintenance and the proposed truck routing to and from the facility to designated truck routes which to the greatest extent feasible avoids passing residential, educational, park and open space intended for public park and recreational use areas. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.
- (2) Storage uses are subject to all applicable fire, health, safety, and building regulations.
- (3) Storage is not permitted in required front or street side yard setback areas.
- (4) Caretaking units shall be permitted, provided parking is accommodated on-site.

e. *Performance Measures and Standard Conditions of Approval.*

- (1) The following measures shall be included as performance measures and standard conditions of approval for all storage uses:
 - (a) The queuing of trucks on streets or elsewhere outside of facility shall be prohibited. All queuing, stacking, loading, unloading, and parking shall occur exclusively on-site.
 - (b) The operator of the storage use shall be responsible for implementing and monitoring an operations and truck route plan during all operations, including, but not limited to posting the plan and educating truck drivers on the approved routes.

- (c) Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks and trailers associated with the facility, unless such storage is permitted through the entitlement process in accordance with this chapter.
- (d) Drivers shall not sleep or reside within any vehicle on-site overnight or for any other extended duration of time.
- (e) Operators shall address any parking, traffic, noise, or safety issues within 48 hours of being notified by the city that an issue exists.
- (f) Prior to the issuance of a certificate of occupancy or business license, any new tenant or operator of a storage facility shall: a) submit an operational plan and trip generation analysis prepared by a licensed traffic engineer for review and approval demonstrating the proposed operations and projected traffic associated with the new tenant or operator is the same or less than the projected traffic assumed in the approved entitlements for the facility; and b) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility. If the proposed operations and trip generation represent a significant change in operational characteristics or more than ten percent increase in trip generation beyond what was entitled, a modification to the entitlements shall be required prior to the start of operations.

f. *Exempt Uses.*

- (1) The following uses shall be exempt from the provisions and requirements of this chapter:

- (a) Vehicle, boat, and recreational vehicle dealerships
- (b) Temporary seasonal displays (e.g. Christmas tree lots, pumpkin patch lots, etc.)
- (c) Ancillary or outdoor display by indoor retailers approved as an accessory use.
- (d) Existing, conforming uses are exempt from these provisions.

E. *Mini-storage, Mini-warehouse, Self-storage or Public-storage.* The following shall apply to mini-storage, mini-warehouse, self-storage or public-storage uses:

- 1. Mini-storage, mini-warehouse, self-storage or public-storage uses shall be limited to occupying parcels of irregular shape not suitable for valuable commercial or industrial, job producing uses.

a. *Site Design Standards.*

- (1) All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
- (2) Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.
- (3) All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.
- (4) Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to

avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.

- (5) Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.

b. *Screening Standards for Mini-storage, Mini-warehouse, Self-storage or Public-storage.*

- (1) All stored items, not including trucks, trailers or recreational vehicles within truck parking areas and courts, shall be completely screened from public view, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
- (2) Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.
- (3) All stored items, not including trucks, trailers or recreational vehicles within truck parking areas, shall not exceed the height of the permanent structures or screen walls depending on location of stored items. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is unable to provide complete screening.
- (4) Solid walls surrounding storage uses that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
- (5) A combination of fencing and mature landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.
- (6) Access gates and doors may be constructed of open wrought iron.
- (7) Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

c. *Security Standards.*

- (1) All storage buildings and storage areas shall be secured and incorporate security cameras which maintain recordings to the satisfaction of the Police Chief or their designee.
- (2) All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

d. *Operational Standards for Mini-storage, Mini-warehouse, Self-storage or Public-storage Uses.*

- (1) A property maintenance plan shall be included as part of the conditional use permit or plot plan application. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program
- (2) Storage uses are subject to all applicable fire, health, safety, and building regulations.

- (3) Storage is permitted in required side and rear yards. Storage is not permitted in required front or street side yards.
- (4) Caretaking units shall be permitted, provided parking is accommodated on-site.
- e. *Performance Measures and Standard Conditions of Approval.*
 - (1) The following measures shall be included as performance measures and standard conditions of approval for all mini-storage, mini-warehouse, self-storage or public-storage uses:
 - (a) Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks, trailers or recreational vehicles associated with the facility.
 - (b) Facilities shall not be used for temporary or permanent residential purposes. No person may sleep or reside within any structure or vehicle on-site overnight or for any other extended duration of time.
 - (c) Operators shall address any parking, traffic, noise, or safety issues within 48 hours of being notified by the city that an issue exists.
 - (d) Prior to the issuance of a certificate of occupancy or business license, any new tenant or operator of a storage facility shall: a) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility.

(Ord. No. 1136 , § 4(Exh. A), 7-20-2021)

17.11.160 Energy storage facilities.

- A. *Intent.* Energy storage facility regulations are adopted with the intent of advancing and protecting the public health, safety, and welfare of the City of Beaumont by establishing regulations for the installation and use of energy storage systems. The regulation herein are intended to protect the health, welfare, safety, and quality of life for the general public, to ensure compatible land uses in the areas affected by energy storage facilities and to mitigate the impacts of energy storage facilities on the environment.
- B. *Classification of Energy Storage Facilities.* The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:
 - 1. *Battery:* A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this chapter, batteries utilized in consumer products are excluded from these requirements.
 - 2. *Battery energy storage management system:* An electronic system that protects storage batteries from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. The system generates an alarm and trouble signal for abnormal conditions
 - 3. *Battery energy storage system:* A system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.
 - 4. *Cell:* The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

5. *Commissioning*: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.
 6. *Decommissioning plan*: A plan to retire the physical facilities of the project, including decontamination, dismantlement, rehabilitation, landscaping and monitoring. The plan contains detailed information on the proposed decommissioning and covers the schedule, type and sequence of decommissioning activities; waste management, storage and disposal of the waste from decommissioning; the timeframe for decommissioning and site rehabilitation.
 7. *Energy storage system*: A system which stores energy and releases it in the same form as was input.
 8. *Renewable energy*: Energy sources that constantly renew themselves or are regarded as practically inexhaustible. Renewable energy includes energy derived from solar, wind, geothermal, hydroelectric, wood, biomass, tidal power, sea currents, and ocean thermal gradients.
- C. *Applicability*. The requirements of this ordinance shall apply to all energy storage systems permitted, installed, or modified after the effective date of this ordinance, excluding general maintenance and repair. Energy storage systems constructed or installed prior to the effective date of this ordinance shall not be required to meet the requirements of this chapter. Modifications to, retrofits or replacements of an existing energy storage system that increases the total energy storage system designed discharge duration or power rating shall be subject to this chapter. The continuation of legally established existing energy storage systems shall be subject to the regulations and guidelines of Chapter 17.08, Non-conforming Uses of the Beaumont Municipal Code.
- D. *Development Standards*. The following shall apply to all energy storage facilities:
1. Energy storage facilities must meet all applicable standards of the adopted Building and Safety Codes and of the adopted Fire Codes.
 2. Energy storage facilities shall comply with the site design requirements set forth below in addition to all other applicable chapters of the Beaumont Municipal Code:
 - a. The site shall be fully enclosed by a minimum eight-foot, non-scalable solid wall. Walls shall consist of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
 - b. Solid walls surrounding facilities which are below grade of an adjacent street or property shall incorporate a berm/slope along the entire length of the wall to ensure facilities are not visible from public view.
 - c. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.
 - d. Except as set forth in subparagraph (e), no equipment or appurtenances not in an enclosed structure shall exceed the screen wall height described in subparagraph (a), above. Enclosures for batteries and other systems shall not exceed 15 feet in height. Buildings shall be subject to height standards of the Manufacturing Zone.
 - e. Accessory structures such as utility poles or utility connection equipment, substation switchyard and similar equipment, necessary for the operation of the facility may exceed the height standards of the Manufacturing Zone subject to Planning Commission approval.
 - f. On-site parking shall be provided as specified below:

1. For sites occupied daily by employees or contractors, one parking space per employee or contractor shall be provided.
2. For unoccupied sites, one on-site parking space shall be provided.
3. All structures, appurtenances, parking and drive aisles shall be paved with asphalt or concrete.
4. All outdoor facilities shall be in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.
5. All site landscaping shall comply with Chapter 17.06 Landscaping of the Beaumont Municipal Code.
6. All facilities shall have an approved signage plan including safety signage to be posted at the site.

E. *Decommissioning.*

1. *Decommissioning Plan.* Prior to approval of a building permit, the applicant shall submit a decommissioning plan containing a narrative description of the activities to be accomplished for removing the energy storage system from service, and from the facility in which it is located. The decommissioning plan shall also include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. The anticipated life of the battery energy storage system;
 - d. The estimated decommissioning costs and how said estimate was determined;
 - e. The method of ensuring that funds will be available for decommissioning and restoration;
 - f. The method that the decommissioning cost will be kept current;
 - g. The manner in which the battery energy storage system will be decommissioned, and the Site restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
2. *Decommissioning Fund.* The applicant, or successors, shall continuously maintain a fund or bond payable to the City of Beaumont, in a form approved by the City for the removal of the battery energy storage system, in an amount to be determined by the City, for the period of the life of the facility. This fund may consist of a letter of credit from a licensed-financial institution. All costs of the financial security shall be borne by the applicant.
3. *Ownership Changes.* If the owner of the battery energy storage facility changes or the owner of the property changes, the project approvals shall remain in effect, provided that the successor owner or

operator assumes in writing all of the obligations of the project, site plan approval, and decommissioning plan. A new owner or operator of the battery energy storage facility shall notify the Planning Department of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Planning department in writing. The project and all approvals for the battery energy storage facilities would be void if a new owner or operator fails to provide written notification to the Planning Department in the required timeframe. Reinstatement of a void project or approvals will be subject to the same review and approval processes for new applications under this chapter.

F. *Performance Measures and Standard Conditions of Approval.*

1. The following measures shall be included as performance measures and standard conditions of approval for all energy storage facilities:
 - a. Facilities shall not store any products, goods, materials, or containers outside of any building on-site.
 - b. Facilities shall comply with Chapter 9.02 Noise Control of the Beaumont Municipal Code.
 - c. Operators shall address any nuisance, safety issues or violations of conditions of approval within 48 hours of being notified by the city that an issue exists.
 - d. Prior to the issuance of a certificate of occupancy or business license, any operator of an energy storage facility shall sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility and the decommissioning plan shall be recorded against title to the property as a covenant running with the land.

(Ord. No. 1142 , § 6(Exh. C), 10-19-2021)

Chapter 17.14 DEFINITIONS

17.14.010 Introduction.

This list of terms is designed to clarify the Zoning Ordinance's intent as it relates to land uses and development requirements. The word "shall" indicate a mandatory requirement, except when used in connection with an action or decision of the City Council or any City commission, board, or official. In these latter instances, the word "shall" shall be directory only. For general terminology used throughout this ordinance, the definitions used in the Uniform Building Code or accepted dictionaries of the English language, shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.14.020 General grammatical interpretation.

Words, terms, and phrases used in this Title 17 shall have the meanings usually ascribed to them, or as defined or used in state planning and zoning laws, or as defined in Section 17.08.030 of this Zoning Ordinance. For the purposes of this Zoning Ordinance, unless the context clearly indicates otherwise, certain terms used in herein are defined as follows:

- A. Words in the present tense include the future;
- B. Words in the singular number include the plural;
- C. Words in the plural number include the singular;
- D. The terms "shall" and "will" and "must" are mandatory;
- E. The term "his" is gender neutral and means his or her;

The word "shall" is mandatory; the word "may" is permissive. The present tense includes the future, the future includes the present. The singular number includes the plural, the plural includes the singular.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.14.030 Definitions (A through Z).

A

Above-ground/On-ground Pool. See "Swimming pool".

Abut or Abutting. The same as meaning adjoining.

Access. The place, or way, by which pedestrians and vehicles are provided adequate and usable ingress and egress to a property or use as required by this Zoning Code.

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code.

2. A manufactured home, as defined at Section 18007 of the California Health and Safety Code.

Accessory Structure. A structure that is accessory and incidental to a dwelling located on the same lot.

Accessory Use. A use incidental to, related, and clearly subordinate to the principal use established on the same lot or parcel of land where such accessory use is located.

Adjacent. Two or more lots or parcels of land separated by an alley, street, highway or recorded easement, or two or more objects located near or in close proximity to each other.

Adjoining. Two or more lots or parcels of land sharing a common boundary line, or two or more objects in physical contact with each other.

Affordable Unit. Refers to a housing development project in which 80 percent of the units shall be designated for very low-income households and 20 percent reserved for low-income households as those terms are defined in the Health and Safety Code.

Alley. A public or private right-of-way, other than a street or highway, permanently reserved as a secondary means of vehicular access to adjoining properties.

Amendment. A change in the wording, context, content, or substance of this Zoning Code or in the zoning map. Such changes must be adopted by ordinance by the City Council in the manner prescribed by law.

Amusement Arcade. Any place open to the public where five or more amusement games are maintained for use by the public. When only a portion of the premises is used for the operation of amusement games, only that portion shall be considered as an amusement arcade.

Amusement Game. Any entertainment device for which a fee is paid to play, including, but not limited to, pinball, video or other electronic games.

Animal Hospital. Shall mean a place where animals or pets are given medical or surgical treatment and cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use.

Animals—Retail Sales. The retail sales of small animals (such as dogs, cats, birds, and fish), provided such activities take place within an entirely enclosed building.

Antique Shop. An establishment primarily engaged in the sale of antiques.

Apartment House. A building, or a portion of a building, designed or used for occupancy by three or more households living independently of each other and containing three or more individual dwelling units within a single structure.

Apartment Unit. A room or suite of two or more rooms with a single kitchen in a multiple-family dwelling, suitable for occupancy as a dwelling unit for one household.

Arcade. See "Amusement arcade".

Artists' Studio. A building containing work space and retail sales space for artists and artisans producing individual one-of-a-kind works of art, including individuals practicing a fine art, or skilled in an applied art or craft, provided that the use does not impact any other use or property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to, painter's studios, ceramic studios, and custom jewelry studios.

Assessor. The Assessor of the County of Riverside.

Automobile Parking or Storage Facility means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, watercraft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned

vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Automobile Wrecking or Automobile Dismantling. A business establishment engaged in the dismantling and/or wrecking of automobiles, used motor vehicles or trailers, and/or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or parts.

Automobile Service Station. An establishment providing gasoline oil and other additives, and/or performing minor repairs and other customary services for automobiles and light vehicles, but excluding painting, body work steam cleaning, and major repairs.

Advertising Structure. A structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which any poster bill,

Awning. Either a fabric covered appendage, or a temporary collapsible shelter of noncombustible materials supported entirely from the exterior wall of a building.

B

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

Balcony, Unenclosed. A balcony open to the sky and not fully enclosed on more than two sides.

Balloon. A floating air-filled or gas-filled object tethered to a fixed location (also see "Sign, balloon").

Banks and Savings. A state- or federally chartered financial institution that provides retail banking

Barrier. A fence, a wall, a building wall or a combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Bars and Cocktail Lounges. Establishments where alcoholic beverages are sold for consumption on the premises. This classification excludes restaurants and commercial recreation uses that may serve alcoholic beverages incidental to the primary use.

Basement. That portion of a building located between the ground level or first floor of a structure.

Battery. A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this chapter, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System. An electronic system that protects storage batteries from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. The system generates an alarm and trouble signal for abnormal conditions.

Battery Energy Storage System. A system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.

Bed and Breakfast Facilities. A residential structure that is occupied by a resident as his/her primary residence with one or more bedrooms rented for period of 30 consecutive days or fewer, and where meals may be provided.

Billiard Parlor. An establishment that provides five or more billiard and/or pool tables.

Boarding. A residence or dwelling, other than a hotel, wherein three or more rooms are rented under three or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence.

Building. Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or property of any kind.

Building; Accessory. A detached subordinate building, the use of which is incidental to that of the primary building or to the principal use of the land, and which is located on the same lot or parcel of land with the main building or principal use of the land.

Building, Height. The vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this Zoning Ordinance.

Building, Main. A building in which is conducted a principal use of the lot or parcel of land upon which it is situated. In a residential or agricultural zone, any residential unit shall be deemed to be a main building upon the lot or parcel of land on which it is situated.

Building Material Sales. An establishment engaged in retailing or wholesaling of building supplies or equipment. This classification includes lumber yards and tool and equipment sales, but excludes businesses engaged in the retail sales of paint and hardware, building contractor's yards, and activities classified under "Equipment Leasing and Rentals."

Building Site. The ground area of one or the ground area of two or more lots when used in combination of a building or group of buildings together with all open spaces as required by this Ordinance.

Building Wall. The vertical surface, or any element thereof, including any structural member or group of structural members attached the vertical surface, that defines the exterior boundaries of a building.

Business and Trade School. An establishment which provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the applicable zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.

C

Cabana. A structure containing not more than 700 square feet, not containing a kitchen.

Camp, Day. A facility with an organized daytime program involving the supervision and care of children.

Canopy. Has the same meaning as "awning" as defined in this section, except that a canopy contains separate supporting posts and is not supported entirely from the exterior wall of a building. A fixed overhead shelter used as may or may not be attached to a building.

Carport. A permanently roofed structure with no more than two enclosed sides, used or intended to be used for automobile shelter and storage.

Cell. The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Cellar. See "Basement".

Centerline. The centerline of any street, as established by the City Engineer by official surveys, and on file in the Office of the City Engineer.

Check Cashing. A business that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification does not include a state- or federally- chartered bank, savings association, credit union, or industrial loan company. Further, this

classification does not include establishments selling consumer goods where the cashing of checks or money orders is incidental to the main purpose of the business.

Church. A facility used for religious worship and incidental religious education and/or activities, including a parsonage which shall be a maximum of 1,200 square feet or 50 percent of the assembly hall whichever is less. Setbacks and parking shall meet the residential single-family requirements. This definition does not include private schools as defined in this section of the Zoning Ordinance.

Child Care Center. A facility that provides non-medical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. "Childcare center" includes day care centers and family day care homes.

City. Refers to the City of Beaumont.

Club, Private. Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. This definition does not include "Adult" business establishments.

Clubs and Lodges. A private or nonprofit organization providing meeting, recreational, or social facilities primarily for use by members and/or guests.

Commercial Printing. A business providing printing, blueprinting, photocopying, engraving, binding, or related services.

Commercial Vehicle. A vehicle which, when operated on a street, is required to be registered as a commercial vehicle under the State Vehicle Code, and which is used or maintained for the transportation of persons for hire, compensation, or profit, or which is designed, used, or maintained primarily for the transportation of property.

Commission. Refers to the Planning Commission of the City of Beaumont.

Commissioning. A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Communications Facilities. An establishment engaged in broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms. This classification includes, but is not limited to, radio, television, or recording studios, telephone switching centers, and telegraph offices.

Communications Facilities, Wireless. An unstaffed facility used for the transmission or reception of wireless telecommunication services, commonly consisting of an antenna array, connection cables, a support structure, and ancillary support facilities.

Community Center. A building, buildings, or portions thereof used for recreational, social, educational, and cultural activities where buildings and associated improvements are owned and/or operated by a public, nonprofit, or public serving group or agency.

Community Garden. Use of land for and limited to cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Condominium. An undivided interest in common in a portion of real property coupled with a separate interest in space called a "unit," the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The description of the unit may refer to: a) boundaries described in the recorded final map, parcel map, or condominium plan, b) physical boundaries, either in existence, or to be constructed, such as wall, floors, and ceilings of a structure or any portion thereof, c) an entire structure containing one or more units, or d) any combination thereof. An individual condominium within a condominium project may include, in addition, a

separate interest in other portions of the real property. This term shall also include stock-cooperative developments.

Condominium Project. A common interest development consisting of condominiums.

Contractor or Building Materials Storage Yard means establishments which engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractor's business licensed within the City of Beaumont.

Convalescent Facilities. A business establishment engaged in providing care on 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

Convalescent Home. A home or establishment offering or providing lodging, meals, nursing, dietary, or other personal services to five or more convalescents, invalids, or aged persons, but shall not include surgery or the care of persons with contagious or communicable diseases.

Conversion (Condominium). A change in the type of ownership of a parcel or parcels of land, together with the existing structures, from rental housing, as defined in this section, to a condominium, community apartment, planned development, stock cooperative, or common interest development.

County. Refers to the County of Riverside.

Court. An open, unoccupied space bounded on two or more sides by the walls of a building. "Inner court" is a court entirely enclosed within the exterior walls of a building. All other courts are referred to as outer courts.

Coverage. The percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools.

D

Dairy. Any premises where three or more cows, three or more goats or one or more cows and two or more goats, or two or more cows and one or more goats are kept, milked, or maintained.

Daycare Center, Adult. A state-licensed facility designed to provide necessary care and supervision to persons 18 years of age or older on less than a 24-hour basis. Adult day care centers include the various types of adult day services as defined under state law that include "adult day care facilities," "adult social day care facilities," and "adult day health care facilities."

Day Care Center, Children. A state-licensed facility, other than a family day care home, providing non-medical care and supervision to children under 18 years of age on less than a 24-hour basis. Child day care centers shall include "day care centers" as defined under state law, which include infant centers, preschools, and extended day care facilities.

Deck. A platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

Decommissioning Plan. A plan to retire the physical facilities of the project, including decontamination, dismantlement, rehabilitation, landscaping and monitoring. The plan contains detailed information on the proposed decommissioning and covers the schedule, type and sequence of decommissioning activities; waste management, storage and disposal of the waste from decommissioning; the timeframe for decommissioning and site rehabilitation.

Director and Director of Planning and Planning Director. Refers to the Community Development Director or his or her designee.

Drive-in Restaurant. Any building or structure in which food and drink are prepared for service to customers outside of such building or structure, even though the same is served to customers inside said building or structure

or to customers occupying vehicles outside such structure and shall include self-service restaurants for take-out food.

Drive-thru. See "Establishment with drive-up service".

Driveway. An appropriately paved and privately-owned surface or road that provides access to off-street parking or loading facilities.

Dump. An area devoted to the disposal of combustible or non-combustible refuse.

Duplex. A structure consisting of two dwelling units.

Dwelling or Dwelling Unit. An attached or detached building containing one or more rooms wherein the occupants of each dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Multiple Family Residential. One or more buildings located on a lot containing a total of two or more dwellings within a structure.

Dwelling, Single-Family. An attached or detached building not to contain more than one kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Tri-plex. A building designed for occupancy by three families living independently of each other and containing three dwelling units under one common roof.

Dwelling, Two-Family or Duplex. An attached or detached building containing two Dwelling Units wherein the occupants of each Dwelling Unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

E

Efficiency Kitchen. A kitchen that includes the following:

1. A cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas;
2. A food preparation counter;
3. Storage cabinets that comply with minimum building code standards; and
4. May include a single basin sink with a maximum waste line diameter of 1.5 inches.

Employee/Farmworker Housing. Housing as described in California Health and Safety Code Sections 17021.5 and 17021.6, and employee housing as defined in California Health and Safety Code Section 17008.

Energy Storage System. A system which stores energy and releases it in the same form as was input.

Establishment with Drive-up Service. A business or institution providing services accessible to persons who remain in their automobiles.

F

Façade, Building. The exterior wall of a building that is located above ground.

Family. One or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

Family Day Care Home, Large. A dwelling that regularly provides care, protection, and supervision for 12 or fewer children under the age of ten, in the provider's own home, for periods of less than 24 hours per day.

Family Day Care Home, Small. A dwelling that regularly provides care, protection, and supervision for one to six children inclusive, including children under the age of ten.

Firearm Sales or Firearms Business. An establishment having at least 25 percent of its gross floor area devoted to the sale of firearms, ammunition and ammunition components, and hunting or shooting equipment.

Floor Area, Gross. The total horizontal area of all the floors of a building included within the surrounding walls, exclusive of vent shafts and courts.

Floor Area, Net. The total useable floor area within all floors of a building included within the surrounding walls.

Floor Area Ratio. The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of the lot or parcel of land on which such building or buildings are located.

Food and Beverage Sales. A business establishment where the primary use involves the retail sales of food and beverages for off-site preparation and consumption. Typical uses include grocery markets and delicatessens. This category does not include liquor stores.

Food Manufacturing. A business establishment engaged in manufacturing, processing, and/or packaging of food products for wholesaling and distribution. This use may include incidental direct sale to consumers of the products manufactured on-site, souvenirs, and ancillary tasting facilities for the public.

Frontage. The frontline of a site, separating the site from the street.

G

Garage, Parking Garage. A structure with a common vehicular entrance and exit which is used by vehicles in parking spaces and which otherwise conforms to the requirements of this Zoning Code.

Garage, Private. A detached accessory building, or a portion of a main building on the same lot, enclosed on three sides and with a door capable of enclosing the fourth side, for the parking or temporary storage of vehicles owned by the occupants of the premises.

General Plan. The General Plan of the City of Beaumont, consisting of the General Plan and Map, adopted by the City Council.

Grade, Existing. The surface of the ground or pavement at a specific location as it existed prior to disturbance in preparation for a construction project.

Grade, Finished. The finished surface elevation of the ground or pavement at a specific location after the completion of a construction project.

Grade, Ground Level. The average level of the finished ground surface surrounding a building, measured at the center of all walls of the building.

Gradient. The rate of vertical change of a ground surface expressed in a percentage and determined by dividing the vertical distance by the horizontal distance.

Group Home (Unlicensed) or Unlicensed Group Home. A single-family dwelling unit with six or fewer occupants who are all (other than the house manager) considered disabled under state or federal law, but not licensed by the state.

Group or Community Care Facilities. [Consistent with Health and Safety Code Section 1502, facilities licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.](#)

Guest House. Refers to living quarters, having no kitchen facilities, located within an accessory building located on the same premises with a main building and occupied solely by members of the family, temporary guests, or persons permanently employed on the premises.

Guest Room. A room designed for or occupied as sleeping quarters by one or two persons, providing lodging for compensation.

H

Hazardous Waste. Any waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may: a) exhibit toxicity, corrosivity, flammability, and/or reactivity; b) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible, illness; or, c) present a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Hazardous Waste Facility. All contiguous land, structures, other appurtenances, and improvements within a property, used for handling, treating, storing, or disposing of hazardous wastes.

Health and Physical Fitness Facility. A private athletic clubs and gymnasiums including, but not limited to, weight training facilities, aerobic exercise floors, racquetball courts, swimming pools, and similar athletic facilities.

Height. See "Building height".

Home Occupation. An occupational activity carried on by the occupant(s) of a residential dwelling as a secondary use in connection with which there is no display, no walk-in customers, no stock-in-trade, nor commodity sold upon the premises, no person employed, and no mechanical equipment used, except such as is necessary for housekeeping purposes.

Hospital. A facility providing medical, surgical, psychiatric, and/or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

Hotel or Motel. One or more buildings containing guest rooms or dwelling units, with one or more such rooms or units having a separate entrance leading directly from the outside of the building or from an interior court. Such facilities are designed to be used, or intended to be used, rented, or hired out for temporary or overnight accommodations for guests, and are offered primarily to patrons by signs or other advertising media. This classification may contain public meeting rooms and eating, drinking, and banquet services associated with the facility.

Hot Tub. See "Swimming pool".

Household. A single individual or group of individuals, unrelated or related by blood or marriage, residing in a dwelling unit.

Household Pet. A domesticated animal commonly maintained within a residence.

I

Industrial Complex. Any group of three or more industrial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or single industrial use occupying at least 100,000 square feet of floor area.

In-ground Pool. See "Swimming pool".

J

Junior Accessory Dwelling Unit (JADU). A residential unit that is consistent with the following:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen.

Junk Yard. The use of a lot, or the use of any portion of a lot, for the dismantling of machinery or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials.

K

Kennel. Any lot or premises on which four or more dogs or cats at least four months of age are boarded or trained.

Kitchen. A room in a building or dwelling unit that is used in the cooking or preparation of food.

L

Laboratory. An establishment providing analytical or testing services, including, but not limited to, chemical labs, dental-medical labs, optical labs, and labs conducting mechanical, electrical, physical, or environmental tests, as well as research and development.

Landscaping. The planting and maintenance of live trees, shrubs, ground cover, and lawn areas, including the installation of irrigation systems required by the provisions of this Zoning Code. "Landscaping" may include inorganic decorative materials of natural or man-made origin if used to accent or complement, but in no case imitate, the natural vegetation. Inorganic decorative materials used in landscaping may include rock, stone, wood, waterfall, fountains, pools, sculptures, benches, and architectural screens, walls, and fences.

Liquor Store. A business establishment having at least 50 percent of its gross floor area used for the sale of alcoholic beverages intended for off-site consumption.

Loading Space. An off-street space on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which has access from a street, alley, or other permanent means of ingress and egress.

Lodging House. A residence or dwelling, other than a hotel, wherein lodging and meals are provided to four or more persons for compensation, whether direct or indirect. In determining the number of persons lodging in a lodging house, all residents shall be counted, including an owner, agent or manager.

Lot. Real property with a separate and distinct number or other designation shown on a plat recorded in the Office of the County Recorder as a part of an approved subdivision, shall also mean (1) a parcel of real property when shown as a delineated parcel of land with a number of other designations on a plat recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of land the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State of California in the Office of the County Recorder of Riverside County; (3) a parcel of real property not delineated as in (1) or (2) above, and containing not less than the prescribed minimum square footage required in the zone in which it is

located and which abuts at least one public street, and alley or a private easement determined by the Commission to be adequate for purposes of access from a street; (4) a parcel of land registered under Land Title Law (Torrens Title) and held under separate ownership from adjacent property on the effective date of this Ordinance.

Lot, Area. The total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot, Corner. A lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an interior lot.

Lot, Cul-de-sac. A lot fronting on, or with more than one-half of its lot frontage, on the turnaround end of a cul-de-sac street.

Lot, Depth. The horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.

Lot, Interior. A lot other than a corner or reverse corner lot.

Lot, Key. Any lot where the side property line abuts the rear property line of one or more lots, and where such lots are not separated by an alley or any public way.

Lot Line. Any line bounding a lot as defined in this section.

Lot Line, Exterior. A lot line abutting a street.

Lot Line, Front. On an interior lot, the front lot line of the property line abutting the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. On a corner or reversed corner lot, the front lot line is the shorter property line abutting a street. On a through lot, or a lot with three or more sides abutting a street, or a corner or reversed corner lot with lot lines of equal length, the Zoning Administrator shall determine which property line shall be the front lot line for purposes of compliance with the setback provisions of this Zoning Code.

Lot Line, Interior. A lot line not abutting a street.

Lot Line, Rear. A lot line not abutting a street that is opposite and most distant from the front lot line. For triangular lots where there is no rear lot line, the rear lot line shall be defined as the point at which the side lot lines intersect.

Lot Line, Side. Any lot line that is not classified as a front lot of line or rear lot line.

Lot Line, Zero. A lot line that does not have any side-yard setback.

Lot, Reverse Corner. A corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets. A through lot may have no rear lot line.

Lot; Width. The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance located midway between the front and rear lot lines.

[Low Barrier Navigation Centers. Consistent with Government Code Section 65660, Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.](#)

M

Main Building. A building that is designed, and used for, or intended to be used, to accommodate the principal use on the lot. In residential zones, any dwelling shall be considered the main building on the lot.

Maintenance and Repair Services. An establishment providing household appliance repair, furniture repair, office machine repair, bicycle repair, or building maintenance services. This classification excludes maintenance and repair of motor vehicles, boats, or ships.

Mansard or Mansard Roof. A roof having two slopes on all sides with the lower slope steeper than the upper one.

Manufactured Housing. A mobile home, or manufactured housing unit, as defined by and installed in accordance with California Health and Safety Code Section 18008 and 18551, respectively, and factory-built housing as defined by California Health and Safety Code Section 19971.

Medical Clinic. Any facility providing physical or mental health service, and medical or surgical care of the sick or injured but shall not include inpatient or overnight accommodations. Activities included within this definition are health centers, health clinics, and doctors' offices.

Mini-storage, Mini-warehouse, Self-storage or Public-storage means an operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.

Mobile Home. A movable or transportable vehicle, other than a motor vehicle, intended for occupancy for one family, and having no foundation other than jacks, piers, wheels or skirtings. All mobile homes located on lots must be a minimum of 450 square feet, with a minimum of ten feet in width. All mobile homes must have a complete sanitary facility, including a lavatory, flush type toilet, tub or shower, and kitchen sink, all connected to sewage outlets in conformity with state, county and health requirements.

Mortuary. An establishment providing services such as preparing the deceased for burial, and arranging and managing funerals and related services, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbariums.

Motel. One or more buildings containing more than five completely furnished individual guest rooms with one or more such rooms or units having a separate entrance leading directly from the outside of the building or an inner court. Such facilities are designed, used, or intended to be used, rented or hired out as temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients. Motels include auto courts, motor lodges, and tourist courts.

N

Nonconforming. A building and/or improvement, or portion thereof, which does not conform improvement to current Zoning Code regulations. Nonconforming use, any use of land or property that was lawfully established and in effect at the lawful or legal time this Zoning Code or any amendment became effective, but no longer complies with all of the applicable regulations and standards of the zone in which the use is located. Nonconforming any structure or improvement that was lawfully established and in existence structure, lawful at the time this Zoning Code or any amendment became effective, but no or legal longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

O

Offices. Administrative, clerical, or public contact offices of a government agency, government including postal facilities, together with incidental storage and maintenance of vehicles.

Offices, Medical. Offices or health facilities providing health services, including without limitation, preventative and rehabilitation treatment, diagnostic services, and testing and analysis, but excluding inpatient services and overnight accommodations. This classification includes without limitation offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic, and psychiatric services, and medical or dental laboratories incidental to such offices.

Offices, Professional. Offices for firms or organizations providing professional, executive, management or administrative services, such as architectural, engineering, real estate, insurance, investment, or legal offices. This classification excludes savings and loan associations, banks, and medical offices.

Off-Street Parking Facility. A lot, or portion thereof, improved and used for the parking of vehicles, including, but not limited to, enclosed garages and parking structures, open parking areas, aisles, driveways, and appurtenant landscaped planters and their improvements.

Open Space, Useable (Useable Open Space). Open space upon the lot or parcel to which it is appurtenant, which can be used by inhabitants of the property for outdoor living, activity and/or recreation and may include landscaping. Each linear dimension of such space shall be a minimum of six feet. Balconies may be credited as "usable open space" provided they each have linear dimensions of a minimum of five feet. Enclosed recreation or multi-purpose activity rooms may be credited as "usable open space." All such areas shall be readily accessible to the inhabitants of the property. "Usable open space" does not include driveways, open or covered parking areas, utility space such as trash or garbage areas, or space occupied by the required front yard setback.

The computation of usable open space provided shall be as follows:

1. The following areas shall be computed at 1.25 times the area actually devoted to such use:
 - a. Private patios, when directly accessible to the dwelling unit to which it is appurtenant; such patios shall be completely enclosed on all sides by a fence which is a minimum of five feet in height;
 - b. Balconies and lanais, when directly accessible to the unit to which they are appurtenant; such balconies and lanais must have a minimum dimension of five feet;
 - c. Swimming pool areas, including the hard surface deck, which normally surrounds such pools. Deck area more than 25 feet from the edge of the pool will not be counted as open space under this; and
 - d. Recreation activity rooms, provided these rooms are permanently maintained for the use of tenants for various recreation activities. Such activity rooms shall not include lobbies, but may include common steam rooms, sauna baths, or the like.
2. All other areas meeting usable open space requirements shall be credited with the actual area (square feet) provided.
3. No area will be considered as usable open space if it has any dimension less than six feet except balconies.

Outdoor Advertising. The use of signs or other measures soliciting public support or directing public attention to the sale, lease, hire, or use of any objects, products, services, or functions which are not produced, sold, or otherwise available on the premises where such signs are erected or maintained.

Outdoor Living Space. Either an open passive landscaped area specifically designed, improved, and maintained to enhance the architectural design, privacy, and general environmental quality of a residential development or an easily accessible public or private activity area specifically designed, improved, and maintained for outdoor living and/or recreation by occupants of the residential development.

Outdoor Storage Use means establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.

P

Parcel. A contiguous quantity of land owned by, or recorded as the property of, the same claimant or person.

Parking Space. A space within an off-street parking facility that has the minimum attributes of size, location, and design specified in Article 21 (Parking requirements) of this Zoning Code.

Parks and Recreation Facilities. Uses that include, but are not limited to, land and interests in land; swimming pools; tennis, volleyball and basketball courts; baseball grounds; play areas; turf; sprinkler systems; community center buildings; recreation buildings; and other works, properties, structures, and facilities necessary or convenient for public park, playground, or recreation purposes.

Pawn Shop. A business establishment engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property.

Performance Art. A public building used for theatrical performances, concerts, recitals, and facilities similar entertainment. This classification excludes commercial cinemas or theaters.

Personal Convenience Service. A business establishment providing recurrently needed services of a personal nature. This classification includes, but is not limited to, barber and beauty shops, seamstresses, tailors, shoe repair shops, photocopying, retail dry cleaning establishments (excluding wholesale dry cleaning plants), self-service laundromats, and similar services. This classification excludes massage parlors, tattoo parlors, and/or skin piercing establishments.

Personal Improvement Service. A business establishment providing instructional services or facilities, including, but not limited to, photography, fine arts, crafts, dance or music studios, driving schools, modeling agencies, reducing salons, and health or physical fitness clubs. Incidental instructional services associated with a retail use shall be classified as "retail sales" rather than "personal improvement services."

Planned Unit Development. The planning, construction, or implementation and operation of any use or structure, or a combination of uses and structures, on a single parcel of land based on a comprehensive and complete design or plan treating the entire complex of land, structures, and uses as a single project.

Plant Nursery. A site used to raise trees, shrubs, flowers, and other plants for sale or for transplanting, and where all merchandise (other than plants) is kept within an enclosed building or fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

Porch. A permanent projection attached to the entrance of a building, which is has a roof but is not fully enclosed.

Pre-existing. In existence prior to the effective date of this Ordinance.

Public Building. A building owned and operated by a public agency for public use.

Public Safety Facility. A public facility providing public safety and emergency services, including police and fire protection, and associated support and training facilities.

Public Transit. A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

Public Utility Facility. A building or structure used by any public utility including, but not limited to, any gas treatment plant, reservoir, tank, or other storage facility, water treatment plant, well, reservoir, tank or other storage facility, electric generating plant, distribution or transmission substation, telephone switching or other communications plant, earth station or other receiving or transmission facility, any storage yard for public utility equipment or vehicles, and any parking lot for parking vehicles or automobiles to serve a public utility. The term "public utility" shall include every gas, electrical, telephone and water corporation serving the public or any portion thereof for which a certificate of public convenience and necessity has been issued by the State Public Utility Commission.

Q

R

Recharging Stations. An area where equipment is provided to recharge an electric vehicle.

Recreational Facility. A publicly owned and operated recreational structure or building, such as a tennis court, swimming pool, multi-purpose community building, or similar use.

Recyclable Material. A reusable material, including, but not limited to, metals, glass, plastic, and paper, and which is intended for reuse, re-manufacture, or reconstitution for the purpose of using the altered form. "Recyclable material" shall not include refuse or hazardous materials. "Recyclable material" may include used motor oil collected and transported in accordance with Section 25250.11 and Section 25143.2(b)(4) of the State Health and Safety Code.

Recycling Facility. A center for the collection and/or processing of recyclable materials. "Certified recycling facility" or "certified processor" refers to a recycling facility certified by the State Department of Conservation as meeting the requirements of the State Beverage Container Recycling and Lifter Reduction Act of 1986. A recycling facility does not include storage containers or processing activities located on the premises of a residential, commercial, or manufacturing use, and used solely for the recycling of material generated by such residential property, business, or manufacturer.

Recycling, Collection Facility. A center for the acceptance of recyclable materials from the public by donation, redemption, or purchase.

Recycling, Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and re-manufacturing.

Renewable Energy. Energy sources that constantly renew themselves or are regarded as practically inexhaustible. Renewable energy includes energy derived from solar, wind, geothermal, hydroelectric, wood, biomass, tidal power, sea currents, and ocean thermal gradients.

Rental Units. A housing unit leased for the occupancy of a residential household.

Residence. One or more rooms designed, used, or intended to be used as permanent living quarters for a household, and not as temporary or overnight accommodations.

Residential Care Facility, Licensed. A residential care facility licensed or supervised by any federal, state, or local agency, which provides housing and nonmedical care for children, elderly persons, or physically and mentally handicapped persons in a family-like environment. These facilities include the following:

1. An intermediate care facility, developmentally disabled habilitative and intermediate care facility/developmentally disabled-nursing or a congregate living facility as identified in State of California Health and Safety Code section 1267.8;
2. A community care facility as identified in State of California Health and Safety Code section 1566.3;
3. A residential care facility for the elderly as identified in State of California Health and Safety Code section 1569.85;
4. An alcoholism or drug abuse recovery or treatment facility as identified in State of California Health and Safety Code section 11834.02;
5. A home for the care of mentally disordered or otherwise handicapped persons as identified in State of California Welfare and Institutions Code section 5116;
6. A home for the care of dependent and neglected children as identified in the State of California Welfare and Institutions Code section 300, but not including wards of the court as identified in the State of California Welfare and Institutions Code section 601ff.

Rest Home. See "Convalescent home".

Restaurant, Sit Down. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service utilizing no more than two delivery vehicles.

Restaurant, Fast-Food. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to customers from a serving counter in disposable containers or wrappers and where food and meals are generally prepared in advance for immediate sale, and which may include inside seating, drive-through service, delivery service, and take-out/carry-out service.

Restaurant, Delivery. A place where orders for food and beverages may be placed in person or by telephone, facsimile, copier, or other off-site means of communication, from a limited menu, and which orders are delivered to a location directed by the customer.

Restaurant, Take-out. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverages are served in disposable containers or wrappers from a serving counter for consumption exclusively off the premises.

Retail Sales. A business establishment engaged in the retail sale of merchandise not specifically listed under another use classification as defined in this section. This classification includes, but is not limited to: department stores, clothing stores, furniture stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, books, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding service and installation). This classification excludes thrift shops and pawnshops.

Room. An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways, and service porches.

S

School, Elementary, Junior High, and High. An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

School, Private. An educational institution having a curriculum comparable to that required in the public schools of the State of California.

Secondary (or second) Unit. A detached dwelling unit that provides complete, independent living residential unit facilities for one or more persons. A secondary residential unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot on which the primary unit is situated.

Senior Housing. A housing development project in which 100 percent of the project rental units are intended to be occupied by persons who are 62 years of age or older, or married couples, of which one spouse is over 62 years of age.

Service Station. See "Vehicle, service station".

Setback. A required open space on an improved lot that is unoccupied by buildings and unobstructed by structures from the ground upward, except for projections and accessory buildings permitted by the provisions of this Zoning Code. Setbacks shall be measured as the shortest distance between a property line and the nearest vertical support or wall of the building, enclosed or covered porch, or other structure.

Setback, Between. A required open space between separate buildings or between separate buildings or dwelling units on the same lot or building site. Such setback shall be setback between measured as the minimum distance between the nearest vertical support dwelling units or wall of each building or enclosed or covered porch.

Setback, Exterior Side. A side setback abutting a street.

Setback, Front. A setback extending across the full width of the front of the lot, the minimum and/or average dimensions of which are determined by the property development standard of the applicable zone in which such lot is located.

Setback, Rear. A setback extending across the full width of the rear of a lot, the minimum and/or average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Setback, Side. A setback extending from the required front setback to the required rear setback, or to the front and/or rear property lines where no front and/or rear setback is required by the provisions of this Zoning Code, the minimum and average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Sign. Any card, cloth, plastic, paper, metal or other material or painted character visible from outside of a structure for advertising purposes, mounted to the ground or any, tree, building, wall, bush, rock, fence or structure, whether privately or publicly owned. "Sign" means any graphic announcement, declaration, demonstration, display, illustration, insignia or object used to advertise or promote the interest of any person or business when the same is placed out-of-doors in view of the general public. This definition shall not include the display of the American flag, flag of the State, county, public entity or City flag.

Sign, A-Frame. A freestanding sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A." Such signs are usually designed to be portable and are not considered to be permanent signs or displays.

Sign, Animated Signs. Signs designed to attract attention through movement or the semblance of movement of the whole or any part including, but not limited to, signs which swing, twirl, move back and forth or up and down; or signs which change color or shades of color; or any other method or device which suggests movement. Animated signs do not include flags and banners, time and temperature signs.

Sign, Announcement or Bulletin Board Signs. Signs permanent in character designed to accept changeable copy, handbills, posters and matters of a similar nature.

Sign, Area of Sign. The area of a sign shall include the entire area within a series of rectangles whose outermost borders are defined by the outermost extent of any writing, representation, emblem, figure, character or separate sign surface. When letters comprising a sign message are placed on a background or field which is different in color or materials from the architectural features of the building on which the sign is mounted, the sign area shall be calculated as the entire area comprising the overall sign feature. In the case of a two-sided sign, the area shall be computed as including only the maximum single display surface that is visible from any ground position at one time. The supports or uprights on which any sign is supported should not be included in determining the sign area unless such supports or uprights are designed in such a manner as to form an integral background of the sign. In the case of any cylindrical or spherical sign, the total area shall be computed on the total area of the surface of the sign.

Sign, Awning Sign. A sign painted or printed on the exterior surface of an awning. An alternative to a wall sign, permitted as same.

Sign, Balloon. One or more balloons used as a permanent or temporary sign or as a means of directing attention to any business or profession, or to a commodity or service sold, offered, or manufactured, or to any entertainment.

Sign, Banner. A fabric or fabric-like material on which an advertising message is painted or otherwise affixed.

Sign, Billboard. A sign that directs attention to a business, profession, product, commodity or service offered on the site on which the sign is located.

Signs, Changeable Copy. Copy for temporary use which is changed at periodic intervals and which may be utilized on pylon, monument, wall, bulletin board or announcement signs.

Sign, Commercial Complex. Any group of three or more commercial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or large single commercial use occupying at least two and one-half acres with a minimum of 200 feet of street frontage.

Sign, Construction Signs. Signs stating the names of those individuals or businesses, such as architects, engineers, contractors, or owners directly connected with a construction project and/or the name of the project, the address of the business, and emergency telephone numbers.

Sign, Directional Signs. Signs which contain any of the following words: "Entrance", "enter", "out", "one-way" or other words, or words which contain nonflashing arrows or other characters indicating traffic direction.

Sign, Electronic Message Sign. A sign having the capability of presenting variable message displays, including time and temperature, by projecting an electronically controlled light pattern against a contrasting background and which can be programmed to change the message display periodically.

Sign, Flag. A device, generally made of flexible materials, usually cloth, paper or plastic, usually used as a symbol of a government, school, religion, etc. It may or may not contain any copy.

Sign, Flashing Signs. Lighted signs which in whole or in part disappear and reappear at periodic intervals, or are intermittently on and off, and which are placed so as to attract vehicular traffic with emphasis on the recurrence of lights as in those types generally referred to as "nervous" signs, arrows, stars, etc., and/or beacon signs.

Sign, Freestanding. A sign that is completely supported by structures or other supports that are placed on or anchored in the ground and are independent from any building or other structure.

Sign, Height of Signs. The distance from the average ground level immediately surrounding the base of the sign to the top of its highest element, including any structural or architectural element. Landscape mounding shall not be used to artificially increase the height of a sign.

Sign, Monument Signs. A sign with an overall height of six feet or less, standing directly on the ground or on a base of where supporting poles or structures, if any, are enclosed by decorative covers.

Sign, Nameplate. Signs naming the occupant of the premises, the business and/or address.

Sign, Off-site Signs. Any sign which advertises or informs in any manner businesses, services, goods, persons or events at some location other than that upon which the sign is located.

Sign, Painted Signs. Signs painted on the exterior surface of a building or structure. Painted signs do not

Sign, Pennant. A device generally made of flexible materials, usually cloth, paper or plastic. A pennant may or may not contain any copy and is primarily intended to draw attention.

Sign, Pylon Sign. A sign with an overall height exceeding six feet and having one or more decorative supports permanently attached directly into or upon the ground.

Sign, Political Signs. Political signs are signs setting forth a political message with respect to an upcoming federal, State or local governmental election.

Sign, Portable Signs. Signs not designed to be attached to a building or anchored to the ground, including "A" boards, sandwich signs and signs attached to a fence/wall.

Sign, Poster Signs. Any sign attached to the ground in a manner approved by the building official, which may be visible from adjacent streets or highways.

Sign, Projecting Signs. Signs including wall signs which are suspended from or supported by a building or wall and which project from said building or wall.

Sign, Real Estate Signs. All signs and sign structures relating to the sale, lease or other disposition of the real property on which the sign is located, and which are temporary in nature.

Sign, Revolving Signs. Signs, all or a portion of, which rotate in a constant, circular manner.

Sign, Roof Signs. Any sign supported by or attached to or projecting through the roof of a building or structure or projecting above the eave line or parapet wall of the building or structure.

Sign, Special Event Sign. A temporary sign, which advertises special events and activities such as grand openings, charitable events, Christmas trees, fireworks, or as specified by the Planning Director.

Sign Structure. The supports, uprights, bracings, guy rods, cables and other structural framework of a sign or outdoor display.

Sign, Temporary Signs. Signs erected for a temporary purpose not exceeding 45 days, including banners, pennant valances, streamers, balloon signs, inflated devices, search lights, beacons, costumed or live persons, moving stuffed animals, or advertising light or similar materials used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, vehicle or other object.

Sign, Time and Temperature Sign. An electronically controlled sign with illuminated flippers or light bulbs for the sole purpose of displaying the time, and temperature (F. and/or C.) at intermittent intervals. Under Canopy Signs. A sign with a single or double face copy attached to the underside of a projecting canopy perpendicular to the building frontage.

Sign, Unofficial (Non-Regulatory) Signs. Signs located on public property (e.g., street or median island, parkway, sidewalk, traffic control sign posts, utility poles, park land, trees, etc.).

Sign, Vehicle Signs. Signs on or affixed to trucks, vans, automobiles, trailers, or other vehicles which advertise or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of service from such vehicles.

Sign, Wall Signs. Signs which are in any manner affixed to any exterior wall of a building or structure, the exposed face of which is in a plane parallel to the plane of the wall and which projects not more than 12 inches from the building or structure wall.

Sign, Window Signs. Signs painted, attached, glued or otherwise affixed to a window or otherwise easily visible from the exterior of the building.

Sign, Wall Murals. The decoration on the exterior surface of a structure with scenic, architectural or artistic paints which in themselves do not identify or advertise any product, service or business. A wall mural is a sign if it is related by language, logo or pictorial depiction to the advertisement of any product or service or the identification of any business.

Snack Shop. A business establishment that is maintained, operated, and/or advertised or held out to the public as serving snack foods, such as donuts, ice cream, yogurt, candy, cookies, bakery items, beverages, and similar items to be consumed either on the premises or off the premises.

Solid Fill. Any noncombustible materials insoluble in water, such as soil, rock, sand, or gravel, that can be used for grading land or filling depressions.

Spa, Non-Portable. See "Swimming pool".

Spa, Portable. A non-permanent structure intended for recreational bathing, in which all controls, water-heating, and water-circulating equipment are an integral part of the product and which is cord-connected (not permanently electrically wired).

Story. "Story" as defined in the currently adopted and effective Uniform Building Code of the City.

Story-Half. A story with at least two of its opposite sides situated immediately under a sloping roof, with the floor area of said story not in excess of two-thirds of the floor area of the floor immediately below it.

Street. A public thoroughfare or right-of-way acquired for use as such, or an approved private thoroughfare or right-of-way, other than an alley, which affords the principal means of access to abutting property. "Street" shall include all major and secondary highways, traffic collector streets, and local streets.

Street, Center line. See "Center line".

Street Line. The boundary line between the street right-of-way and abutting property.

Street/Craft Fairs/Farmer's Market—Ongoing/reoccurring. Temporary event that regularly reoccurs (e.g. weekly Farmer's Market).

Structural Alteration. Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joists, ceiling joints, or roof rafters.

Structure. Any physical improvement constructed or erected, including an edifice or building of any kind, or any piece of work artificially constructed or composed of parts jointed together in some definite manner, and which structure requires location on or in the ground or is attached to another improvement or in the ground, including fences, walls, swimming and wading pools, and patios.

[Supportive Housing. Consistent with Health and Safety Code Section 50675.14, housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.](#)

Swap Meet. Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term "swap meet" is interchangeable with, and applicable to, flea markets, auctions, open air markets, farmer's markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

Swimming Pool. Any structure intended for swimming, diving, or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.

Swimming Pool, Indoor. A swimming pool which is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

Swimming Pool, Outdoor. Any swimming pool which is not an indoor pool.

Structure Advertising. A structure existing, erected, or maintained to serve exclusively as a stand, frame, or background for the support or display of signs.

T

[Tandem Parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.](#)

[Target Population. Consistent with Health and Safety Code Section 50675.14, persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph \(2\) of subdivision \(e\) of Section 12957 of the Government Code. Individuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family was "homeless," as that term is defined by Section](#)

[11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside.](#)

[Target Unit. A dwelling unit within a housing development, reserved for sale or rent to, and affordable to, lower- or moderate-income households.](#)

Thrift Shop. A business establishment primarily engaged in the sale of used clothing, household goods, furniture, or appliances. This classification does not include antique shops.

Tire. A rubber covering, typically inflated or surrounding an inflated inner tube, placed around a wheel to form a flexible contact with the road. May include new or used tires.

Tire Repair. The process of mending a hole, tear, fissure or blemish in a tire by including but not limited to grinding, gouging, applying adhesive or filling a hole or crevice with rubber.

Tire Store. An establishment where the sale, installation or storage of new or used or retread tires and tubes is conducted with or without other products or services. Tire store does not include a retreading establishment, collection, reduction or transfer of tires.

Townhouse. A single-family dwelling which visually appears to share one or more common walls with an adjacent single-family dwelling, but which, in fact, is structurally and functionally independent of any other single-family dwelling.

Trailer Coach. Any vehicle, with or without motor power, designed or used for human habitation and constructed to travel on the public thoroughfares in accordance with the provisions of the California State Vehicle Code.

Trailer Park. A site designed and equipped for the harboring, parking, or storing of one or more mobile home park trailers or mobile homes being used as living and/or sleeping quarters.

Trailer Site. That portion of a trailer park designated for use or occupancy of one trailer coach and including all appurtenant facilities.

Transfer Station. An area, including any necessary building or structures, for the temporary waste storage and the salvage of rubbish, garbage, or industrial waste. This definition also includes material recovery facilities.

Transit Stations and Facilities. Facilities for passenger transportation operations, such as rail (e.g., Metrolink) but does not include airports or heliports.

[Transitional Housing. Consistent with Government Code Section 65582, buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.](#)

Triplex. A structure containing three individual residential dwelling units.

Truck Yard or Truck Terminal means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.

U

Uniform Sign Program. All applications for approval of signs in a shopping center, commercial, industrial or office complex, a group of three or more businesses on a parcel or project site or for commercial recreation uses shall be submitted in the form of a construction, including connections and electrical plans, if any, and shall

delineate the typical size, shape, design, material, coloring, lettering, lighting and position of the signage in relationship to the building form or place where it will be displayed. Scaled sketches of existing signs on the premises shall accompany the application.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied, utilized, or maintained.

V

Variance. A modification of a literal provision of this Zoning Code, granted by an administrative or quasi-judicial act in accordance with the provisions of this Zoning Code.

Vehicle. A business engaged in the washing, waxing, cleaning, and/or detailing of automobile washing automobiles or similar light vehicles.

Vehicle Body. A business establishment involved in the repairing, restoring, and/or painting and fender shop of the bodies of motor vehicles.

Vehicle Rentals. A business engaged in the sale, lease and/or rental of automobiles and light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), including storage and incidental maintenance and repair.

Vehicle Repair Garage. Any site and improvements used for the repair and maintenance of automobiles, motorcycles, light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), or other similar passenger vehicles licensed by the State Department of Motor Vehicles. This classification shall not include the repair or maintenance of motor homes or commercial vehicles as defined in Section 3-7.901 of this Zoning Code. "Motor vehicle repair garage" shall be construed broadly to include the place where the following types of commonly-known garage or shop activities occur: tune-up and muffler work, parts and tire sales and installation, wheel and brake work, engine and transmission overhaul, and installation of car alarms and car stereos. "Motor vehicle repair garage" shall not include automobile wrecking, dismantling, or salvage, motor vehicle body and fender shops, or tire retreading or recapping.

Vehicle, Service. A business establishment primarily engaged in the retail sale of vehicle fuel station and lubricants. This classification includes facilities having service bays for vehicle service and repair. Such service and repair may include the sale of tires, batteries, and other parts and products related to the operation of a motor vehicle; minor tune-up; lubrication and parts replacement; non-mechanical car-washing, polishing, and waxing; and other light work related to preventive maintenance and upkeep, but may not include maintenance and repair of large trucks or other large vehicles, or body and fender work on any vehicles.

Vehicle Towing/Storage. A business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of parking tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Visual Obstruction. Any physical obstruction which limits the visibility of persons in motor vehicles or pedestrians approaching intersecting or intercepting streets, alleys, driveways, or other public rights-of-way.

W

Wall or Fence. A structure forming a physical barrier, including, but not limited to, concrete, concrete block, wood, or other materials which are solid and are so assembled as to form a barrier.

Warehouse Retail. An off-price or wholesale retail/warehouse establishment exceeding 70,000 square feet of gross floor area and offering a full range of general merchandise to the public.

Warehouse Retail, Specialty. An off-price or wholesale retail/warehouse establishment exceeding 30,000 square feet of gross floor area and offering a limited range of merchandise, serving both wholesale and retail customers.

Washroom. Any building, which contains individual laundry facilities and/or bathroom facilities but does not include kitchen facilities.

Wholesaling, Distribution and Storage. A business engaged in storage and distribution and having five or fewer heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time. Wholesaling establishments may include no more than ten percent or 1,000 square feet of floor area, whichever is less, for the incidental direct sale to consumers of only those goods distributed wholesale. This classification excludes "Mini-warehouses or self-storage facilities" and "Vehicle towing/storage."

Wholesale Dry-Cleaning Plant. A dry-cleaning establishment having at least 51 percent of its gross sales to licensed dry cleaners.

Wind Energy Conversion System. A machine and or equipment that creates electricity from wind energy.

X

Y

Yard. An open space on a lot or parcel of land, other than a court, unoccupied and unobstructed by a building from the ground upward.

Yard, Front. A yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is coterminous with the street line, and the front elevation of the structure located on the parcel.

Yard, Rear. A yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

Yard, Side. A yard extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard or the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street side, where said side lot line is coterminous with the street line of a fully-widened street or the ultimate street line of a partially-widened street, and a line parallel thereto on the lot or parcel of land.

Z

Zoning Map. The Official Zoning Map delineating the boundaries of zones within the City of Beaumont. (Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1137 , § 5(Exh. B), 8-3-2021; Ord. No. 1141 , § 6(Exh. B), 10-5-2021; Ord. No. 1142 , § 5(Exh. B), 10-19-2021)

Chapter 17.15 ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

17.15.010. Purpose.

The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Government Code Sections 65852.2 and 65852.22.

17.15.020. Applicability.

- A. This Chapter establishes standards for ADUs and JADUs where allowed by Sections 17.03.120 (Permitted uses for Base Zone Districts), 17.03.150 (Permitted uses for Overlay Zone Districts), and 17.19.120 (Permitted uses for Downtown Base Zone Districts).
- B. Where this Chapter does not contain a particular standard or procedure, applicable standards and procedures in this Zoning Code shall apply unless otherwise stated.
- C. An ADU or JADU that conforms to the development standards in this Chapter is deemed to be an accessory use and shall not count towards the overall density for the lot on which it is located.

17.15.030. Number of Unit Types Allowed.

- A. Single-Family Dwellings. On lots with an existing or proposed single-family dwelling, up to one ADU and one JADU shall be allowed.
- B. Multifamily Dwellings. On lots with existing or proposed attached multifamily dwellings, the following shall be allowed:
 1. Up to two detached ADUs, provided each detached ADU is no more than 16 feet in height and has side and rear yard setbacks of at least four feet; and
 2. Non-habitable portions of the existing main structure may be converted to an ADU(s) provided that the maximum number of such ADUs shall not exceed 25 percent of the number of multifamily units, and each ADU complies with Building Code standards.

17.15.040. Permit Process, Timing, and Fees.

- A. *Administrative Plot Plan Required.* ADUs and JADUs shall require plot plan approval by the Community Development Director subject to the finding that the ADU or JADU complies with this Zoning Code and Government Code Sections 65852.2 and 65852.22 as applicable. A building permit shall also be required for construction of an ADU or JADU.
- B. *Ministerial Review Required.*

1. The City shall act on an application to create an ADU or JADU, either by approving the application or sending a notice of deficiency, within 60 days of receipt of a complete application. Such applications resubmitted in response to a notice of deficiency shall be approved or a notice of deficiency sent within 60 days.
 2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered ministerially without discretionary review or a hearing.
- C. *Impact and Utility Fees.* Prior to issuance of a building permit for an ADU or JADU, the applicant shall pay all applicable fees.
1. No impact fees shall be imposed on a JADU or an ADU less than 750 square feet in size.
 2. Impact fees charged for ADUs greater than or equal to 750 square feet shall be charged proportionately in relation to the square footage of the primary unit (e.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling).
 3. For the purposes of this section, "impact fee" means a "fee" as defined in Government Code Section 66000(b) and a fee specified in Government Code Section 66477. Impact fees do not include any connection fee or capacity charge for water or sewer service.
 4. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling shall be required.
 5. Installation of a separate direct connection between an ADU or JADU contained within an existing structure and the utility shall not be required. ADUs not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the ADU on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the City.

17.15.050. General ADU and JADU Requirements.

- A. *No Separate Conveyance.* An ADU or JADU may be rented, but no ADU and JADU may be sold or otherwise conveyed separately from the primary dwelling unit, nor shall the lot containing the ADU or JADU be subdivided, unless the property was built or developed by a qualified nonprofit corporation and all provisions of Government Code Section 65852.26 are met.
- B. *Short-Term Rental Use Prohibited.* No ADU or JADU may be rented for a term that is shorter than 30 days.

- C. *No Minimum Parcel Size.* No minimum parcel size shall be required to establish an ADU or JADU.
- D. *Minimum Unit Size.* The minimum size of an ADU or JADU is 150 square feet ("efficiency unit" per Health and Safety Code Section 17958.1).
- E. *Entrances.* The main entrance to an attached ADU or the exterior entry of a JADU may not be located on the front of the primary unit.
- F. *Second Story Units.* New second-story windows in an ADU or JADU that are 25 feet or less from a property line shall incorporate at least one of the following:
 - 1. The proposed second-story window of the ADU or JADU shall be positioned such that the window sill is at least five feet above finished floor; or
 - 2. The proposed second-story window of the ADU or JADU shall utilize frosted or obscured glass in the glazing portion of the window (i.e., glass that is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable).
- G. *Colors and Materials.* An ADU shall have matching colors and materials as the primary dwelling unit (i.e., use of the same wall and trim material or wall and trim material that visually appears the same as the primary dwelling unit, including color and texture).
- H. *Fire Sprinkler Requirements.* ADUs and JADUs shall not be required to include fire sprinklers if they are not required for the primary residence.
- I. *Existing Nonconforming Conditions.* An ADU or JADU shall not be required to correct a nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.
- J. *Rental Data.* The owner of the lot on which an ADU or JADU is located will be requested to participate in the City's monitoring program to determine rent levels of ADUs and JADUs for the City's Regional Housing Needs Allocation reporting.
- K. *Deed Restriction.* A deed restriction shall be recorded against the lot containing the ADU or JADU with the Riverside County recorder's office prior to issuance of any certificate of occupancy for the ADU or JADU. The deed restriction shall run with the land and may be enforced against future property owners. Among other requirements, the deed restriction shall state that the ADU or JADU may not be transferred or sold separately from the primary dwelling. The form of the deed restriction shall be provided by the City.
- L. *ADU Removal.* If an ADU or JADU is removed or converted to another use after a certificate of occupancy has been issued for the ADU or JADU, any deviations from development standards (e.g., setbacks, parking) or exemptions granted specific to the ADU or JADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. Upon approval of the reversion request by the City, the deed restriction applicable to the ADU or JADU shall be rescinded from title.

17.15.060. Additional Accessory Dwelling Unit (ADU) Standards

- A. *Maximum Size.* The maximum size of a detached or attached ADU is 850 square feet for a studio or one-bedroom unit and 1,200 square feet for an ADU with two or more bedrooms.
1. ADUs created from the conversion of existing space may exceed these size limits.
 2. An addition of up to 150 square feet to accommodate ingress and egress for an ADU created from the conversion of an existing accessory structure shall be exempt from the maximize size standard.
- B. *Setbacks*
1. Front setbacks shall be those established by the applicable zone district.
 2. Minimum side and rear setbacks shall be four feet or the setback for the applicable zone district, whichever is less.
 3. If a detached ADU would be constructed in the same location and to the same dimensions as an existing structure, the ADU may maintain the same setbacks as the existing structure.
- C. *Height.* Height shall not exceed the height of the main unit or 16 feet, whichever is greater.
- D. *Parking.*
1. One off-street parking space shall be provided for each ADU. The parking space may be provided as tandem parking and may be located in setbacks, but not in the front yard unless on the driveway.
 2. When a garage, carport, or covered parking structure is demolished in conjunction with construction of an ADU or is converted to an ADU, those off-street parking spaces shall not be required to be replaced.
 3. Parking for an ADU shall not be required in the following situations:
 - a. The ADU is located within one-half mile walking distance of public transit.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is an established car share vehicle stop located within one block of the ADU.
- E. *Design.*
1. A newly constructed detached ADU shall be located behind the street-facing façade of the primary unit.

2. When a garage is converted to an ADU, the garage door shall be removed and replaced with either windows or a door (provided the door does not face the street if it is an attached ADU). Windows and doors shall be of the same size, proportion, and spacing as the primary dwelling unit.
 3. A solid fence six feet in height or vegetative screening/plantings of species with a mature height of at least 10 feet shall be located or constructed along interior side and rear property lines adjacent to the ADU if the ADU is located less than 10 feet from respective property lines.
- F. *Other Standards.* Lot coverage, open space, and floor area ratio limitations, where applicable, shall not preclude the development of an ADU of up to 800 square feet and 16 feet in height with a minimum of four-foot side and rear setbacks.

17.15.070. Additional Junior Accessory Dwelling Unit (JADU) Standards

- A. JADUs shall be subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property shall reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, this owner-occupancy requirement does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- B. JADUs shall have both interior access to the primary dwelling unit and an exterior door.
- C. Parking shall not be required for a JADU.

DEFINITIONS

17.14.030 Definitions (A through Z).

The following definitions will be added alphabetically to Section 17.14.030, Definitions (A through Z).

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code.
2. A manufactured home, as defined at Section 18007 of the California Health and Safety Code.

Accessory Structure. A structure that is accessory and incidental to a dwelling located on the same lot.

Efficiency Kitchen. A kitchen that includes the following:

1. A cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas;
2. A food preparation counter;
3. Storage cabinets that comply with minimum building code standards; and
4. May include a single basin sink with a maximum waste line diameter of 1.5 inches.

Junior Accessory Dwelling Unit (JADU). A residential unit that is consistent with the following:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen.

Public transit. A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

Tandem parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.

Chapter 17.19 DOWNTOWN ZONE DISTRICTS

17.19.010 Purpose and authority.

The purpose of this Chapter 17.19 is to accomplish the following:

- To implement the Downtown Area Plan of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.020 Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the City of Beaumont Downtown boundaries:

Downtown Mixed Use Zone (DMU Zone)

Beaumont Mixed Use Zone (BMU Zone)

Sixth Street Mixed Use Zone (SSMU Zone)

Sixth Street Mixed Use - Residential Zone (SSMU-R Zone)

Local Commercial Zone (LC Zone)

Downtown Residential Multifamily Zone (DMF Zone)

Other zone classifications that apply to Downtown, which are governed by Chapter 17.03, are as follows:

Residential, Single Family Zone (R-SF Zone)

Residential, Traditional Neighborhood Zone (R-TN Zone)

Public Facilities Zone (P-F Zone)

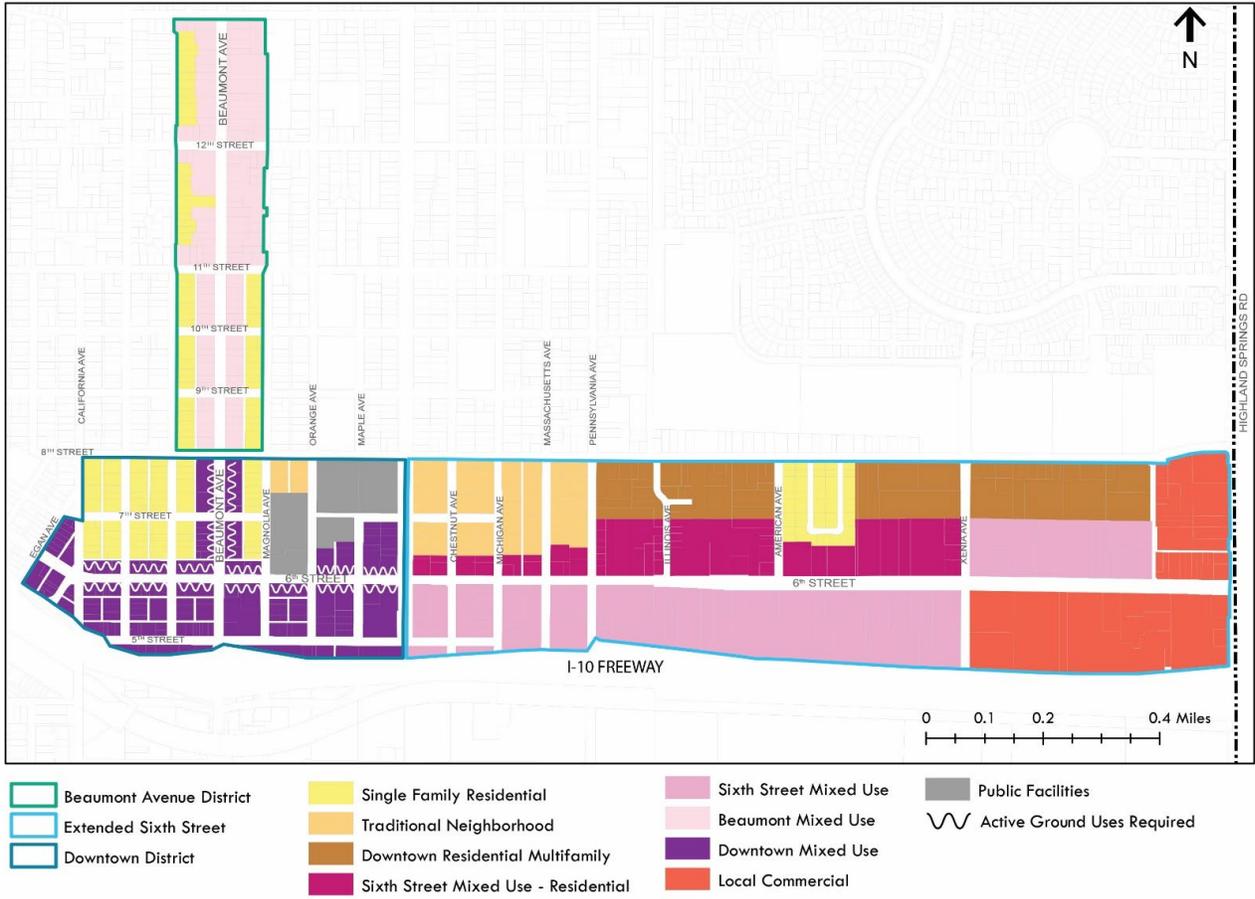
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.030 Zoning map.

The location and boundaries of the various zones within Downtown are delineated on the zoning map of the City of Beaumont. Figure 17.19-1 illustrates the zone districts for Downtown. All property within the Downtown, public and private, is assigned a specific Zone designation and its location and extent is noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

Figure 17.19-1. Downtown Zones



(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

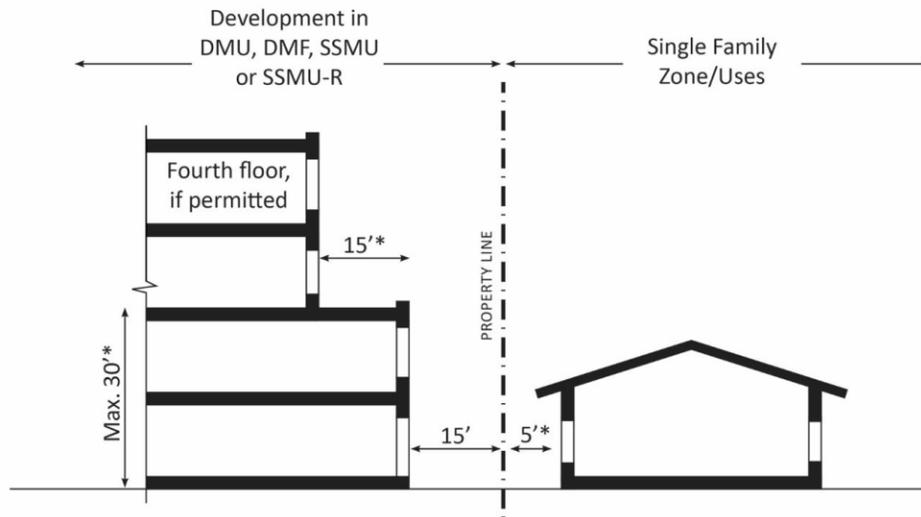
(Supp. No. 6, Update 2)

17.19.040 Downtown Mixed Use Zone (DMU Zone).

The Downtown Mixed Use (DMU) Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).

- A. *Downtown Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Downtown Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Downtown Mixed Use Zone, Development Standards.* The following standards shall apply to the Downtown Mixed Use Zone (DMU Zone):
 1. *Lot Area and Dimensions.* No minimum requirement.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Mixed Use Zone (DMU Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot maximum setback for residential development.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 3. *Density.* The maximum density shall be 15 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Downtown Mixed Use Zone (DMU Zone), the maximum height of any building shall not exceed 3 stories or 45 feet.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

Figure 17.19-2. Step Back from Adjacent Residential Uses



* minimum (see specific zone for setback)

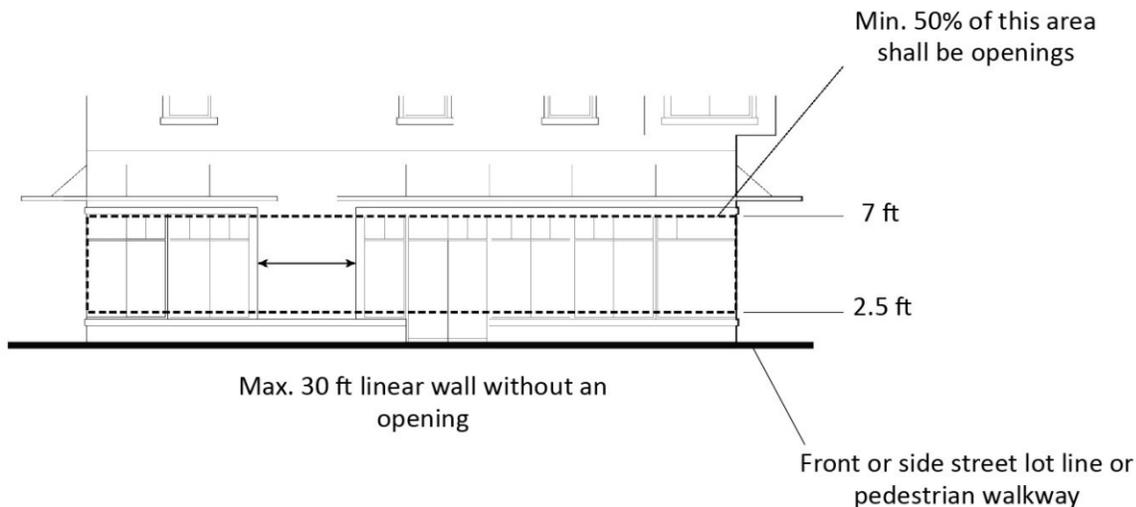
- D. *Downtown Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Downtown Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Downtown Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMU Zone and State law.~~
- ~~H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H.I. *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:

 1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 3. Screen the project site with substantial vegetation and/or a wall barrier.
 4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.~~
- ~~H.J. *Supplemental Standards.* These Supplemental Standards apply to development within DMU Zone:

 1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and~~

- b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
2. **Building Transparency/Required Openings.** Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
- a. **Design of openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- b. **Exceptions.** The following are exempt from this requirement:
1. Residential uses; and
 2. Multi-level garages.
- c. **Reductions.** This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Figure 17.19-3. Building Transparency/Required Openings Exhibit



3. **Building Orientation.** Building frontages shall be generally parallel to streets and pedestrian walkways.
4. **Building Entrances.** The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.

5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
 - a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

8. Additional standards listed in Section 17.03.065.4 apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMU Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.050 Beaumont Mixed Use Zone (BMU Zone).

The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.

- A. *Beaumont Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Beaumont Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Beaumont Mixed Use Zone, Development Standards.* The following standards shall apply to the Beaumont Mixed Use Zone (BMU Zone):
1. *Lot Area and Dimensions.* No minimum lot size required.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Beaumont Mixed Use Zone (BMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 20 feet. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 3. *Density.* The maximum density shall be 10 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Beaumont Mixed Use Zone (BMU Zone), the maximum height of any building shall not exceed 2 stories or 35 feet.
- D. *Beaumont Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Beaumont Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone.
- F. *Beaumont Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the BMU Zone and State law.~~

HG. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.060 Sixth Street Mixed Use Zone (SSMU Zone).

The Sixth Street Mixed Use Zone is intended to provide for commercial and multifamily residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use Zone (SSMU Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use Zone (SSMU Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use Zone (SSMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 3. *Density.* The maximum density shall be 22 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Sixth Street Mixed Use Zone (SSMU Zone), the maximum height of any building shall not exceed 4 stories or 60 feet, except as noted below.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

- D. *Sixth Street Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Sixth Street Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Sixth Street Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU Zone and State law.~~
- ~~H.G.~~ *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- ~~H.~~ *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:
1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 3. Screen the project site with substantial vegetation and/or a wall barrier.
 4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.
- ~~H.I.~~ *Supplemental Standards.* Additional standards listed in Section 17.19.040 apply in the SSMU Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.070 Sixth Street Mixed Use—Residential Zone (SSMU-R Zone).

The Sixth Street Mixed Use—Residential Zone (SSMU-R Zone) is intended to provide for multifamily residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multifamily residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use—Residential Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Use—Residential Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use—Residential Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):
1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.

- b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
- c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
- 3. *Density.* The maximum density shall be 22 units per acre.
- 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
- 5. *Building Height.* In the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone), the maximum height of any building shall not exceed 4 stories or 60 feet.
- 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- D. *Sixth Street Mixed Use—Residential Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Sixth Street Mixed Use—Residential Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Sixth Street Mixed Use—Residential Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU-R Zone and State law.~~
- ~~H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H. *Supplemental Standards.* Additional standards listed in Section 17.19.040.H apply in the SSMU Zone.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

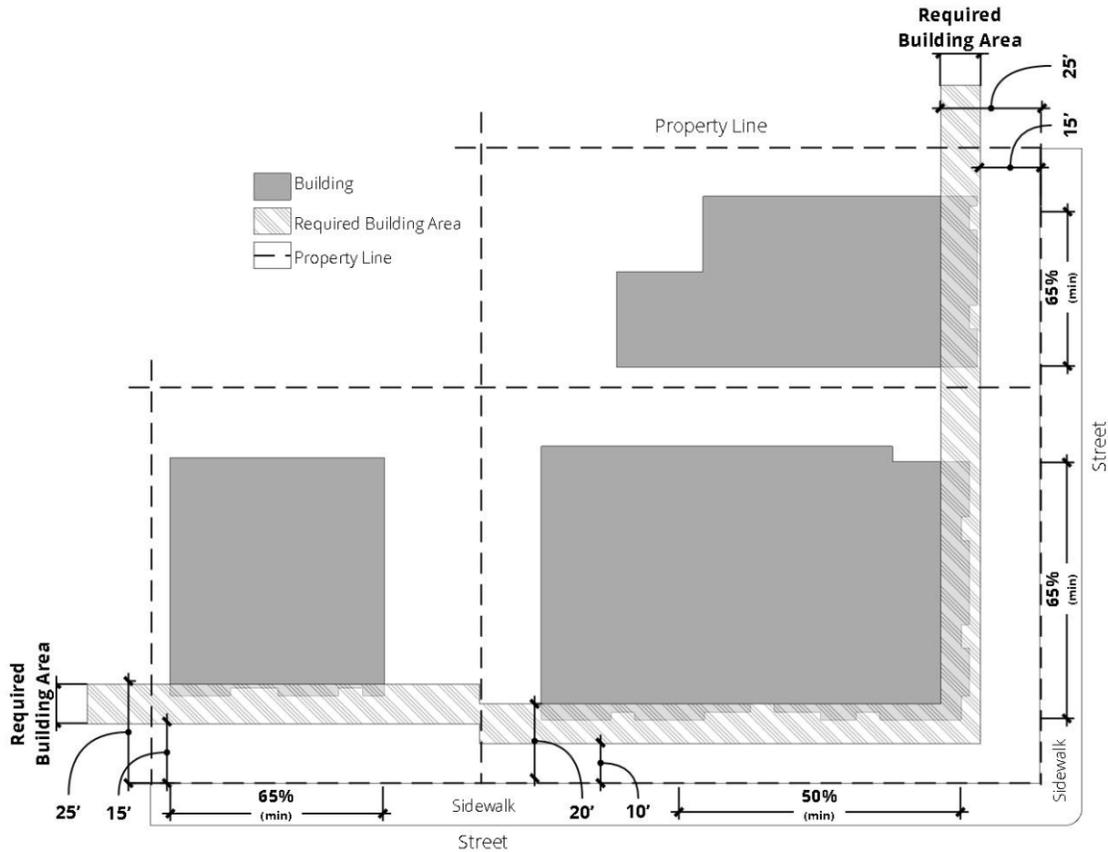
17.19.080 Downtown Residential Multifamily Zone (DMF Zone).

The Downtown Residential Multifamily Zone (DMF Zone) is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

- A. *Downtown Residential Multifamily Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Downtown Residential Multifamily Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Downtown Residential Multifamily Zone, Development Standards.* The following standards shall apply to the Downtown Residential Multifamily Zone (DMF Zone):

1. *Lot Area and Dimensions.* Lot sizes for the Downtown Residential Multifamily Zone (DMF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Residential Multifamily Zone (DMF Zone):
 - a. *Front Yard Setbacks.*
 1. The minimum front yard setback is 10 feet.
 2. The maximum front yard setback is 20 feet. The maximum setback requirement may be waived if the Director finds:
 - a. Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - b. The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of 20 feet is required when adjacent to a single family residential use.
 - c. *Side Yard Setbacks.*
 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet. The minimum interior side yard setback is increased to 15 feet if adjacent to a single family residential use and to 20 feet for a three-story building.
 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.19.080.C.2.a.2.
3. *Building Placement Requirements.*
 - a. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
 - b. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Figure 17.19-4. Building Placement Requirements, DMF Zone



4. *Density.* The density shall not exceed 22 units per acre.
 5. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Downtown Residential Multifamily Zone (DMF Zone):
 - a. For multifamily developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multifamily developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
 6. *Building Height.* In the Downtown Residential Multifamily Zone (DMF Zone), the maximum height of any building shall not exceed 35 feet.
 7. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- D. *Downtown Residential Multifamily Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:

- a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Downtown Residential Multifamily Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Downtown Residential Multifamily Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMF Zone and State law.~~
- H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- H.I. *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065.H apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMF Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.090 Local Commercial Zone (LC Zone).

The Local Commercial Zone (LC Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- A. *Local Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Local Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Local Commercial Zone, Development Standards.* The following standards shall apply to the Local Commercial Zone (LC Zone):
 - 1. *Lot Area and Dimension.* Lots sizes for the Local Commercial Zone (LC Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Local Commercial Zone (LC Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.

3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 0.7.
4. *Building Height.* In the Local Commercial Zone (LC Zone), the maximum height of any building shall not exceed 60 feet.
- D. *Local Commercial Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Local Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Local Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.*
 1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening. (Figure 17.19-3).
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.
 3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
 4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
 5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
 6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.

- a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials.
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of two acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.120 Permitted uses for Downtown Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.19.040 through 17.19.090) are listed in Table 17.19-1.

Table 17.19-1						
Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Administrative Professional Services						
Administrative/Professional Offices	P ¹	P	P	P	P	N
Advertising Agencies	P ¹	P	P	P	P	N
Architectural/Engineering/Design Services	P ¹	P	P	P	P	N
Attorney/Legal Services	P ¹	P	P	P	P	N
Business Management Services	P ^{1, 2}	P	P	P	P	N
Government Offices and Facilities	P ^{1, 2}	P ³	P	P	P	N
Travel Agencies	P	P	P	P	P	N
Alcohol Service and Sales						
Bars or Cocktail Lounges ⁴	C	N	C	C	C	N
Liquor Stores ^{4, 5}	C	C	C	C	C	N
Restaurants with Alcoholic Beverage Sales	C	C	C ⁶	C ⁶	C ⁶	N
Automotive Services						
Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used)	N	N	P	C ⁶	P	N
Automobile Parking Facilities	C	N	C	N	P	N
Automobile Rental Agencies	N	N	C ⁶	N	P	N
Automobile Repair Facilities	N	N	C ⁶	N	C	N
Body and Paint Shops	N	N	N	N	C	N
Car Wash	N	N	C	N	C	N
Gas/Service Stations	N	N	C ⁶	C ⁶	C	N
Limousine Services	N	N	C	N	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.					
Tire Repair	N	N	N	N	P	N
Tire Store	N	N	N	N	P	N
Towing Services—With Indoor Vehicle Service	N	N	N	N	C	N
Towing Services—With Outdoor Vehicle Storage	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	C	N
Communications Facilities						
Wireless Telecommunication Facility—Stealth	N	N	C	N	C	N
Radio and Television Broadcasting Studios	N	N	P ^{1, 7}	P ^{1, 7}	P	N
Recording and Sound Studios	C ^{1, 7}	C ^{1, 3}	P ^{1, 7}	P ^{1, 7}	P	N
Satellite Dishes (Non-Private)	P	P	P	P	P	N
Satellite Dishes (Private Use)	P	P	P	P	P	P
Ham Radio Antennae (Private Use)	P	P	P	P	P	P

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(Supp. No. 6, Update 2)

Day Care Facilities						
Commercial Day Care Facilities (not in-home)	N	P	P	P	C	N
Day Care Centers, In Home—Small Family with 1 to 6 Children (as an accessory use in a residential unit)	P ¹	P	P	P	P	P
Day Care Centers, In Home—Large Family with 7 to 12 Children (as an accessory use in a residential unit)	C ¹	C	C	C	C	C
Educational Establishments						
Elementary, Junior, and High Schools/Private & Charter	C ²	C	C	C	C	C
Elementary, Junior, and High Schools/Public	C ²	C	P	C	C	C
Colleges or University	P ²	N	P ^{1, 6}	N	P	N
Tutoring & Testing	P ^{1, 7}	P ³	P ⁷	P ⁷	P	N
Vocational and Trade Schools	C ^{1, 7}	C ^{1, 3}	N	N	P	N
Food and Beverage Sales						
Bakeries	P ⁷	P ³	P ⁷	N	P	N
Catering Businesses	P	P ³	P	P	P	N
Convenience Markets	P	P ³	P	P	P	N
Grocery Stores/Supermarkets	P	P ³	P	P	P	N
Grocery Stores, Alcohol Sales	P	N	P	C	P	N
General Merchandise and Trade						
Antique Sales	P ⁷	P ³	P ⁷	P	P	N
Appliances Sales	P ⁷	P ³	P ⁷	N	P	N
Art Galleries, Studios and Supplies	P	P ³	P	P	P	N
Beauty Supplies	P	P ³	P	P	P	N
Book and Magazine Sales	P	P ³	P	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	C	N
Camera and Photographic Supplies	P	P ³	P	P	P	N
Candy Stores	P	P ³	P	P	P	N
Cigar/Cigarette Shops ⁴	P	P ³	P	P	P	N
Clothing Stores	P	P ³	P	P	P	N
Department Stores	P ^{8, 9}	N	P	P	P	N
Discount Stores	N	N	N	N	P	N
Electronic Equipment Sales	P	P ³	P	P	P	N
Equipment Sales and Rentals (indoor storage only)	N	N	P	N	P	N
Equipment Sales and Rentals (outdoor storage)	N	N	C	N	C	N
Florists	P	P ³	P	P	P	N
Freight Forwarding Services	N	N	N	N	P	N
Furniture and Home Furnishings	P	N	C	C	P	N
Garden Supply	P ⁷	P ³	P ⁷	P ⁷	P	N
Gifts, Crafts, and Novelties	P	P	P	P	P	N

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Guns and Ammunition	C	N	C	N	P	N
Hardware Stores	p ⁷	p ³	p ⁷	p ⁷	P	N
Hobby, Toy and Game Stores	P	p ³	P	P	P	N
Indoor Swap Meets	N	N	C ⁵	C ⁵	C	N
Jewelry Sales and Repair	P	P	P	P	P	N
Leather Goods	P	P	P	P	P	N
Luggage Sales	P	P	P	P	P	N
Office Equipment, Furniture and Supplies Sales	p ⁷	p ³	p ⁷	p ⁷	P	N
Pet Sales and Supplies	p ⁷	N	p ⁷	p ⁷	P	N
Records, Tapes, and Videos	p ⁷	p ³	P	P	P	N
Retail, Other Specialty	p ⁷	p ³	P	P	P	N
Sporting Goods and Equipment	p ⁷	p ³	p ⁷	p ⁷	P	N
Surplus Stores	p ⁷	p ³	P	P	P	N
Thrift and Second-Hand Stores with donation drop off	C	C	C	C	C	N
Thrift and Second-Hand Stores without donation drop off	p ⁷	p ³	p ⁷	p ⁷	p ⁷	N
Variety Stores	p ⁷	p ³	p ⁷	p ⁷	P	N
Wholesale Establishments	N	N	C	C	P	N
Lodging						
Bed and Breakfast Facilities	p ¹	C	C	C	P	C
Emergency Shelters	N	N	C	C	P	N
Hotels and Motels	p ¹	N	P	P	P	N
<u>Low Barrier Navigation Centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
Residence Inns	p ¹	N	P	P	P	N
Single-Room Occupant (SRO) Facilities	p ¹	C	P	P	N	N
<u>Supportive Housing</u>	<u>p¹</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>
Trailer Parks and Campsites	N	N	N	N	N	N
Transitional Housing	p ¹	C <u>P</u>	P	P	N <u>C</u>	N <u>P</u>
Medical/Health Care						
Ambulance Services	N	N	N	N	P	N
Animal Hospitals/Veterinaries	p ^{2, 7, 9}	N	P	P	P	N
Clinics	P	P	P	P	P	N
Convalescent Homes	N	N	C	C	P	N
Chemical Dependency Clinics	N	N	N	N	C	N
Hospitals	N	N	N	N	P	N
Medical/Dental Offices	p ¹	P	P	P	P	N
Pharmacies	p ⁷	p ³	P	p ⁷	P	N
Pharmacies with Drive-Through	N	N	C	C	P	N
Personal Services						
Banking, Credit Unions, Financial Services	P	p ³	P	P	P	N
Barbers and Beauty Parlors	P	P	P	P	P	N
Check Cashing Services	P	N	P	P	P	N
Commercial Pet Grooming Services	P	N	P	N	P	N
Dry Cleaners	P	P	P	P	P	N
Funeral Parlors, Mortuaries	C ²	N	N	C	P	N

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Laundries, Laundromats	N	N	C	C ⁶	P	N
Locksmith and Key Shops	P	P	P	P	P	N
Massage Establishments	P ¹	P	P	P	P	N
Pawnbrokers	C	N	C	C	C	N
Photocopying and Photo Developing Services	P ⁷	P ³	P ⁷	P ⁷	P	N
Photography Studios	P	P	P	P	P	N
Shoe Repair Shops	P	P	P	P	P	N
Tailors	P	P	P	P	P	N
Tattoo/Body Piercing Services	N	N	C	C	C	N
Public and Quasi-Public Uses						
Community Recreation Centers	P	C	P	P	P	P
Cultural Facilities	P	C	P	P	P	N
Libraries	P	P	P	P	P	N
Museums	P	C	C	C	P	N
Parks	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P
Senior Citizen Activity Centers	P	P	P	P	P	P
Recreation and Entertainment						
Adult-Oriented Businesses	N	N	N	N	N	N
Amusement Parks	N	N	N	N	N	N
Athletic Fields	N	N	N	N	N	N
Batting Cages, Indoor	C ^{2, 8}	N	C	C ^{6, 8}	C	N
Batting Cages, Outdoor	N	N	N	N	C	N
Billiard and Pool Halls	C	N	C	N	C	N
Bowling Alleys	C ²	N	C	C	P	N
Commercial Sports Facilities	N	N	C	C	C	N
Dance Studios	C	N	C	N	C	N
Golf Driving Ranges	N	N	N	N	N	N
Health Clubs and Gymnasiums	C ⁷	C ³	C ^{6, 7}	C ^{6, 7}	C	N
Miniature Golf Courses	N	N	N	N	C	N
Off-Road Mini-Bike and Motocross Courses	N	N	N	N	N	N
Public Auditorium/Auditoriums	C	N	C	C	C	N
Shooting Ranges (indoor)	N	N	C	N	N	N
Skating Rinks	N	N	C	C	P	N
Video Arcades	C	C	N	N	C	N
Recycling						
Collection Facilities	N	N	N	N	C	N
Processing Facilities	N	N	N	N	C	N
Religious Institutions						
Churches	C	C	P	P	C	C
Monasteries, Convents, or Similar Religious Quarters	C	C	P	P	C	C
Repair Services						
Electrical and Household Appliances Repair	N	N	C	C	P	N
Furniture Refinishing	N	N	N	N	P	N
Furniture Reupholstering	N	N	N	N	P	N

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Lawnmower Repair/Sales Shops	N	N	C	N	P	N
Machine Shops	N	N	N	N	C	N
Welding Shops	N	N	N	N	C	N
Residential Uses						
Accessory Guest Houses	P	P	P	P	N	P
Accessory Dwelling Units	See Chapter 17.15.P P P P N P					
Boarding or Rooming Houses	C	N	C	C	N	C
Caretaker's Unit	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C
Day Care Centers, Small Family—1 to 8 Children	P ¹	P	P	P	N	P
Day Care Centers, Large Family—7 to 14 Children	P ¹	P	P	P	N	P
Duplexes	P	P	P	P	N	P
<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Group or Community Care Facilities—6 or fewer persons	P ¹	P	P	P	P	P
Group or Community Care Facilities—7 or more persons	<u>€⁺P¹</u>	C	<u>€P</u>	<u>€P</u>	C	<u>€P</u>
Home Occupation Businesses	P	P	P	P	N	P
Mobile Home Parks	N	N	N	N	C	N
Mobile Home or Manufactured Housing Units Single Lot	N	P	N	N	N	P
Multiple-Family, Apartments & Condominiums	P ^{1,10}	N	P ¹⁰	P ¹⁰	N	P ¹⁰
Planned Residential Developments	P	P	P	P	N	P
Senior Housing Developments	P	P	P	P	N	P
Single-Family Dwellings	N	P ¹⁰	N	N	N	P ¹⁰
Restaurants						
Delicatessens	P	P	P	P	P	N
Fast-Food Restaurants—Without a Drive-Through ^{4, 11}	P	P	P	P	P	N
Fast-Food Restaurants—With a Drive-Through ^{4, 11}	N	N	C	C	P	N
Sit-Down Restaurants	P	C	P ⁵	P ⁵	P	N
Sit-Down Restaurant with live entertainment	C	C	C ⁵	C ⁵	C ⁵	N
Restaurant, serving alcohol	See Alcohol Sales, Restaurants with Alcoholic Beverage Sales					
Philanthropic and Charitable Institutions	P	C	P	P	P	N
Service Organizations	P	C	P	P	P	N
Temporary Uses						

Street/Craft Fairs and Farmers' Markets— Ongoing	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Temporary Structures (Subdivision sales Office)	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	N
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	N
Outdoor Displays	C	C	C	C	C	N
Parking Lot Sales	P	P	P	P	P	N
Amusement Enterprises	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Transportation Facilities						
Bus Passenger Terminals	N	N	C	N	C	N
Charter Bus Companies	N	N	C	N	C	N
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	C	N
Utilities						
Public Utility/Service Structures	N	N	N	N	N	N
Sewage Disposal Facilities/Waste Transfer	N	N	N	N	N	N
Utility Company Offices	p ^{1, 7}	p ^{1, 3}	p ^{1, 7}	p ^{1, 7}	P	N
Water Storage, Distribution, and Collection Facilities	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N
Wind Energy Conversion Systems	See 17.11.140					

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

Footnotes:

- ¹ Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
- ² Use is not allowed on parcels fronting 6th Street and Beaumont Avenue.
- ³ Use is limited to 2,500 square feet.
- ⁴ These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
- ⁵ New liquor stores shall not be located within 1,000 feet of another liquor store.
- ⁶ Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
- ⁷ Use is limited to 5,000 square feet.
- ⁸ Use is limited to 10,000 square feet.
- ⁹ CUP required if proposed use is larger than 10,000 square feet.

¹⁰ A Live/work unit is only permitted in the primary structure.

¹¹ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

¹² Temporary Use Permit required.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1141 , § 5(Exh. A), 10-5-2021)

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF BEAUMONT, CALIFORNIA
AMENDING CHAPTER 17.02 “ADMINISTRATION”, CHAPTER 17.03 “ZONING”,
CHAPTER 17.05 “OFF STREET PARKING AND LOADING STANDARDS”,
CHAPTER 17.10 “AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS”,
17.11 “GENERAL DEVELOPMENT STANDARDS”, CHAPTER 17.14 “DEFINITIONS”, AND
CHAPTER 17.19 “DOWNTOWN ZONE DISTRICTS” OF
THE BEAUMONT MUNICIPAL CODE FOR IMPLEMENTATION OF
THE STATE MANDATED HOUSING ELEMENT UPDATE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT, RIVERSIDE COUNTY, STATE OF CALIFORNIA AS FOLLOWS:

SECTION 1. CEQA. The City Council finds that the actions contemplated by this Ordinance are exempt from the California Environmental Quality Act (“CEQA”) pursuant to 15061(b)(3), CEQA review is not required because there is no possibility that this Ordinance may have a significant effect upon the environment and the proposed text amendments constitute a minor alteration in a land use limitation under CEQA Guidelines Section 15305, and such a land use limitation is a permissible exercise of the City's zoning powers.

SECTION 2. Severability. The City Council hereby declares that if any provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid or unconstitutional by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, such invalidity shall not affect the other provisions, sections, paragraphs, sentences, or words of this Ordinance, and to this end the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the Ordinance enforced.

SECTION 3. Prosecution of Prior Ordinances. Neither the adoption of this Ordinance nor the repeal of any other ordinance of this City shall in any manner affect the prosecution of any violation of any City ordinance or provision of the City of Beaumont Municipal Code, committed prior to the effective date hereof, nor be construed as a waiver of any penalty or the penal provisions applicable to any violation thereof.

SECTION 4. The City Council hereby amends Title 17, Chapter 17.02 “Administration”, Chapter 17.03 “Zoning”, Chapter 17.05 “Off Street Parking and Loading Standards”, Chapter 17.10 “Affordable Housing Incentives/Density Bonus Provisions”, 17.11 “General Development Standards”, Chapter 17.14 “Definitions”, and Chapter 17.19 “Downtown Zone Districts” to include amendments to the Beaumont Municipal Code Zoning to read as specifically set forth in Exhibit “A”, which Exhibit is attached hereto and made a part hereof.

SECTION 5. Effective Date and Publication. The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within 15 days after adoption in accordance with Government Code Section 36933. This Ordinance shall take effect 30 days after adoption in accordance with Government Code Section 36937.

INTRODUCED AND READ for the first time and ordered posted at a regular meeting of the City Council of the City of Beaumont, California, held on the 20th day of September 2022, by the following roll call vote:

AYES:

NOES

ABSENT

ABSTAIN

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Beaumont, California, held on the 20th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Lloyd White, Mayor

Attest: _____
City Clerk

Approved as to form:

John O. Pinkney, City Attorney

Chapter 17.15 ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

17.15.010. Purpose.

The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Government Code Sections 65852.2 and 65852.22.

17.15.020. Applicability.

- A. This Chapter establishes standards for ADUs and JADUs throughout the city.
- B. Where this Chapter does not contain a particular standard or procedure, applicable standards and procedures in this Zoning Code shall apply unless otherwise stated.
- C. An ADU or JADU that conforms to the development standards in this Chapter is deemed to be an accessory use and shall not count towards the overall density for the lot on which it is located.

17.15.030. Number of Unit Types Allowed.

- A. Single-Family Dwellings. On lots with an existing or proposed single-family dwelling, up to one ADU and one JADU shall be allowed.
- B. Multifamily Dwellings. On lots with existing or proposed attached multifamily dwellings, the following shall be allowed:
 1. Up to two detached ADUs, provided each detached ADU is no more than 16 feet in height and has side and rear yard setbacks of at least four feet; and
 2. Non-habitable portions of the existing main structure may be converted to an ADU(s) provided that the maximum number of such ADUs shall not exceed 25 percent of the number of multifamily units, and each ADU complies with Building Code standards.

17.15.040. Permit Process, Timing, and Fees.

- A. *Administrative Plot Plan Required.* ADUs and JADUs shall require plot plan approval by the Community Development Director subject to the finding that the ADU or JADU complies with this Zoning Code and Government Code Sections 65852.2 and 65852.22 as applicable. A building permit shall also be required for construction of an ADU or JADU.
- B. *Ministerial Review Required.*

1. The City shall act on an application to create an ADU or JADU, either by approving the application or sending a notice of deficiency, within 60 days of receipt of a complete application. Such applications resubmitted in response to a notice of deficiency shall be approved or a notice of deficiency sent within 60 days.
 2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered ministerially without discretionary review or a hearing.
- C. *Impact and Utility Fees.* Prior to issuance of a building permit for an ADU or JADU, the applicant shall pay all applicable fees.
1. No impact fees shall be imposed on a JADU or an ADU less than 750 square feet in size.
 2. Impact fees charged for ADUs greater than or equal to 750 square feet shall be charged proportionately in relation to the square footage of the primary unit (e.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling).
 3. For the purposes of this section, "impact fee" means a "fee" as defined in Government Code Section 66000(b) and a fee specified in Government Code Section 66477. Impact fees do not include any connection fee or capacity charge for water or sewer service.
 4. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling shall be required.
 5. Installation of a separate direct connection between an ADU or JADU contained within an existing structure and the utility shall not be required. ADUs not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the ADU on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the City.

17.15.050. General ADU and JADU Requirements.

- A. *No Separate Conveyance.* An ADU or JADU may be rented, but no ADU and JADU may be sold or otherwise conveyed separately from the primary dwelling unit, nor shall the lot containing the ADU or JADU be subdivided, unless the property was built or developed by a qualified nonprofit corporation and all provisions of Government Code Section 65852.26 are met.
- B. *Short-Term Rental Use Prohibited.* No ADU or JADU may be rented for a term that is shorter than 30 days.

- C. *No Minimum Parcel Size.* No minimum parcel size shall be required to establish an ADU or JADU.
- D. *Minimum Unit Size.* The minimum size of an ADU or JADU is 150 square feet ("efficiency unit" per Health and Safety Code Section 17958.1).
- E. *Entrances.* The main entrance to an attached ADU or the exterior entry of a JADU may not be located on the front of the primary unit.
- F. *Second Story Units.* New second-story windows in an ADU or JADU that are 25 feet or less from a property line shall incorporate at least one of the following:
 - 1. The proposed second-story window of the ADU or JADU shall be positioned such that the window sill is at least five feet above finished floor; or
 - 2. The proposed second-story window of the ADU or JADU shall utilize frosted or obscured glass in the glazing portion of the window (i.e., glass that is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable).
- G. *Colors and Materials.* An ADU shall have matching colors and materials as the primary dwelling unit (i.e., use of the same wall and trim material or wall and trim material that visually appears the same as the primary dwelling unit, including color and texture).
- H. *Fire Sprinkler Requirements.* ADUs and JADUs shall not be required to include fire sprinklers if they are not required for the primary residence.
- I. *Existing Nonconforming Conditions.* An ADU or JADU shall not be required to correct a nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.
- J. *Rental Data.* The owner of the lot on which an ADU or JADU is located will be requested to participate in the City's monitoring program to determine rent levels of ADUs and JADUs for the City's Regional Housing Needs Allocation reporting.
- K. *Deed Restriction.* A deed restriction shall be recorded against the lot containing the ADU or JADU with the Riverside County recorder's office prior to issuance of any certificate of occupancy for the ADU or JADU. The deed restriction shall run with the land and may be enforced against future property owners. Among other requirements, the deed restriction shall state that the ADU or JADU may not be transferred or sold separately from the primary dwelling. The form of the deed restriction shall be provided by the City.
- L. *ADU Removal.* If an ADU or JADU is removed or converted to another use after a certificate of occupancy has been issued for the ADU or JADU, any deviations from development standards (e.g., setbacks, parking) or exemptions granted specific to the ADU or JADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. Upon approval of the reversion request by the City, the deed restriction applicable to the ADU or JADU shall be rescinded from title.

17.15.060. Additional Accessory Dwelling Unit (ADU) Standards

- A. *Maximum Size.* The maximum size of a detached or attached ADU is 850 square feet for a studio or one-bedroom unit and 1,200 square feet for an ADU with two or more bedrooms.
1. ADUs created from the conversion of existing space may exceed these size limits.
 2. An addition of up to 150 square feet to accommodate ingress and egress for an ADU created from the conversion of an existing accessory structure shall be exempt from the maximize size standard.
- B. *Setbacks*
1. Front setbacks shall be those established by the applicable zone district.
 2. Minimum side and rear setbacks shall be four feet or the setback for the applicable zone district, whichever is less.
 3. If a detached ADU would be constructed in the same location and to the same dimensions as an existing structure, the ADU may maintain the same setbacks as the existing structure.
- C. *Height.* Height shall not exceed the height of the main unit or 16 feet, whichever is greater.
- D. *Parking.*
1. One off-street parking space shall be provided for each ADU. The parking space may be provided as tandem parking and may be located in setbacks, but not in the front yard unless on the driveway.
 2. When a garage, carport, or covered parking structure is demolished in conjunction with construction of an ADU or is converted to an ADU, those off-street parking spaces shall not be required to be replaced.
 3. Parking for an ADU shall not be required in the following situations:
 - a. The ADU is located within one-half mile walking distance of public transit.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is an established car share vehicle stop located within one block of the ADU.
- E. *Design.*
1. A newly constructed detached ADU shall be located behind the street-facing façade of the primary unit.

2. When a garage is converted to an ADU, the garage door shall be removed and replaced with either windows or a door (provided the door does not face the street if it is an attached ADU). Windows and doors shall be of the same size, proportion, and spacing as the primary dwelling unit.
 3. A solid fence six feet in height or vegetative screening/plantings of species with a mature height of at least 10 feet shall be located or constructed along interior side and rear property lines adjacent to the ADU if the ADU is located less than 10 feet from respective property lines.
- F. *Other Standards.* Lot coverage, open space, and floor area ratio limitations, where applicable, shall not preclude the development of an ADU of up to 800 square feet and 16 feet in height with a minimum of four-foot side and rear setbacks.

17.15.070. Additional Junior Accessory Dwelling Unit (JADU) Standards

- A. JADUs shall be subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property shall reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, this owner-occupancy requirement does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- B. JADUs shall have both interior access to the primary dwelling unit and an exterior door.
- C. Parking shall not be required for a JADU.

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF BEAUMONT, CALIFORNIA
ADDING CHAPTER 17.15 “ACCESSORY DWELLING UNITS (ADU’S) AND
JUNIOR ACCESSORY DWELLING UNITS (JADU’S)” TO
THE BEAUMONT MUNICIPAL CODE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT, RIVERSIDE COUNTY, STATE OF CALIFORNIA AS FOLLOWS:

SECTION 1. CEQA. The City Council finds that the actions contemplated by this Ordinance are exempt from the California Environmental Quality Act (“CEQA”) pursuant to 15061(b)(3), CEQA review is not required because there is no possibility that this Ordinance may have a significant effect upon the environment and the proposed text amendments constitute a minor alteration in a land use limitation under CEQA Guidelines Section 15305, and such a land use limitation is a permissible exercise of the City's zoning powers.

SECTION 2. Severability. The City Council hereby declares that if any provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid or unconstitutional by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, such invalidity shall not affect the other provisions, sections, paragraphs, sentences, or words of this Ordinance, and to this end the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the Ordinance enforced.

SECTION 3. Prosecution of Prior Ordinances. Neither the adoption of this Ordinance nor the repeal of any other ordinance of this City shall in any manner affect the prosecution of any violation of any City ordinance or provision of the City of Beaumont Municipal Code, committed prior to the effective date hereof, nor be construed as a waiver of any penalty or the penal provisions applicable to any violation thereof.

SECTION 4. The City Council hereby amends Title 17, to include Chapter 17.15 entitled “Accessory Dwelling Units (ADU’s) and Junior Accessory Dwelling Units (JADU’s)” to the Beaumont Municipal Code, to read as specifically set forth in Exhibit “A”, which Exhibit is attached hereto and made a part hereof.

SECTION 5. Effective Date and Publication. The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within 15 days after adoption in accordance with Government Code Section 36933. This Ordinance shall take effect 30 days after adoption in accordance with Government Code Section 36937.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Beaumont, California, approves an amendment to the City Code.

INTRODUCED AND READ for the first time and ordered posted at a regular meeting of the City Council of the City of Beaumont, California, held on the 20th day of September 2022, by the following roll call vote:

AYES:

NOES

ABSENT

ABSTAIN

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of
Beaumont, California, held on the 20th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Lloyd White, Mayor

Attest: _____
City Clerk

Approved as to form:

John O. Pinkney, City Attorney

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City of Beaumont
550 E. 6th Street
Beaumont, California 92223

<i>Account Number:</i>	5209298
<i>Ad Order Number:</i>	0011558663
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	09/09/2022
<i>Total Amount:</i>	\$280.80
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$280.80
<i>Notice ID:</i>	GRdv5bHRY5hnwsiAe4uZ
<i>Invoice Text:</i>	LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct a public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, September 20, 2022, at 550 East Sixth Street, Beaumont, California. HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT TO THE SAFETY ELEMENT, ADDITION OF ZONING OVERLAYS TO CERTAIN PARCELS (LISTED BELOW), ADOPTION OF AN ACCESSORY DWELLING UNIT ORDINANCE AND AN ADDENDUM TO THE GENERAL PLAN PEIR: Conduct a public hearing with the City Council regarding the State mandated Housing Element Update; General Plan Amendment to the Safety Element and Land Use Element; addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013;Adoption of an Accessory Dwelling Unit Ordinance, Zoning Code Amendments; and an Addendum to the General Plan PEIR. Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be

LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct a public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, September 20, 2022, at 550 East Sixth Street, Beaumont, California.

HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT TO THE SAFETY ELEMENT, ADDITION OF ZONING OVERLAYS TO CERTAIN PARCELS (LISTED BELOW), ADOPTION OF AN ACCESSORY DWELLING UNIT ORDINANCE AND AN ADDENDUM TO THE GENERAL PLAN PEIR: Conduct a public hearing with the City Council regarding the State mandated Housing Element Update; General Plan Amendment to the Safety Element and Land Use Element; addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013; Adoption of an Accessory Dwelling Unit Ordinance, Zoning Code Amendments; and an Addendum to the General Plan PEIR.

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov. Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](https://www.beaumontca.gov/Livestream)

Christina Taylor
Deputy City Manager
The Press-Enterprise
Published: 9/9/22

City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

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FILE NO. 0011558663

PROOF OF PUBLICATION

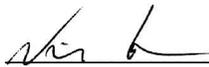
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

09/09/2022

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

Date: September 9, 2022.

At: Riverside, California



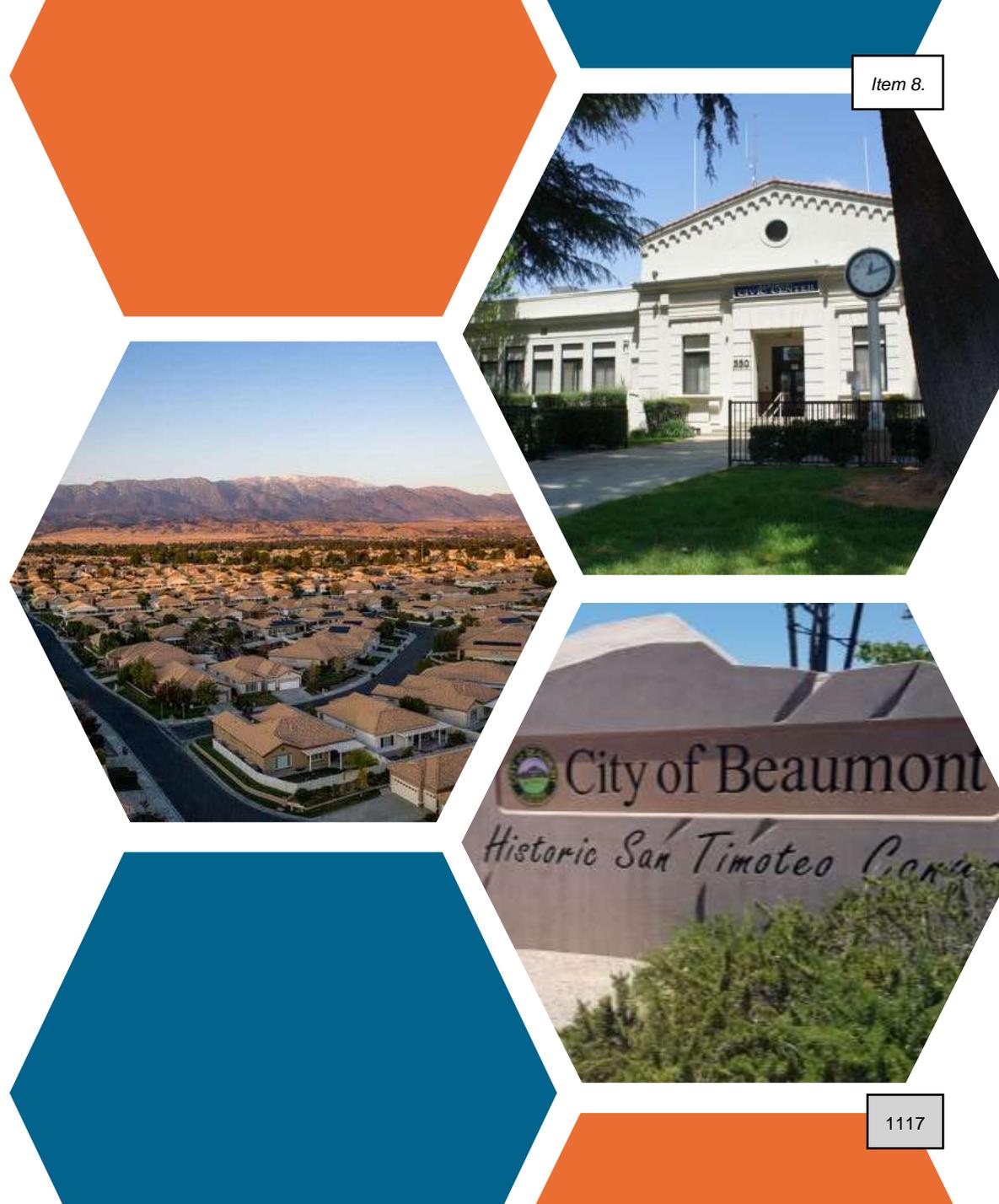
Signature



City of Beaumont

Housing Element Update City Council Hearing

September 20, 2022



Item 8.

1117

Presentation Outline

- 1 Housing Element Overview
- 2 Housing Needs and Conditions in Beaumont
- 3 Revised Draft Housing Element
- 4 Additional Actions
- 5 Recommendation and Next Steps

1

Housing Element Overview

Housing Element Overview



The Housing Element is a required section of the City’s General Plan. It must:

- Be updated every 8 years and certified by the State
- Assess the residents’ housing needs and housing conditions
- Show how the City will plan for its “fair share” of housing
- Set citywide housing-related goals, policies, and programs

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Housing Element Components

 Policy and Programs Review

 Analysis of Fair Housing

 Housing Needs Assessment

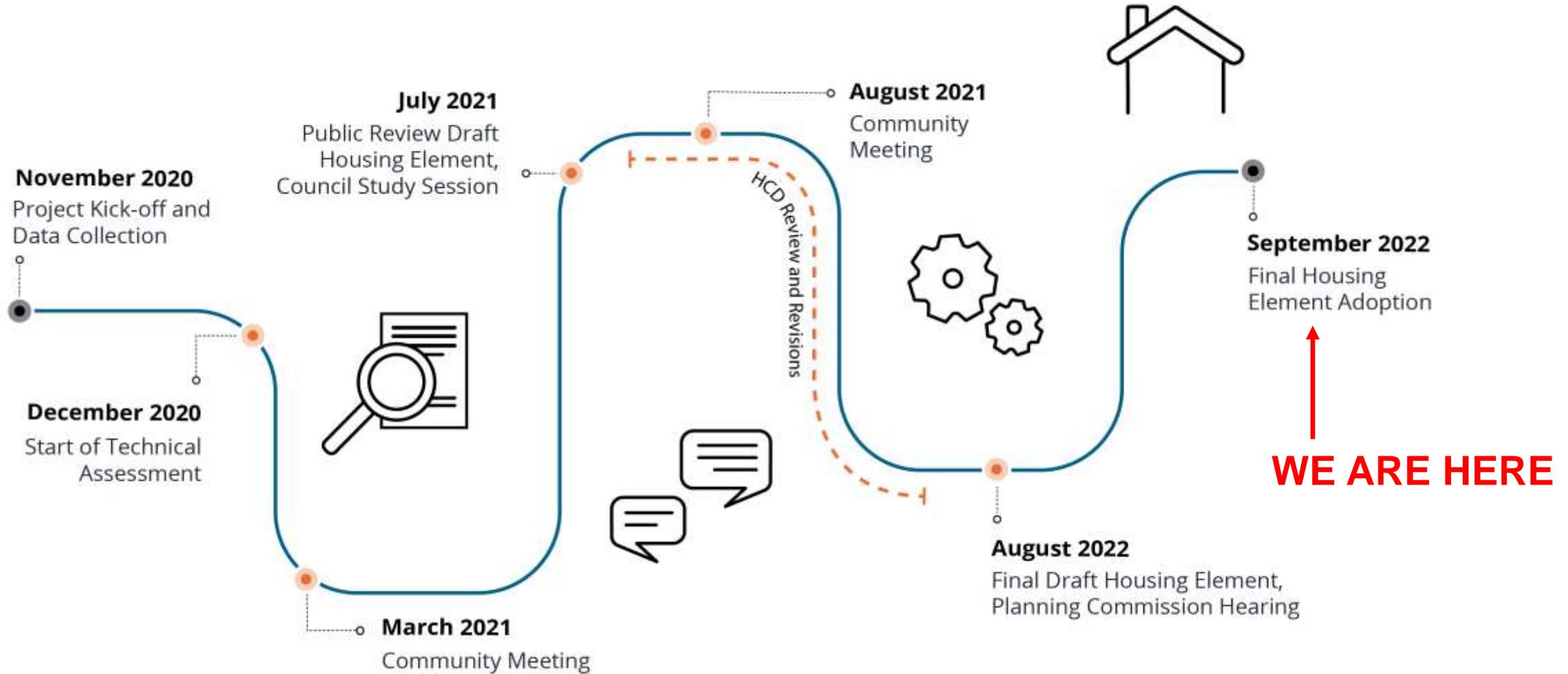
 Housing Resources Assessment

 Housing Constraints Assessment

 Implementation Plan

 Adequate Sites Inventory

Update Process



Public Outreach

- Public Workshop – March 2021
- Draft Housing Element
 - Council Study Session – July 2021
 - Planning Commission Workshop – August 2021
 - Online comment form
- Targeted outreach in English and Spanish
- Public Hearings



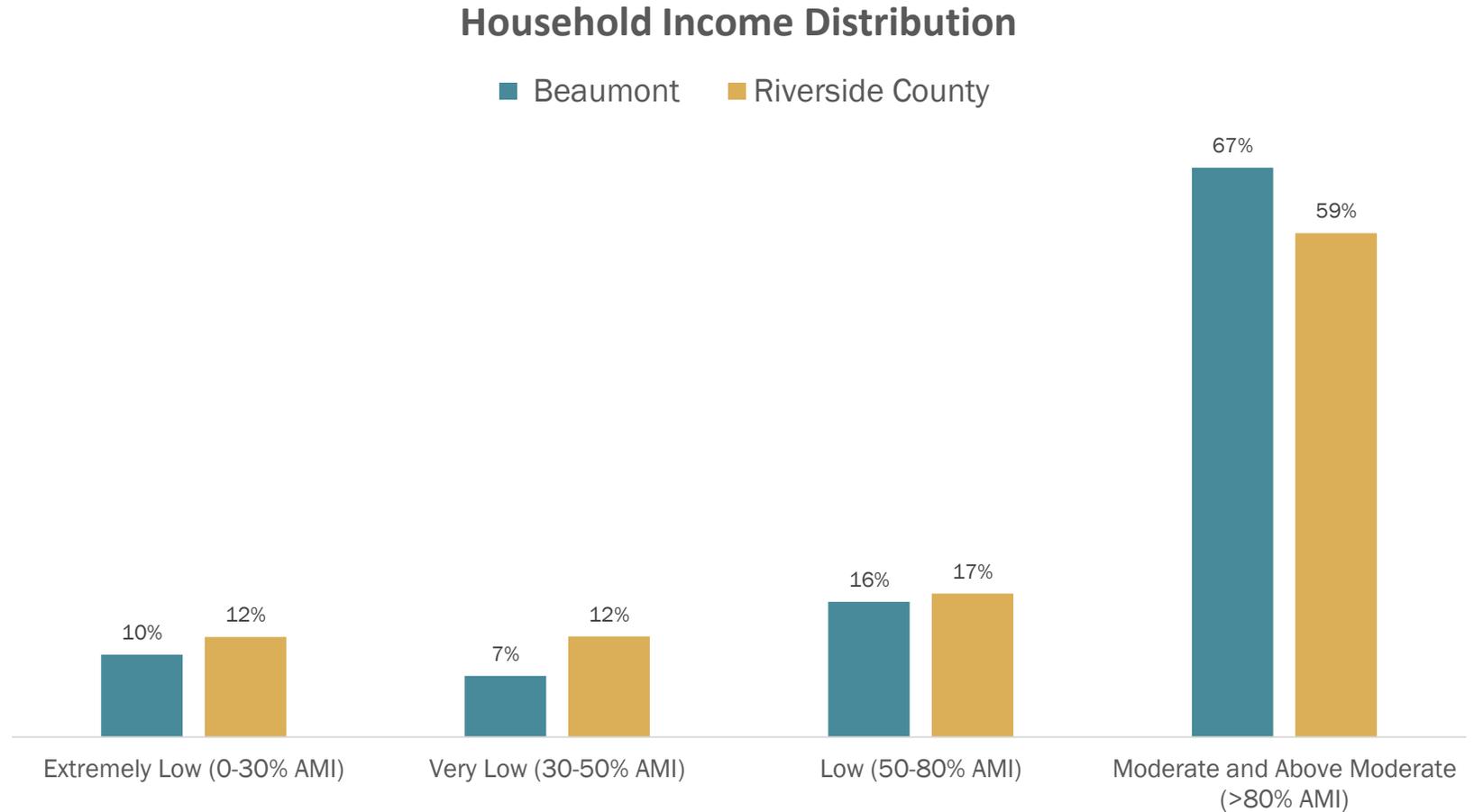
2

Housing Needs and Conditions in Beaumont

Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2012-2016

AMI = Area Median Income

AMI for a 4-person household is \$77,500



Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

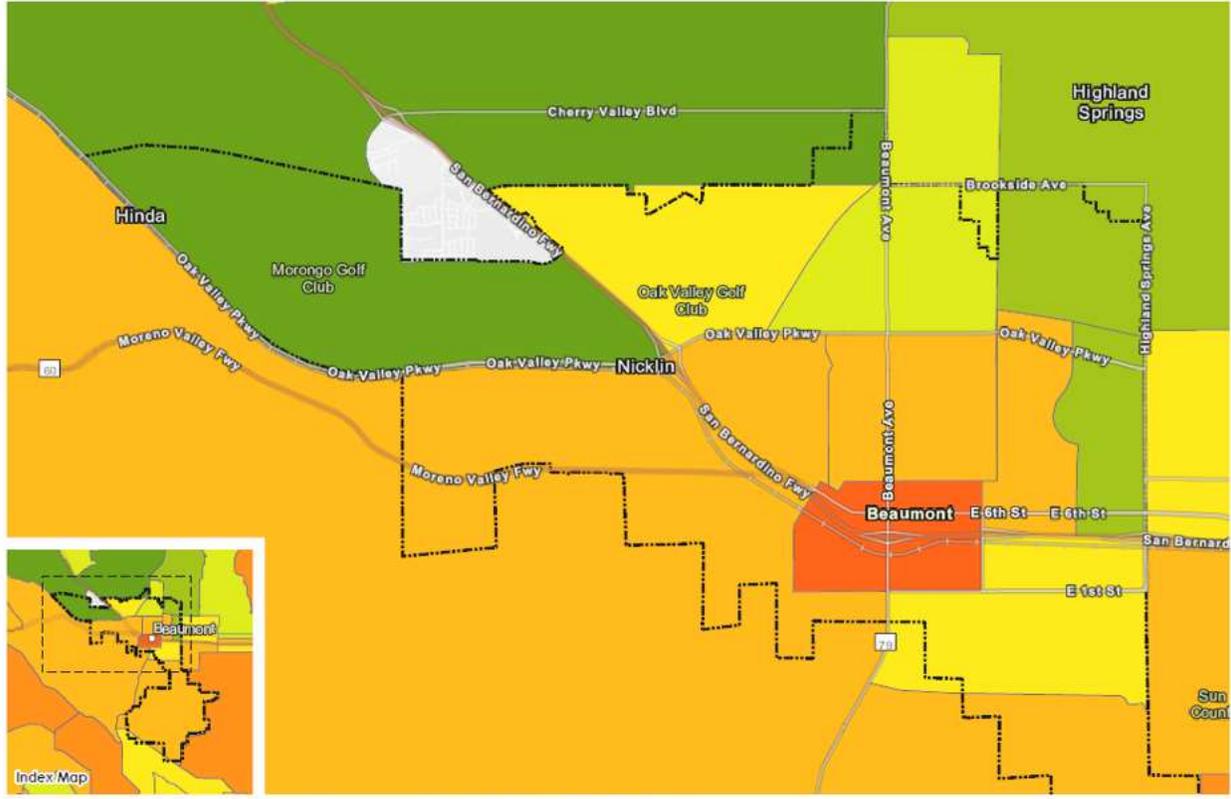
More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Household Income Level	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
Extremely Low Income (< 30% HAMFI)	11%	12%	77%
Low Income (30-50% HAMFI)	21%	29%	49%
Low Income (50-80% HAMFI)	32%	37%	31%
Moderate Income (80-100% HAMFI)	43%	43%	14%
Moderate and Above Moderate Income (> 100% HAMFI)	85%	14%	1%

Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

Environmental Conditions and Risk of Displacement

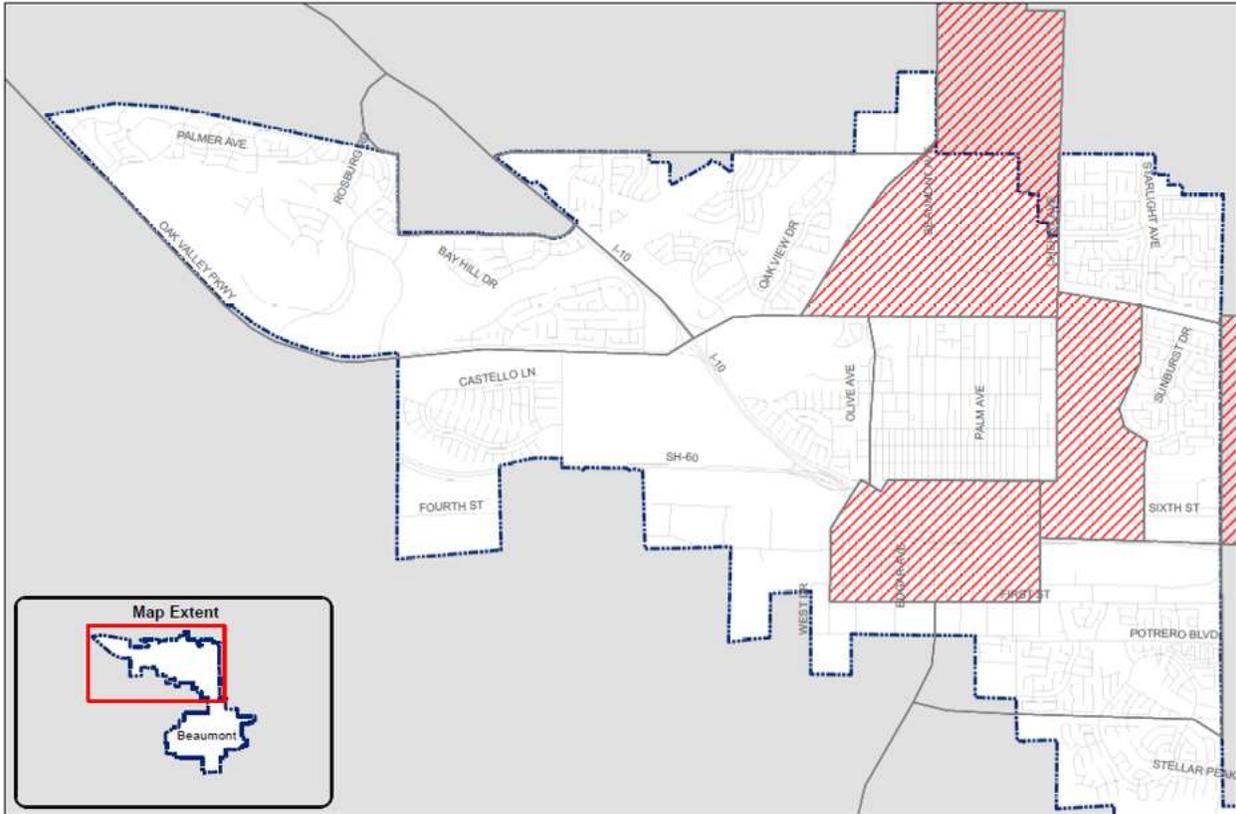


Environmental Justice Communities (CalEnviroScreen 3.0 - June 2018 Update)

CalEnviroScreen 3.0 Percentile	21 - 30%	51 - 60%	81 - 90%
1 - 10% (Lowest Scores)	31 - 40%	61 - 70%	91 - 100% (Highest Scores)
11 - 20%	41 - 50%	71 - 80%	City of Beaumont

County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Loma Linda University, UC Riverside, County of Riverside, Esri

Source: HCD AFFH Data Viewer



Sensitive Communities UCB Urban Displacement Project

Housing Element Update 6th Cycle
Beaumont, CA

DATE: 8/16/2021 | SCALE: 1 to 45,000 | REVISION: FINAL

Source: Interwest Group, CA HCD

Source: HCD AFFH Data Viewer

Source: HCD AFFH Data Viewer

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by State law

	SCAG Region	Beaumont
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	1,229
Low 50-80% AMI	206,807	721
Moderate 80-120% AMI	223,957	723
Above Moderate >120% AMI	559,267	1,537
Total	1,341,827	4,210

Median income 4-person household: \$77,500

3

Revised Draft Housing Element

Draft Housing Element & Revisions

Draft Housing Element released July 2021

Revisions incorporated based on:

- Public comments
 - Residents
 - Planning Commission
 - City Council
- Affirmatively Furthering Fair Housing analysis
- HCD comments

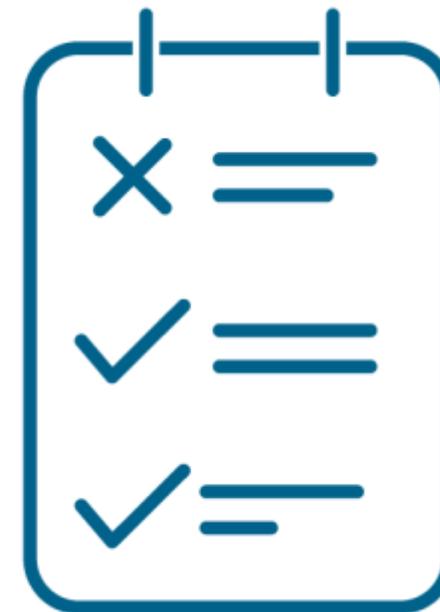
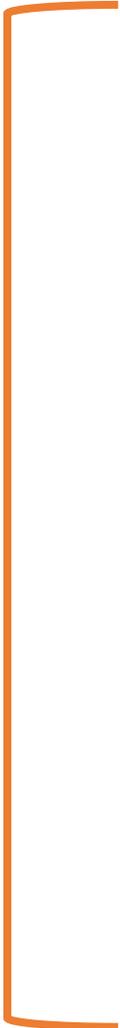


Table of Contents

- Section I** Introduction
- Section II** Projected Housing Need
- Section III** Housing Resources
- Section IV** Housing Plan 
- Appendix A:** Housing Needs Assessment
- Appendix B:** Sites Inventory and Methodology
- Appendix C:** Housing Constraints
- Appendix D:** Existing Programs Review
- Appendix E:** Public Participation Summaries
- Appendix F:** Affirmatively Furthering Fair Housing

- 
- Goal A:** *Facilitate Housing to Accommodate RHNA*
 - Goal B:** *Promote Housing for Lower- and Moderate-Income Households*
 - Goal C:** *Remove Governmental Constraints to Housing*
 - Goal D:** *Conserve and Improve Existing Affordable Housing Stock*
 - Goal E:** *Promote Housing Opportunities For All Persons*
 - Goal F:** *Encourage Energy Conservation*

Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A

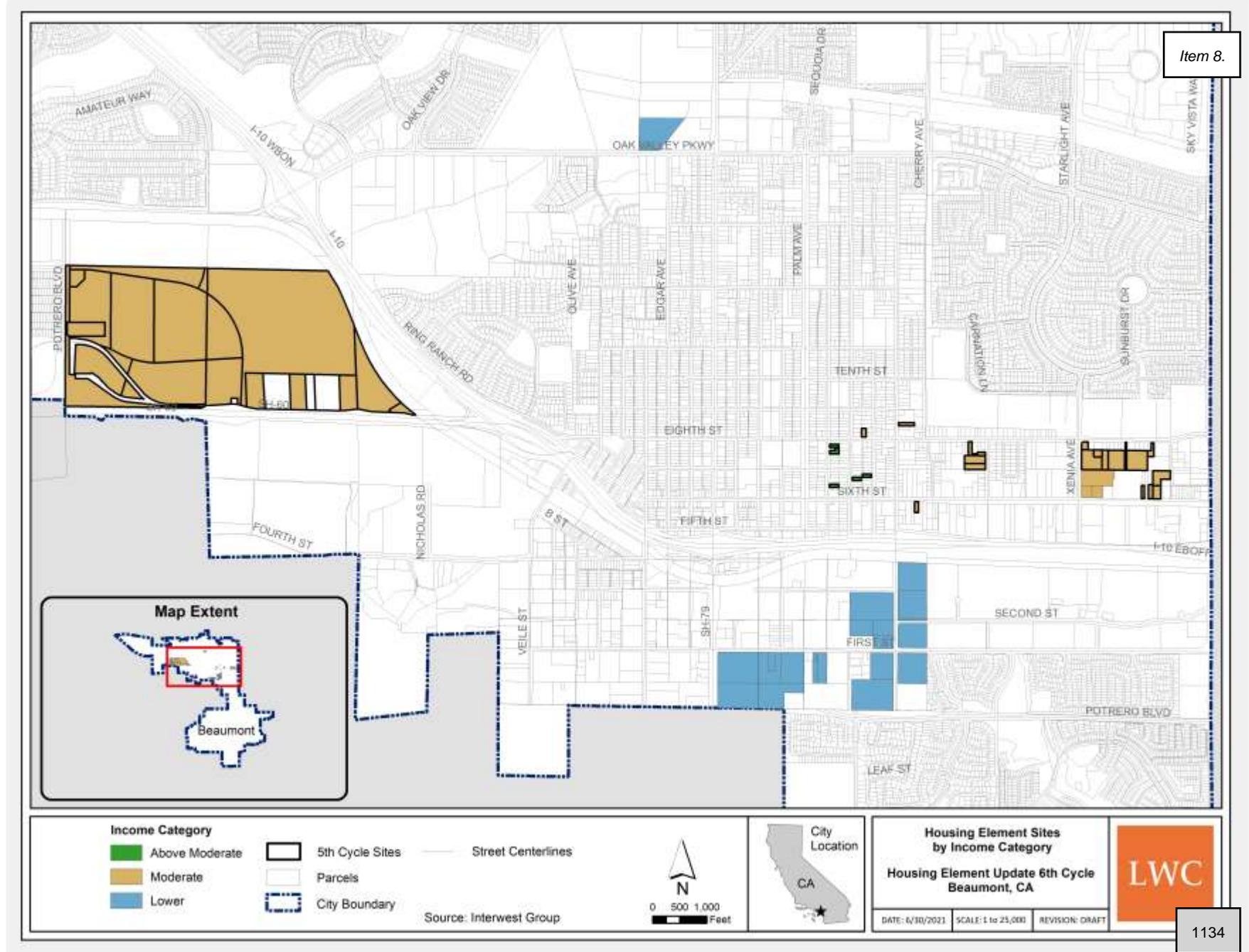
¹ Considers net new units only.

Source: City of Beaumont, LWC



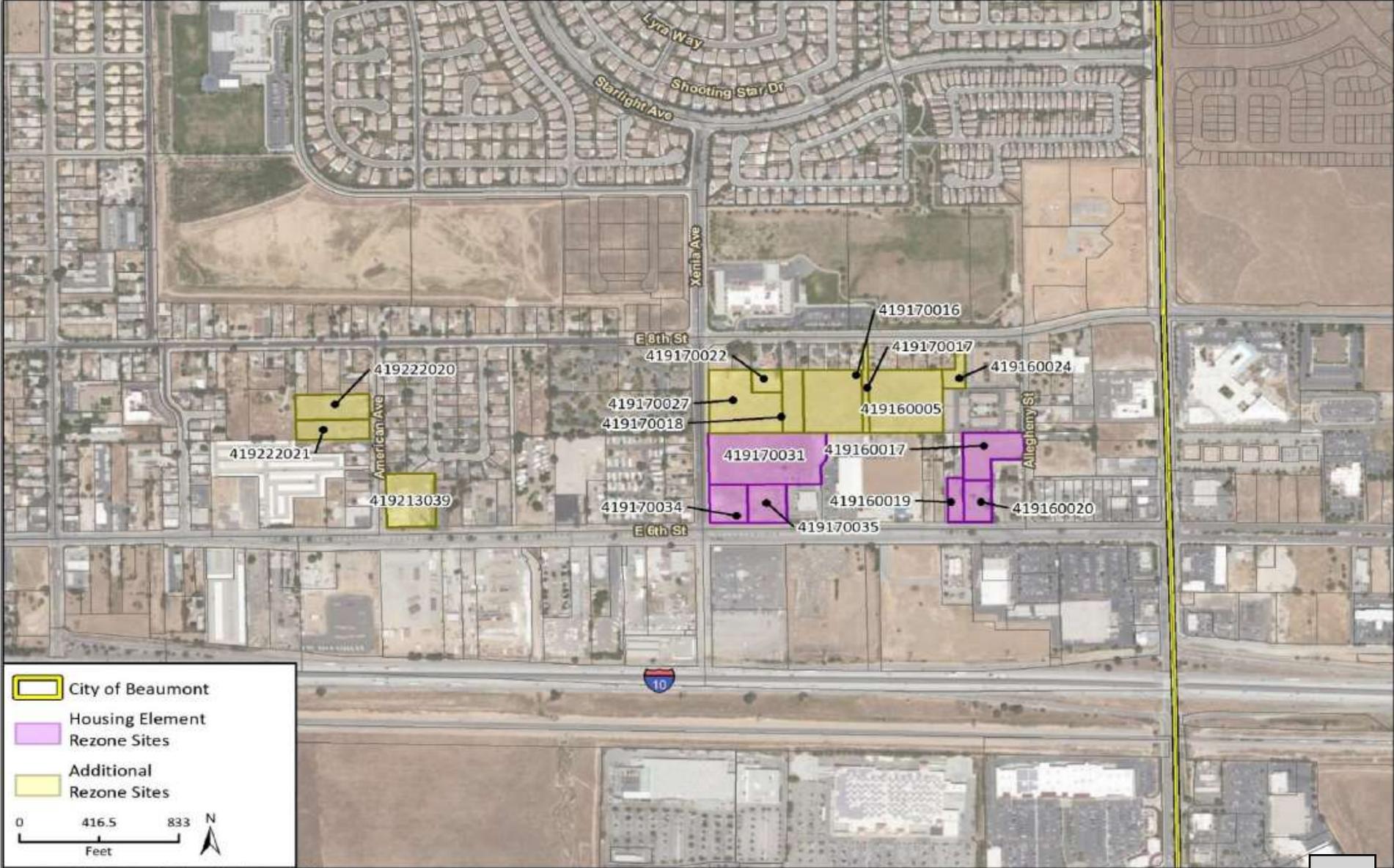
Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Item 8.

Sites Inventory – Sites for Rezoning



Imagery provided by Microsoft Bing and its licensors © 2021. Additional data provided by County of Riverside and City of Beaumont, 2021.

Sites identified on the map are under no obligation to construct affordable housing.



Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)

To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a minimum of 20 and maximum of 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)

The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.



Key Programs

Accessory Dwelling Units (ADUs) (Program #4)

The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #12)

The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #13)

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).



Key Programs

Mixed-Use Parking Incentives (Program #18)

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #19)

The City will adopt objective design standards for residential and mixed-use projects.



Key Programs

Target Housing Development in High Resource Areas (Program #32)

The City will provide written material to property owners of housing sites in high resource areas to describe potential residential capacity for the site and available incentives for development.

Environmental Justice Implementation (Program #36)

The City will implement the Environmental Justice Element to remediate negative environmental conditions in the vicinity of existing residential neighborhoods and in housing sites identified in the Housing Element.

Park Improvements and Access for El Barrio Neighborhood (Program #37)

The City will promote access to affordable and safe physical activity options in the El Barrio neighborhood by working with El Barrio residents to identify and implement improvements to Rangel Park.



4

Additional Actions

Additional Actions

- Zoning Code and Zoning Map amendments to implement Housing Element programs
- Safety Element updates triggered by Housing Element update
- EIR Addendum

City of Beaumont Housing Element and
Safety Element Updates

General Plan PEIR Addendum Evaluation

5 Recommendation and Next Steps

Recommendation and Next Step

Recommendation

- Adoption

Next Step – HCD Review

- HCD review/certification within 60 days of submittal of adopted Housing Element



Thank you!



Staff Report

TO: City Council
FROM: Sean Thuilliez, Chief of Police
DATE: September 20, 2022
SUBJECT: Police Department Feasibility Update

Background and Analysis:

The current police facility was built in 1988 and opened in 1989. The department had approximately 16 sworn officers and Beaumont's population at that time was around 10,000. Despite efforts by staff to maintain a clean and well-organized facility, the impacts of severe overcrowding and systems at the useful end of lifespans is evident. Some space relief was afforded by the additions of modular units to house key staff and repurposing nearly every space in the present building.

The current building, however, was built for a city and police department a fraction of the size of today's Beaumont Police Department (BPD). The building was also built in an era that could not fully anticipate the nature and sophistication of the infrastructure needed to support the equipment now in use and envisioned by BPD. The current single-story masonry structure was built well before current seismic standards, modern energy efficiency standards and ADA barrier-free standards were implemented.

In June 2020, City Council approved the 5-year Capital Improvement Plan (CIP) which included a project for the new Police Station Feasibility Study (PS-01) with \$250,000 of Police Facilities Mitigation DIF funding. This project is intended to prepare the City for future police station needs and provide for facility site planning, conceptual drawings and probable construction costs. In July 2021, City Council approved \$157,000, not to exceed \$177,000, agreement to LPA for a space needs analysis by population growth, multiple facility tours, floor plan development and building elevations, probable construction costs, and this final report to City Council.

This report provides detailed information about the existing Police Station, including a report and discussion on existing conditions with key findings, future space needs, possible amenities for a new facility and the next steps needed to be taken to advance this major Capital Improvement Project.

The overall purpose of this project is to replace the existing Police Station with a Public Safety Center. The project has been determined to be required by maintenance, inspection, engineering staff, and the Police Department’s current and future programmatic requirements. The Public Safety Center will be designed to industry standards and include space needs for the projected staffing over the next 30 years (i.e., planned build out of City), and will be designed for durability over the next 50 years. The Public Safety Center will not only provide police services but also provide a community meeting space. In planning for the next phase of project development, staff is requesting feedback from Council to guide further policy and design development for the Public Safety Center.

City Council has authorized \$3,500,000 in the FY23-27 CIP for the final Architecture and Engineering (A&E) phase (PS-07). Additionally, staff is recommending that City Council authorize the notice of request for proposal’s for the completion of the A&E and environmental documentation.

Fiscal Impact:

There is no fiscal impact to this report.

These are preliminary construction cost estimates. This cost estimate is based upon conceptual drawing package dated July 27, 2022, prepared by LPA Design Studios, Inc., along with verbal and written guidance from the design / engineering team. No costs will be incurred until actual construction begins.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
NEW POLICE FACILITY BUILDING	47,562 SF	\$778.18	\$37,012,021
SUPPORT BUILDING	3,175 SF	\$844.92	\$2,682,609
SITWORK	243,000 SF	\$68.50	\$16,645,763
TOTAL ESTIMATED CONSTRUCTION COST			\$56,340,393
OFF-SITE (UTILITY CONNECTION AND NORTH ACCESS ROAD)	28,746 SF	\$34.61	\$994,861
PV SOLAR CANOPIES AND BATTERY STORAGE	22,130 SF	\$251.19	\$5,558,854
TOTAL ESTIMATED CONSTRUCTION COST			\$62,894,108

Recommended Action:

Discuss and provide direction on the conceptual cost estimate of the future Public Safety Center.

Attachments:

- A. Conceptual Cost Estimate from H-Construction Management and LPA Design Studios, Inc.



City of Beaumont
Beaumont Police Facility
Beaumont, CA

Conceptual Cost Estimate, R2
August 24, 2022

Prepared for LPA Design Studios, Inc.

August 24, 2022

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon Conceptual drawing package dated 07/27/2022, prepared by LPA Design Studios, Inc., along with verbal and written guidance from the design / engineering team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

1) General Conditions	7.00%
2) Overhead and Profit (OH&P)	4.00%
3) Bonds & Insurance	2.40%
4) Design Contingency	15.00%
5) Escalation to MOC, 02/25/25	14.93%

EXCLUSIONS

The following items are excluded in this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction. The anticipated construction start is May 2024, with a 20 month schedule.
- 3) FF and E, unless specifically referenced in this estimate.
- 3) Plan check fees and building permit fees.
- 4) Construction/Owner's contingency costs.
- 5) Construction management fees.
- 6) Soft costs.
- 7) Off-site work
- 8) Night time and weekends work.
- 9) Interim housing.
- 10) Accelerated construction schedule.
- 11) Emergency DAS system.
- 12) Low voltage head end equipment unless noted otherwise.
- 13) Shooting range fit-out. Shown as below the line alternate.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
- 3) This estimate assumes design-build delivery method.
- 4) This estimate does not include the prequalification process for the General Contractor and Subcontractor. If prequalification will be required and implemented, this will have a cost impact on the project.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
NEW POLICE FACILITY BUILDING	47,562 SF	\$778.18	\$37,012,021
SUPPORT BUILDING	3,175 SF	\$844.92	\$2,682,609
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PV SOLAR CANOPIES AND BATTERY STORAGE	22,130 SF	\$251.19	\$5,558,854
TOTAL ESTIMATED CONSTRUCTION COST			\$62,894,108

ADD ALTERNATES:

ALT #1: RANGE (2,800SF) FIT-OUT INCLUDING FINISHES, EQUIPMENT AND MEP FINISHING \$464,000

*Alternates include all applicable markups

Main CSI Summary

Element	Total	
01 General Requirements	Included in General Conditions	
02 Existing Conditions	\$100,321	\$2.11
03 Concrete	\$1,253,273	\$26.35
04 Masonry	\$1,939,495	\$40.78
05 Metals	\$1,030,153	\$21.66
06 Woods, Plastics, and Composites	\$3,459,435	\$72.74
07 Thermal and Moisture Protection	\$2,163,892	\$45.50
08 Openings	\$1,192,377	\$25.07
09 Finishes	\$3,722,661	\$78.27
10 Specialties	\$585,540	\$12.31
11 Equipment	\$318,366	\$6.69
12 Furnishings	\$26,286	\$0.55
13 Special Construction		
14 Conveying Equipment	\$372,119	\$7.82
21 Fire Suppression	\$266,795	\$5.61
22 Plumbing	\$1,093,051	\$22.98
23 Heating, Ventilating, and Air Conditioning (HVAC)	\$3,388,858	\$71.25
26 Electrical	\$5,709,842	\$120.05
27 Communications	\$682,837	\$14.36
28 Electronic Safety and Security	\$1,107,212	\$23.28
31 Earthwork	\$1,594,059	\$33.52
32 Exterior Improvements	\$5,820,107	\$122.37
33 Utilities	\$2,191,054	\$46.07
34 Transportation	\$50,000	\$1.05
48 Electric Power Generation	\$3,690,800	\$77.60
Subtotal	\$41,758,532	\$877.98
General Conditions	7.00%	\$2,923,097
Subtotal	\$44,681,630	\$939.44
Overhead and Profit (OH&P)	4.00%	\$1,787,265
Subtotal	\$46,468,895	\$977.02
Bonds & Insurance	2.40%	\$1,115,253
Subtotal	\$47,584,148	\$1,000.47
Design Contingency	15.00%	\$7,137,622
Subtotal	\$54,721,770	\$1,150.54
Escalation to MOC, 02/25/25	14.93%	\$8,172,338
TOTAL ESTIMATED CONSTRUCTION COST	\$62,894,108	\$1,322.36

New Police Facility Building

New Police Facility Building Summary

Element	Gross Floor Area	47,562 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$1,117,076	\$23.49
04	Masonry		\$1,462,793	\$30.76
05	Metals		\$735,896	\$15.47
06	Woods, Plastics, and Composites		\$3,426,097	\$72.03
07	Thermal and Moisture Protection		\$2,093,065	\$44.01
08	Openings		\$1,120,365	\$23.56
09	Finishes		\$3,663,939	\$77.04
10	Specialties		\$506,899	\$10.66
11	Equipment		\$278,678	\$5.86
12	Furnishings		\$26,286	\$0.55
13	Special Construction			
14	Conveying Equipment		\$372,119	\$7.82
21	Fire Suppression		\$241,522	\$5.08
22	Plumbing		\$978,926	\$20.58
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$3,222,170	\$67.75
26	Electrical		\$3,795,110	\$79.79
27	Communications		\$499,401	\$10.50
28	Electronic Safety and Security		\$939,350	\$19.75
31	Earthwork		\$94,432	\$1.99
48	Electric Power Generation			
	Subtotal		\$24,574,125	\$516.68
	General Conditions	7.00%	\$1,720,189	\$36.17
	Subtotal		\$26,294,314	\$552.84
	Overhead and Profit (OH&P)	4.00%	\$1,051,773	\$22.11
	Subtotal		\$27,346,086	\$574.96
	Bonds & Insurance	2.40%	\$656,306	\$13.80
	Subtotal		\$28,002,392	\$588.76
	Design Contingency	15.00%	\$4,200,359	\$88.31
	Subtotal		\$32,202,751	\$677.07
	Escalation to MOC, 02/25/25	14.93%	\$4,809,270	\$101.12
TOTAL ESTIMATED CONSTRUCTION COST			\$37,012,021	\$778.18

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Construction layout, 2 person crew	3	day	\$2,329.06	\$6,987
Foundations, allowance	26,942	sf	\$23.88	\$643,375
Slab on grade, 5" thick				
Concrete, 3000 psi	366	cy	\$258.55	\$94,755
Concrete placement	366	cy	\$55.45	\$20,320
Edge formwork	724	lf	\$8.56	\$6,200
Gravel sub base - 4"	21,418	sf	\$1.41	\$30,304
Reinforcing steel	36,207	lb	\$2.85	\$103,035
Finish to slab	21,418	sf	\$0.96	\$20,458
Vapor barrier	21,418	sf	\$0.47	\$10,127
Add for thickened edges	22	cy	\$313.99	\$6,946
Premium to slab depressions	742	sf	\$4.98	\$3,691
Slab on grade, 8" thick, sally port and high density storage				
Concrete, 3000 psi	151	cy	\$258.55	\$38,985
Concrete placement	151	cy	\$55.45	\$8,360
Edge formwork	238	lf	\$8.56	\$2,038
Gravel sub base - 4"	5,524	sf	\$1.41	\$7,816
Reinforcing steel	10,164	lb	\$2.85	\$28,924
Finish to slab	5,524	sf	\$0.96	\$5,277
Vapor barrier	5,524	sf	\$0.47	\$2,612
Miscellaneous				
Miscellaneous concrete	47,562	gsf	\$1.25	\$59,453
Elevator pit including waterproofing	1	ea	\$17,412.50	\$17,413
			Subtotal - Concrete	<u>\$1,117,076</u>

04 Masonry

Reinforced CMU walls, fully grouted				
Exterior, shot blast, 12" thick	13,071	sf	\$46.91	\$613,214
Exterior, shot blast, 12" thick, retaining	3,536	sf	\$51.39	\$181,721
Interior, precision, 12" thick	9,504	sf	\$44.28	\$420,813
Interior, precision, 8" thick	832	sf	\$37.81	\$31,458
Lintels, embeds and detailing, etc.	26,943	sf	\$3.23	\$87,127

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Scaffolding including erection, dismantle and rental	16,607	sf	\$7.74	\$128,460
			Subtotal - Masonry	<u>\$1,462,793</u>

05 Metals

Structural steel				
Steel column (allow 2#/sf)	48	tn	\$8,274.88	\$393,570
Miscellaneous bolts and connections	7	tn	\$10,013.50	\$71,439
Stairs including rail				
Metal pan landing, concrete infill not included	132	sf	\$125.44	\$16,558
Metal pan stair tread with picket rail, 4'-0" W, concrete infill not included	60	ea	\$218.27	\$13,096
Handrail	130	lf	\$74.63	\$9,671
Metal pan landing concrete infill	132	sf	\$1.49	\$197
Metal pan stair tread concrete infill	60	ea	\$42.29	\$2,537
Miscellaneous metal fabrication and supports				
Wall mounted steel access roof ladder	1	ea	\$1,980.95	\$1,981
Structural support to storefront/curtain wall, allow 2.5#/sf	11,126	lb	\$4.98	\$55,350
Parapet wall support	38	ea	\$845.75	\$32,139
Metal canopy including framing at DOC, allowance	684	sf	\$159.20	\$108,893
Guardrail, interior	29	lf	\$149.25	\$4,328
Guardrail, exterior	132	lf	\$198.01	\$26,137
			Subtotal - Metals	<u>\$735,896</u>

06 Woods, Plastics, and Composites

Building casework				
Miscellaneous casework, allowance	47,562	gsf	\$5.00	\$237,810
Floor framing, allowance	22,151	sf	\$69.65	\$1,542,817
Sheathing	22,151	sf	\$4.23	\$93,671
Connections and hardware	22,151	sf	\$1.50	\$33,227
Roof and canopy framing, allowance	17,865	sf	\$74.63	\$1,333,202
CLT fascia	330	lf	\$107.46	\$35,462
Sheathing	17,865	sf	\$4.23	\$75,548
Connections and hardware	17,865	sf	\$1.50	\$26,798

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous rough carpentry and blocking, allowance	47,562	gsf	\$1.00	\$47,562
Subtotal - Woods, Plastics, and Composites				<u>\$3,426,097</u>

07 Thermal and Moisture Protection

Waterproofing				
Retaining walls	5,236	sf	\$8.95	\$46,836
Fireproofing, not required				Excluded
Roofing system				
TPO single ply roof membrane	4,644	sf	\$4.80	\$22,269
Standing seam metal panel roofing	11,898	sf	\$33.83	\$402,509
Walkway pads	1,000	sf	\$12.93	\$12,925
Roof insulation				
Rigid roof insulation, polyisocyanurate, 3" thick	16,542	sf	\$4.00	\$66,124
Tapered insulation	1,393	sf	\$5.99	\$8,343
Cover board, 1/4" thick	16,542	sf	\$1.33	\$21,957
Wall and ceiling insulation				
Exterior, sound batt insulation, unbacked	11,352	sf	\$1.35	\$15,325
Interior, sound batt insulation, 2-1/2" thick, unbacked	10,688	sf	\$1.03	\$11,047
Interior, sound batt insulation, 5-1/2" thick, unbacked	46,616	sf	\$1.62	\$75,715
Exterior wall finishes				
Aluminum composite metal panel including sub framing	2,154	sf	\$59.70	\$128,594
Precast concrete panels	11,352	sf	\$57.71	\$655,124
Exterior ceiling finishes				
Plastered ceiling including framing and insulation at Sallyport	3,062	sf	\$31.33	\$95,939
Aluminum composite metal panel roofing at sallyport canopy	3,062	sf	\$64.68	\$198,035
Aluminum sunshades, allowance	47,562	gsf	\$3.50	\$166,467
Sheet metal				
Parapet coping, 12" wide	396	lf	\$28.36	\$11,230
Base flashing and counter flashing	480	lf	\$24.88	\$11,940
Sheet metal, allowance	47,562	sf	\$1.50	\$71,343

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Miscellaneous caulking and sealants, allowance	47,562	gsf	\$1.50	\$71,343
Subtotal - Thermal and Moisture Protection				<u>\$2,093,065</u>

08 Openings

Exterior glazing

Storefront window system, 1" insulated glass with low E coating	3,202	sf	\$109.45	\$350,486
Storefront window system, spandrel panel	48	sf	\$135.82	\$6,519

Exterior doors

Folding glass partition, NANA wall, 9'-0" X 24'-0"	216	sf	\$338.77	\$73,175
Automatic sliding door with breakaway panel, 6'-0" W x 9'-0" H	1	ea	\$19,976.13	\$19,976
Storefront door including hardware, single	3	ea	\$3,561.10	\$10,683
Storefront door including hardware, pair	5	pr	\$7,351.50	\$36,758
HM door and frame including hardware, single	2	ea	\$2,180.69	\$4,361
HM door and frame including hardware, pair	1	pr	\$3,904.94	\$3,905

Premiums

Door premium for increase security door, frame and hardware assembly, allowance	5	ea	\$2,985.00	\$14,925
Panic hardware, per leaf	13	ea	\$1,095.86	\$14,246

Interior glazing and doors

Interior storefront wall system, allowance	1,000	sf	\$82.09	\$82,088
Ballistic rated glazing, level 3, allowance	200	sf	\$267.00	\$53,399

Interior doors

Insulated HM door and frame including hardware, single	64	ea	\$2,362.17	\$151,179
Insulated HM door and frame including hardware, double	6	pr	\$3,779.47	\$22,677
SC wood door panel and HM frame incl. hardware, single with glass panel	18	ea	\$2,344.79	\$42,206
HM door and frame including hardware, detention grade, ballistic resistant, single	18	ea	\$5,640.15	\$101,523
HM door and frame including hardware, detention grade, ballistic resistant, double	1	pr	\$9,306.24	\$9,306
Steel sliding holding cell door, 4'-0" W, grouted	2	ea	\$8,756.00	\$17,512

Beaumont Police Facility
New Police Facility Building
 Beaumont, CA
 Conceptual Cost Estimate, R2

Item 9.

08/24/22

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Premiums				
Detention grade door hardware	20	ea	\$1,840.75	\$36,815
Slide lock	2	ea	\$447.75	\$896
Digital keypad	2	ea	\$731.33	\$1,463
Door premium for increase security door, frame and hardware assembly, allowance	15	ea	\$2,985.00	\$44,775
Privacy shades on glass door, per door	18	ea	\$1,194.00	\$21,492
				\$21,492
			Subtotal - Openings	<u>\$1,120,365</u>

09 Finishes

Exterior walls and parapets				
Exterior wall framing, 6" 18 ga at 16" oc	11,352	sf	\$16.92	\$192,019
Additional blocking, support backing, stiffeners, etc.	11,352	sf	\$1.00	\$11,295
Exterior wall densglas sheathing	11,352	sf	\$4.02	\$45,661
Back of parapet wall densglas sheathing	3,952	sf	\$4.02	\$15,896
Premiums for high impact and ballistic panels	47,562	gsf	\$0.20	\$9,512
Exterior plaster				
Polymer modified plaster with integral color at mechanical well	3,952	sf	\$23.76	\$93,904
Interior partitions				
Partition wall, 8", 18 ga at 16" oc	23,536	sf	\$16.92	\$398,111
Partition wall, 6", 18 ga at 16" oc	23,080	sf	\$13.43	\$310,022
Furring wall, 2-1/2", 18 ga at 24" oc	10,688	sf	\$9.10	\$97,211
Additional blocking, support backing, stiffeners, etc.	57,304	sf	\$1.00	\$57,017
5/8" thick gypsum board, type X, finished	101,104	sf	\$4.33	\$437,603
1" thick coreboard at shaft walls	2,816	sf	\$5.26	\$14,822
Premiums for high impact and ballistic panels	47,562	gsf	\$1.00	\$47,562
Interior finishes, allowance	46,031	sf	\$42.00	\$1,933,302
				\$1,933,302
			Subtotal - Finishes	<u>\$3,663,939</u>

10 Specialties

Building specialties				
Miscellaneous specialties including lockers, parcel pass, weapons lockers, fire extinguishers, TV mounts, etc.	47,562	gsf	\$6.00	\$285,372
Signage and wayfindings				
Signage including halo lit exterior sign, allowance	1	ls	\$125,000.00	\$125,000

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New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Toilet cubicles				
Toilet partition, stainless steel, ADA	6	ea	\$3,845.90	\$23,075
Toilet partition, stainless steel, standard	6	ea	\$3,659.22	\$21,955
Urinal screen	6	ea	\$1,170.36	\$7,022
Toilet / restroom specialties				
Bathroom mirrors	138	sf	\$31.64	\$4,367
Coat hook	23	ea	\$27.19	\$625
Grab bars	12	ea	\$176.04	\$2,112
Janitor mop sink rack	2	ea	\$120.21	\$240
Paper towel dispenser combo unit, recessed	17	ea	\$302.04	\$5,135
Sanitary napkin dispenser	12	ea	\$336.41	\$4,037
Sanitary napkin disposal	12	ea	\$151.02	\$1,812
Seat cover dispenser	23	ea	\$116.66	\$2,683
Soap dispenser	23	ea	\$87.30	\$2,008
Toilet paper dispenser	23	ea	\$78.14	\$1,797
Hand dryer	17	ea	\$800.91	\$13,615
Diaper changing station	1	ea	\$1,343.25	\$1,343
Shower curtain and rod	2	ea	\$273.63	\$547
Shower ADA grab bars	6	ea	\$176.04	\$1,056
ADA shower seat	2	ea	\$671.63	\$1,343
Shower surround	2	ea	\$875.78	\$1,752

Subtotal - Specialties **\$506,899**

11 Equipment

Residential appliances, allowance	1	ls	\$28,678.13	\$28,678
High density storage, allowance	1	ls	\$250,000.00	\$250,000

Subtotal - Equipment **\$278,678**

12 Furnishings

Window covering				
Vertical blinds, manual	3,202	sf	\$8.21	\$26,286
Furniture, OFOI				Excluded

Subtotal - Furnishings **\$26,286**

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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14 Conveying Equipment

Elevators				
Passenger, 3500 lbs, hydraulic, 3-stops	1	ea	\$199,040.37	\$199,040
Passenger, 3500 lbs, hydraulic, 2-stops	1	ea	\$173,078.58	\$173,079
				<hr/>
			Subtotal - Conveying Equipment	<u>\$372,119</u>

21 Fire Suppression

Wet pipe sprinkler system, enclosed area	28,584	sf	\$7.96	\$227,529
Premium for vandal proof heads at detention areas	813	sf	\$5.97	\$4,854
Wet pipe sprinkler system, un-enclosed area (Sallyport)	3,062	sf	\$2.99	\$9,140
				<hr/>
			Subtotal - Fire Suppression	<u>\$241,522</u>

22 Plumbing

Equipment	46,031	gsf	\$0.50	\$23,016
Fixtures, including pipe and rough-in				
Water closet	12	ea	\$7,560.00	\$90,720
Lavatory	12	ea	\$7,434.00	\$89,208
Urinal	6	ea	\$7,245.00	\$43,470
Drinking fountain / bottle filler	4	ea	\$8,505.00	\$34,020
Water closet (single user restroom)	11	ea	\$10,080.00	\$110,880
Lavatory (single user restroom)	11	ea	\$9,954.00	\$109,494
Water closet (single user restroom), detention grade	4	ea	\$10,080.00	\$40,320
Lavatory (single user restroom), detention grade	4	ea	\$9,954.00	\$39,816
Dog wash station	1	ea	\$7,194.00	\$7,194
Shower, ADA	2	ea	\$11,151.00	\$22,302
Sink	6	ea	\$9,954.00	\$59,724
Janitor sink	2	ea	\$5,670.00	\$11,340
Floor drains	27	ea	\$2,514.00	\$67,878
Hose bibb	12	ea	\$2,250.00	\$27,000
Pipe and connections for appliances	1	ls	\$15,000.00	\$15,000
Condensate drain pipe distribution	46,031	sf	\$1.40	\$64,443
Roof drain				
Roof and over flow drain	8	ea	\$1,100.00	\$8,800
Drainage pipe	480	lf	\$125.00	\$60,000
Downspout cover	8	ea	\$145.00	\$1,160

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Access panels	20	ea	\$360.00	\$7,200
Clean and test	1	ls	\$4,500.00	\$4,500
Noise and vibration control	1	ls	\$3,200.00	\$3,200
Firestopping	46,031	sf	\$0.31	\$14,270
Seismic supports	46,031	sf	\$0.38	\$17,492
Test and balance	36	hr	\$120.00	\$4,320
Commissioning assistance only	18	hr	\$120.00	\$2,160
			Subtotal - Plumbing	<u>\$978,926</u>

23 Heating, Ventilating, and Air Conditioning (HVAC)

HVAC system including distribution and controls, allowance	46,031	sf	\$70.00	<u>\$3,222,170</u>
			Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)	<u>\$3,222,170</u>

26 Electrical

Distribution equipment	47,562	gsf	\$20.00	\$951,240
HVAC and equipment connections	47,562	gsf	\$9.00	\$428,058
Convenience power	47,562	gsf	\$10.00	\$475,620
Lighting and lighting control	47,562	gsf	\$27.00	\$1,284,174
Audio-video system infrastructure	47,562	gsf	\$1.25	\$59,453
Equipment and programming, allowance	1	ls	\$420,000.00	\$420,000
Additional electrical requirements				
Firestopping electrical	47,562	gsf	\$0.37	\$17,681
Seismic bracing / miscellaneous supports	47,562	gsf	\$0.43	\$20,627
Electrical temporary power	47,562	gsf	\$1.55	\$73,669
Equipment rentals	47,562	gsf	\$0.62	\$29,468
Commissioning, planning, and coordination	18	ea	\$1,951.18	<u>\$35,121</u>
			Subtotal - Electrical	<u>\$3,795,110</u>

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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27 Communications

Voice and data system (infrastructure only, excluding devices and head-end equipment)	47,562	gsf	\$9.00	\$428,058
Distributed antenna system (infrastructure only, excluding devices and head-end equipment)				
Distributed antenna system - emergency responder, rough-in only	47,562	gsf	\$1.50	\$71,343
				\$499,401
			Subtotal - Communications	<u>\$499,401</u>

28 Electronic Safety and Security

Closed circuit television system	47,562	gsf	\$2.00	\$95,124
Access control system (infrastructure only, excluding devices and head-end equipment)	47,562	gsf	\$3.00	\$142,686
Security system including equipment	47,562	gsf	\$6.00	\$285,372
Fire alarm system				
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's, conduit and wire.	47,562	gsf	\$8.75	\$416,168
				\$939,350
			Subtotal - Electronic Safety and Security	<u>\$939,350</u>

31 Earthwork

Earthwork				
Over-excavate, sort and recompact, 5'-0" below and 5'-0" beyond building footprint area including setback	6,237	cy	\$7.96	\$49,643
Import select fill, backfill and compact	935	cy	\$19.99	\$18,696
Haul excess, 10 mile round trip	935	cy	\$17.86	\$16,710
Fine grading	26,942	sf	\$0.35	\$9,383
				\$94,432
			Subtotal - Earthwork	<u>\$94,432</u>

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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48 Electric Power Generation

PV system, see sitework

Subtotal - Electric Power Generation

Support Building

Support Building Summary

Element	Gross Floor Area	3,175 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$136,196	\$42.90
04	Masonry		\$476,702	\$150.14
05	Metals		\$294,257	\$92.68
06	Woods, Plastics, and Composites		\$33,338	\$10.50
07	Thermal and Moisture Protection		\$70,826	\$22.31
08	Openings		\$72,012	\$22.68
09	Finishes		\$58,722	\$18.50
10	Specialties		\$78,642	\$24.77
11	Equipment		\$39,688	\$12.50
12	Furnishings			
13	Special Construction			
14	Conveying Equipment			
21	Fire Suppression		\$25,273	\$7.96
22	Plumbing		\$114,125	\$35.94
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$166,688	\$52.50
26	Electrical		\$147,296	\$46.39
27	Communications		\$11,113	\$3.50
28	Electronic Safety and Security		\$42,863	\$13.50
31	Earthwork		\$13,379	\$4.21
48	Electric Power Generation			
	Subtotal		\$1,781,118	\$560.98
	General Conditions	7.00%	\$124,678	\$39.27
	Subtotal		\$1,905,796	\$600.25
	Overhead and Profit (OH&P)	4.00%	\$76,232	\$24.01
	Subtotal		\$1,982,028	\$624.26
	Bonds & Insurance	2.40%	\$47,569	\$14.98
	Subtotal		\$2,029,596	\$639.24
	Design Contingency	15.00%	\$304,439	\$95.89
	Subtotal		\$2,334,036	\$735.13
	Escalation to MOC, 02/25/25	14.93%	\$348,573	\$109.79
TOTAL ESTIMATED CONSTRUCTION COST			\$2,682,609	\$844.92

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Construction layout, 2 person crew	1	day	\$2,329.06	\$2,329
Foundations, allowance	3,175	sf	\$24.88	\$78,978
Slab on grade, 5" thick				
Concrete, 3000 psi	54	cy	\$258.55	\$14,046
Concrete placement	54	cy	\$55.45	\$3,012
Edge formwork	308	lf	\$8.56	\$2,638
Gravel sub base - 4"	3,175	sf	\$1.41	\$4,492
Reinforcing steel	5,367	lb	\$2.85	\$15,274
Finish to slab	3,175	sf	\$0.96	\$3,033
Vapor barrier	3,175	sf	\$0.47	\$1,501
Add for thickened edges	9	cy	\$313.99	\$2,955
Miscellaneous concrete	3,175	gsf	\$2.50	\$7,938
			Subtotal - Concrete	<u>\$136,196</u>
04 Masonry				
Reinforced CMU walls, fully grouted				
Exterior, shot blast, 12" thick	6,080	sf	\$46.91	\$285,238
Interior, precision, 8" thick	3,040	sf	\$37.81	\$114,942
Lintels, embeds and detailing, etc.	9,120	sf	\$3.23	\$29,492
Scaffolding including erection, dismantle and rental	6,080	sf	\$7.74	\$47,030
			Subtotal - Masonry	<u>\$476,702</u>
05 Metals				
Structural steel				
Roof framing (allow 20#/sf)	33	tn	\$6,129.54	\$201,043
Steel column (allow 2#/sf)	3	tn	\$6,129.54	\$19,461
Miscellaneous bolts and connections	5	tn	\$7,417.40	\$40,025

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Steel decking				
Roof decking, 1-1/2" x 16 ga	3,280	sf	\$7.96	\$26,108
Deck edging	308	lf	\$14.47	\$4,457
Shear studs	462	ea	\$6.85	\$3,163
				\$294,257
			Subtotal - Metals	<u>\$294,257</u>

06 Woods, Plastics, and Composites

Building casework, allowance	3,175	gsf	\$10.00	\$31,750
Miscellaneous rough carpentry and blocking, allowance	3,175	gsf	\$0.50	\$1,588
				\$33,338
			Subtotal - Woods, Plastics, and Composites	<u>\$33,338</u>

07 Thermal and Moisture Protection

Fireproofing, not required				
Fireproofing to structural steel	41	tn		Excluded
Fireproofing to underside of metal deck	3,280	sf		Excluded
Roofing system				
TPO single ply roof membrane	3,280	sf	\$4.80	\$15,728
Back of parapet	1,216	sf	\$4.28	\$5,206
Roof insulation				
Rigid roof insulation, polyisocyanurate, 3" thick	3,280	sf	\$4.00	\$13,111
Tapered insulation	984	sf	\$5.99	\$5,892
Cover board, 1/4" thick	3,280	sf	\$1.33	\$4,354
Sheet metal				
Base flashing and counter flashing	308	lf	\$24.88	\$7,662
Sheet metal, allowance	3,175	gsf	\$3.00	\$9,525
Miscellaneous				
36" x 36" roof access hatch	1	ea	\$2,999.02	\$2,999
Seismic joint including cover				Included with PD building
Miscellaneous caulking and sealants, allowance	3,175	gsf	\$2.00	\$6,350
				\$70,826
			Subtotal - Thermal and Moisture Protection	<u>\$70,826</u>

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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08 Openings

Exterior doors				
HM door and frame including hardware, single	4	ea	\$2,180.69	\$8,723
HM door and frame including hardware, pair	2	pr	\$3,904.94	\$7,810
Specialty door, exterior				
Roll up door with glazing, 12'-0" wide x 8'-0" high opening, motoriz	2	ea	\$21,492.00	\$42,984
Dog door at kennel, including frame	2	ea	\$1,592.00	\$3,184
Interior doors				
HM door and frame including hardware, single	2	ea	\$2,168.23	\$4,336
Specialty door, interior				
Dog kennel front and door, allowance	2	ea	\$2,487.50	\$4,975
Subtotal - Openings				<u>\$72,012</u>

09 Finishes

Interior finishes				
Floors				
Sealed concrete	3,175	sf	\$1.74	\$5,528
Base				
Rubber base	684	lf	\$4.52	\$3,095
Walls				
Epoxy paint	10,944	sf	\$3.48	\$38,112
Ceilings				
Acoustic tile ceiling, 2'-0" x 4'-0"	741	sf	\$7.54	\$5,585
Gypsum board ceilings, including framing, moisture resistant	60	sf	\$15.12	\$907
Painted gypsum board ceilings and drop soffits	60	sf	\$2.99	\$179
Painted exposed ceiling structure	2,374	sf	\$2.24	\$5,315
Subtotal - Finishes				<u>\$58,722</u>

10 Specialties

Building specialties, allowance	3,175	gsf	\$20.00	\$63,500
Signage and wayfindings, allowance	3,175	gsf	\$4.00	\$12,700

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Toilet / restroom specialties				
Bathroom mirrors	6	sf	\$31.64	\$190
Coat hook	1	ea	\$27.19	\$27
Grab bars	2	ea	\$176.04	\$352
Paper towel dispenser combo unit, recessed	1	ea	\$302.04	\$302
Sanitary napkin dispenser	1	ea	\$336.41	\$336
Sanitary napkin disposal	1	ea	\$151.02	\$151
Seat cover dispenser	1	ea	\$116.66	\$117
Soap dispenser	1	ea	\$87.30	\$87
Toilet paper dispenser	1	ea	\$78.14	\$78
Hand dryer	1	ea	\$800.91	\$801
			Subtotal - Specialties	<u>\$78,642</u>
11 Equipment				
Equipment, allowance	3,175	gsf	\$12.50	\$39,688
			Subtotal - Equipment	<u>\$39,688</u>
12 Furnishings				
Furniture, OFOI				<u>Excluded</u>
			Subtotal - Furnishings	
21 Fire Suppression				
Wet pipe sprinkler system	3,175	gsf	\$7.96	\$25,273
			Subtotal - Fire Suppression	<u>\$25,273</u>
22 Plumbing				
Equipment, allowance	3,175	gsf	\$5.00	\$15,875

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Fixtures, including pipe and rough-in				
Water closet (single user restroom)	1	ea	\$10,080.00	\$10,080
Lavatory (single user restroom)	1	ea	\$9,954.00	\$9,954
Sink	2	ea	\$9,954.00	\$19,908
Floor drains	5	ea	\$2,513.70	\$12,569
Hose bibb	6	ea	\$2,249.10	\$13,495
Pipe and connections for washer and dryer	1	ls	\$2,500.00	\$2,500
Condensate drain pipe distribution	3,175	gsf	\$1.40	\$4,445
Roof drain				
Roof and over flow drain	4	ea	\$1,100.00	\$4,400
Drainage pipe	140	lf	\$125.00	\$17,500
Downspout cover	4	ea	\$145.00	\$580
Miscellaneous				
Access panels	1	ea	\$360.00	\$360
Clean and test	1	ls	\$500.00	\$500
Noise and vibration control	1	ls	\$350.00	\$350
Firestopping	1	ls	\$500.00	\$500
Seismic supports	1	ls	\$750.00	\$750
Test and balance	2	hr	\$120.00	\$240
Commissioning assistance only	1	hr	\$120.00	\$120

Subtotal - Plumbing **\$114,125**

23 Heating, Ventilating, and Air Conditioning (HVAC)

HVAC system, allowance	3,175	sf	\$52.50	<u>\$166,688</u>
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Subtotal - Heating, Ventilating, and Air Conditioning (HVAC) **\$166,688**

26 Electrical

Distribution equipment	3,175	gsf	\$8.00	\$25,400
HVAC and equipment connections	3,175	sf	\$2.00	\$6,350
Convenience power	3,175	sf	\$7.00	\$22,225
Lighting and lighting control	3,175	sf	\$22.50	\$71,438

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Audio-video system, infrastructure only	3,175	gsf	\$0.50	\$1,588
Equipment and programming, allowance	1	ls	\$5,000.00	\$5,000
Additional electrical requirements				
Firestopping electrical	3,175	sf	\$0.37	\$1,180
Seismic bracing / miscellaneous supports	3,175	sf	\$0.43	\$1,377
Electrical temporary power	3,175	sf	\$1.55	\$4,918
Equipment rentals	3,175	sf	\$0.62	\$1,967
Commissioning, planning, and coordination	3	ea	\$1,951.18	\$5,854
Subtotal - Electrical				<u>\$147,296</u>
27 Communications				
Voice and data system (infrastructure only, excluding devices and head-end equipment)	3,175	gsf	\$2.00	\$6,350
Distributed antenna system (infrastructure only, excluding devices and head-end equipment)				
Distributed antenna system - emergency responder, rough-in only	3,175	gsf	\$1.50	\$4,763
Subtotal - Communications				<u>\$11,113</u>
28 Electronic Safety and Security				
Closed circuit television system	3,175	gsf	\$2.00	\$6,350
Access control system (infrastructure only, excluding devices and head-end equipment)	3,175	gsf	\$2.00	\$6,350
Security system	3,175	gsf	\$3.00	\$9,525
Fire alarm system				
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's, conduit and wire.	3,175	gsf	\$6.50	\$20,638
Subtotal - Electronic Safety and Security				<u>\$42,863</u>

Support Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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31 Earthwork

Earthwork

Field staking / layout, 2 person crew	1	day	\$2,250.93	\$2,251
Over-excavate, sort and recompact, 5'-0" below and 5'-0" beyond building footprint area including setback	735	cy	\$7.96	\$5,850
Import select fill, backfill and compact	110	cy	\$19.99	\$2,203
Haul excess, 10 mile round trip	110	cy	\$17.86	\$1,969
Fine grading	3,175	sf	\$0.35	\$1,106

Subtotal - Earthwork **\$13,379**

48 Electric Power Generation

See sitework

Subtotal - Electric Power Generation

Sitework

Sitework Summary

Element	Gross Site Area	243,000 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions		\$86,438	\$0.36
26	Electrical		\$1,709,944	\$7.04
27	Communications		\$157,950	\$0.65
28	Electronic Safety and Security		\$125,000	\$0.51
31	Earthwork		\$1,425,750	\$5.87
32	Exterior Improvements		\$5,535,478	\$22.78
33	Utilities		\$2,011,392	\$8.28
	Subtotal		\$11,051,952	\$45.48
	General Conditions	7.00%	\$773,637	\$3.18
	Subtotal		\$11,825,588	\$48.66
	Overhead and Profit (OH&P)	4.00%	\$473,024	\$1.95
	Subtotal		\$12,298,612	\$50.61
	Bonds & Insurance	2.40%	\$295,167	\$1.21
	Subtotal		\$12,593,778	\$51.83
	Design Contingency	15.00%	\$1,889,067	\$7.77
	Subtotal		\$14,482,845	\$59.60
	Escalation to MOC, 02/25/25	14.93%	\$2,162,918	\$8.90
TOTAL ESTIMATED CONSTRUCTION COST			\$16,645,763	\$68.50

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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02 Existing Conditions

Site demolition				
Vegetation, clear and grub	243,000	sf	\$0.25	\$60,750
Hauling and disposal, allowance	1	ls	\$15,187.50	\$15,188
Miscellaneous demolition	40	hr	\$75.00	\$3,000
Protect existing to remain	1	ls	\$7,500.00	\$7,500
				<hr/>
			Subtotal - Existing Conditions	<u>\$86,438</u>

26 Electrical

Distribution equipment, allowance	243,000	gsf	\$0.75	\$182,250
Generator, diesel, 400kW, 480v, 3ph, 4w	1	ea	\$193,765.10	\$193,765
Portable generator tap box, 400 amp, 480/277v, 3ph, 4w	1	ea	\$11,126.24	\$11,126
Automatic transfer switch, 200/4	1	ea	\$7,841.73	\$7,842
Automatic transfer switch, 600/4	1	ea	\$15,486.26	\$15,486
Feeders, allowance	243,000	gsf	\$2.00	\$486,000
EV charging station, level 2	12	ea	\$2,049.55	\$24,595
EV charging station, feeders only	1,800	lf	\$13.81	\$24,865
Conduit, 1-1/4" pvc - EV infrastructure for 45 spaces total	9,000	lf	\$7.09	\$63,832
Electrical vault, 3'-0" x 5'-0"	5	ea	\$5,298.11	\$26,491
Trenching, backfill and compaction	3,000	lf	\$48.63	\$145,893
HVAC and equipment connections, allowance	243,000	gsf	\$0.10	\$24,300
Convenience power, allowance	243,000	gsf	\$0.50	\$121,500
Lighting and lighting control, allowance	243,000	gsf	\$1.50	\$364,500
Additional electrical requirements				
Equipment rentals	1	ea	\$17,500.00	\$17,500
				<hr/>
			Subtotal - Electrical	<u>\$1,709,944</u>

27 Communications

Site communications	243,000	sf	\$0.65	\$157,950
				<hr/>
			Subtotal - Communications	<u>\$157,950</u>

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
28 Electronic Safety and Security				
CCTV cameras on poles rough-in, and security conduit pathways.	1	ls	\$125,000.00	\$125,000
Subtotal - Electronic Safety and Security				<u>\$125,000</u>
31 Earthwork				
Earthwork (lots of soil movement and grades), allowance	243,000	gsf	\$5.00	\$1,215,000
Net soil export, allowance per LPA	1	ls	\$150,000.00	\$150,000
Erosion control, allowance	243,000	sf	\$0.25	\$60,750
Subtotal - Earthwork				<u>\$1,425,750</u>
32 Exterior Improvements				
AC paving				
Parking, 4" AC o/ 6" AB	108,468	sf	\$5.97	\$647,554
Hauling	1,741	cy	\$18.41	\$32,045
Hardscape				
Impervious concrete				
Pedestrian, natural gray, top cast, 4" thick o/ 4" AB	11,430	sf	\$13.57	\$155,144
Concrete vehicular paving at generator, trash enclosure, wash rack, etc.	1,449	sf	\$14.97	\$21,686
Concrete ramp	584	sf	\$35.82	\$20,919
Concrete curbs, gutters and ramps, allowance	243,000	gsf	\$1.00	\$243,000
Striping / signage				
Precast concrete wheel stop	4	ea	\$101.23	\$405
Parking stall	227	ea	\$39.80	\$9,035
ADA pavement marking	4	ea	\$164.18	\$657
ADA signage including post and foundation	4	ea	\$373.13	\$1,493
Hatched striping	1,926	sf	\$5.37	\$10,348
"NO PARKING" pavement marking	11	ea	\$124.38	\$1,368
"EV PARKING" pavement marking	12	ea	\$124.38	\$1,493
Sustainability signage, allowance	1	ls	\$10,000.00	\$10,000
Miscellaneous allowance for pavement striping, signage, and parking specialties	108,468	sf	\$0.25	\$27,117

Beaumont Police Facility
Sitework
Beaumont, CA
Conceptual Cost Estimate, R2

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Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Site fence and walls				
Precast concrete fence/screening wall and pier foundation	13,168	sf	\$68.16	\$897,498
Sliding vehicular gate at sallyport, 15'-0" wide x 8'-0" high	2	ea	\$20,895.00	\$41,790
Metal gate at trash enclosure, 16'-0" W opening, double	1	ea	\$8,159.00	\$8,159
Automatic vehicular gates including operators, 25'-0" wide	3	ea	\$54,725.00	\$164,175
Site wall				
CIP retaining wall, top cast, allow 24" thick x varying heights	338	lf	\$2,908.81	\$983,179
CIP concrete planter wall, top cast, allow 8" T x 2'-6" H wide with 30" W x 12" T footing	30	lf	\$197.06	\$5,912
CIP concrete planter wall, top cast, allow 8" T x 1'-8" H wide with 24" W x 12" T footing	108	lf	\$147.42	\$15,921
K9 course, allowance	7,900	sf	\$22.00	\$173,800
Wash rack, allowance	1	ls	\$75,000.00	\$75,000
Site specialties, signage and furnishings				
Monument signs, site entry	1	ls	\$85,000.00	\$85,000
Monument sign, granite memorial	1	ls	\$26,500.00	\$26,500
Flagpole including foundations	3	ea	\$8,457.50	\$25,373
Site signage, allowance	1	ls	\$50,000.00	\$50,000
Miscellaneous site specialties and furnishings, allowance	243,000	sf	\$1.00	\$243,000
Landscape and irrigation				
Soil preparation	97,189	sf	\$0.75	\$72,527
Trees, 36" box	75	ea	\$746.25	\$55,969
Shrubs and groundcover, allowance	97,189	sf	\$7.50	\$728,918
Mulch to shrub area - bark mulch	97,189	sf	\$1.34	\$130,549
Irrigation, planting	97,189	sf	\$3.48	\$338,461
Maintenance (90 days)	3	mo	\$25,000.00	\$75,000
Irrigation controller	1	ls	\$35,000.00	\$35,000
Landscape features and boulders, allowance	97,189	sf	\$1.25	\$121,486
Subtotal - Exterior Improvements			\$5,535,478	\$5,535,478

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
33 Utilities				
Fire water, allowance	243,000	sf	\$0.95	\$230,850
Domestic water, allowance	243,000	sf	\$1.00	\$243,000
Sanitary sewer, allowance	243,000	sf	\$1.10	\$267,300
Natural gas, not required				Excluded
Irrigation main line, allowance	243,000	sf	\$0.50	\$121,500
Storm drain, allowance	243,000	sf	\$4.00	\$972,000
Bioretention basin	11,842	sf	\$14.93	\$176,742
			Subtotal - Utilities	<u>\$2,011,392</u>

Off-Site (Utility Connection and North Access Road)

Beaumont Police Facility
 Off-Site (Utility Connection and North Access Road)
 Beaumont, CA
 Conceptual Cost Estimate, R2

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Off-Site (Utility Connection and North Access Road) Summary

Element	Gross Site Area	28,746	SF	Total	Cost/SF
01	General Requirements			Included in General Conditions	
02	Existing Conditions			\$13,883	\$0.48
26	Electrical			\$57,492	\$2.00
27	Communications			\$14,373	\$0.50
28	Electronic Safety and Security				
31	Earthwork			\$60,498	\$2.10
32	Exterior Improvements			\$284,629	\$9.90
33	Utilities			\$179,663	\$6.25
34	Transportation			\$50,000	\$1.74
	Subtotal			\$660,538	\$22.98
	General Conditions		7.00%	\$46,238	\$1.61
	Subtotal			\$706,776	\$24.59
	Overhead and Profit (OH&P)		4.00%	\$28,271	\$0.98
	Subtotal			\$735,047	\$25.57
	Bonds & Insurance		2.40%	\$17,641	\$0.61
	Subtotal			\$752,688	\$26.18
	Design Contingency		15.00%	\$112,903	\$3.93
	Subtotal			\$865,591	\$30.11
	Escalation to MOC, 02/25/25		14.93%	\$129,270	\$4.50
TOTAL ESTIMATED CONSTRUCTION COST				\$994,861	\$34.61

Beaumont Police Facility
Off-Site (Utility Connection and North Access Road)
 Beaumont, CA
 Conceptual Cost Estimate, R2

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Off-Site (Utility Connection and North Access Road) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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02 Existing Conditions

Site demolition				
Vegetation, clear and grub	28,746	sf	\$0.25	\$7,187
Hauling and disposal, allowance	1	ls	\$1,796.63	\$1,797
Miscellaneous demolition	32	hr	\$75.00	\$2,400
Protect existing to remain	1	ls	\$2,500.00	\$2,500
				<hr/>
			Subtotal - Existing Conditions	<u>\$13,883</u>

26 Electrical

Distribution equipment				
Feeders, allowance	28,746	sf	\$2.00	\$57,492
				<hr/>
			Subtotal - Electrical	<u>\$57,492</u>

27 Communications

Site communications	28,746	sf	\$0.50	\$14,373
				<hr/>
			Subtotal - Communications	<u>\$14,373</u>

31 Earthwork

Earthwork				
Field staking / layout, 3 person crew	2	day	\$2,917.43	\$5,835
Over-excavate and recompact paving area and hardscape area, 2'-0" below / 3-0" beyond	2,875	cy	\$8.21	\$23,597
Haul excess, round trip (accounts for expansion)	431	cy	\$16.92	\$7,294
Dump charges, allowance	517	tn	\$21.00	\$10,866
Fine grading	28,746	sf	\$0.20	\$5,720
Erosion control, allowance	28,746	sf	\$0.25	\$7,187
				<hr/>
			Subtotal - Earthwork	<u>\$60,498</u>

Beaumont Police Facility
Off-Site (Utility Connection and North Access Road)
 Beaumont, CA
 Conceptual Cost Estimate, R2

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Off-Site (Utility Connection and North Access Road) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
32 Exterior Improvements				
AC paving				
Access road, 4" AC o/ 6" AB	25,038	sf	\$5.97	\$149,477
Hauling	402	cy	\$18.41	\$7,397
Hardscape				
Impervious concrete				
Pedestrian, natural gray, top cast, 4" thick o/ 4" AB	3,708	sf	\$13.57	\$50,330
Concrete curb, gutter and ramp				
Tactile warning tiles	32	sf	\$27.91	\$893
Concrete curb and gutter	1,162	lf	\$36.92	\$42,906
Continuous pedestrian curb ramp	64	sf	\$17.41	\$1,114
Striping / signage				
Miscellaneous allowance for pavement striping, signage, and parking specialties	25,038	sf	\$0.30	\$7,511
Landscape and irrigation, patch and repair allowance	1	ls	\$25,000.00	\$25,000
				<u>\$284,629</u>
33 Utilities				
Fire water, allowance	28,746	sf	\$1.25	\$35,933
Domestic water, allowance	28,746	sf	\$1.25	\$35,933
Sanitary sewer, allowance	28,746	sf	\$1.25	\$35,933
Natural gas, not required				Excluded
Irrigation main line, allowance	28,746	sf	\$1.00	\$28,746
Storm drain, allowance	28,746	sf	\$1.50	\$43,119
				<u>\$179,663</u>

Off-Site (Utility Connection and North Access Road) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
34 Transportation				
Traffic control, allowance	1	ls	\$50,000.00	<u>\$50,000</u>
			Subtotal - Transportation	<u>\$50,000</u>

PV Solar Canopies and Battery Storage

08/24/22

PV Solar Canopies and Battery Storage Summary

Element	Gross Site Area	22,130 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
48	Electric Power Generation		\$3,690,800	\$166.78
	Subtotal		\$3,690,800	\$166.78
	General Conditions		7.00% \$258,356	\$11.67
	Subtotal		\$3,949,156	\$178.45
	Overhead and Profit (OH&P)		4.00% \$157,966	\$7.14
	Subtotal		\$4,107,122	\$185.59
	Bonds & Insurance		2.40% \$98,571	\$4.45
	Subtotal		\$4,205,693	\$190.04
	Design Contingency		15.00% \$630,854	\$28.51
	Subtotal		\$4,836,547	\$218.55
	Escalation to MOC, 02/25/25		14.93% \$722,307	\$32.64
TOTAL ESTIMATED CONSTRUCTION COST			\$5,558,854	\$251.19

PV Solar Canopies and Battery Storage Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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48 Electric Power Generation

PV solar canopies, allowance	22,130	sf	\$160.00	\$3,540,800
Battery storage (160kWH), allowance	1	ls	\$150,000.00	<u>\$150,000</u>
Subtotal - Electric Power Generation				<u>\$3,690,800</u>



Staff Report

TO: City Council
FROM: Jennifer Ustation, Finance Director
DATE: September 20, 2022
SUBJECT: Re-Appropriation of FY22 Unexpended Expenditures

Background and Analysis:

Per the City of Beaumont Financial Management Policy, unexpended appropriations cannot be used in subsequent fiscal years unless re-appropriated by the City Council. Unexpended expenditures result in an increase in fund balance when actual revenues exceed expenditures at the end of the fiscal year. In the case of planned use of reserves, the reserves remain within the fund balance and are available for allocation. Re-appropriation of these funds will allow for the budgetary authorization of the requests below. Attachment A provides a calculation of the estimated ending fund balances.

General Fund

In FY22, the City Council approved various one-time purchases within the FY22 budget. Due to supply chain issues, shipping delays and unanticipated service delays the items or services were not completed within FY22. Attachment B provides for a detailed listing of requested carryover items for re-appropriation within the FY23 budget. The need for these items or contractual obligations should be recognized within the FY23 spending authority provided by the City Council. Below are the department needs for re-appropriation. All department requests are within the FY22 original appropriated amount.

Department	Amount
Finance	\$17,490
IT	\$129,500
Economic Development	\$12,140
Public Works	\$8,945
Police	\$187,736
Fire	\$52,526
Parks and Grounds	\$388,443

Wastewater

Wastewater operations experienced similar delays and are requesting reappropriation of FY22 funds to cover receipt of items within FY23. These items are also provided in detail in Attachment B.

Department	Amount
Wastewater	\$91,688

Internal Service Fund

The FY22 internal service fund budget had appropriated vehicles within the City's fleet as identified as needing replacement. With the lack of supply these vehicles have been extremely difficult to obtain, however, the vehicle replacement needs remain. City staff is requesting to re-appropriate the remaining vehicles within the FY22 budget that were not available to be purchased so that staff may obtain these vehicles when and if they become available within FY23. A detail of the request is provided within Attachment B.

Fund	Amount
Internal Service Fund – Vehicles	\$550,743

Fiscal Impact:

The impact of General Fund adjustments is to increase expenditure authority by \$796,780 and will reduce the fund balance in the General Fund by the same amount.

The impact of Wastewater adjustments is to increase expenditure authority by \$91,688 and will reduce the fund balance by the same amount.

The impact of Internal Service Fund adjustment is to increase expenditure authority by \$550,743 and will decrease the fund balance by the same amount.

Recommended Action:

Approve the proposed re-appropriation of General Fund expenditures in the amount of \$796,780,
Approve the re-appropriation of Wastewater expenditures in the amount of \$91,688, and

Approve the proposed re-appropriation of Internal Service Fund expenditures in the amount of \$550,743.

Attachments:

- A. Calculations of estimated ending fund balances
- B. General Fund, Wastewater and Internal Service Fund budget adjustments

Attachment A

General Fund Calculation of Estimated Unassigned Fund Balance:

Beginning Actual Unassigned Fund Balance (Audited Financial as of 6/30/2021)	17,443,792.50	
Plus: FY22 Estimated Revenues	60,779,360.25	
Less: FY22 Estimated Expenditures	(37,948,985.97)	
Estimated Ending Unassigned Fund Balance after FY21 Operations	<u>40,274,166.78</u>	
Committed Funds	-	
Potential Ending Unassigned Fund Balance	<u>40,274,166.78</u>	
Less Reserve Requirement	<u>9,706,992.32</u>	Reserve Requirement 16%
Available Fund Balance	<u>30,567,174.46</u>	
Re-appropriation	(796,780.00)	
Remaining Available Balance	<u>29,770,394.46</u>	

Wastewater Fund

Working Capital		
Beginning Fund Balance	6,474,125.00	
Plus: FY22 Estimated Revenues	12,201,576.51	
Less: FY22 Estimated Expenditures	11,657,598.87	
Estimated Ending Fund Balance	<u>7,018,102.64</u>	
Less reserve requirement	<u>3,214,500.00</u>	Reserve Requirement 25%
Available Working Capital	<u>3,803,602.64</u>	
Re-appropriation	(91,688.00)	
Working Capital Balance after re-appropriation	<u>3,711,914.64</u>	

Vehicle Internal Service Fund

Beginning Fund Balance	1,400,000.00
Plus: FY21 Estimated Revenues	491,609.00
Less: FY21 Estimated Expenditures	(407,181.20)
Estimated Ending Fund Balance	<u>2,298,790.20</u>

Attachment B

Re-Appropriation of General Fund FY22 Expenditures

Account Type	Department	Type of Expense	Acct Number	Action Requested of the City Council	Current Budget	Proposed Budget	Increase/ (Decrease)	Explanation
Expense	Finance	Contractual Services	100-1225-7068-0000	Re-Appropriate Funds	131,985.00	149,475.00	17,490.00	Remining contract for the Citywide Fee Study
Expense	IT	Software	100-1230-7071-0000	Re-Appropriate Funds	380,324.00	509,824.00	129,500.00	GIS site license, hosting and consulting
Expense	Economic Development	Contractual Services	100-1235-7068-0000	Re-Appropriate Funds	846,508.00	858,648.00	12,140.00	Remaining contract for website design
Expense	Public Works	Equipment	100-3100-8040-0000	Re-Appropriate Funds	-	8,945.00	8,945.00	Toughbooks for PW Inspectors
Expense	Police	Vehicles	100-2050-8060-0000	Re-Appropriate Funds	224,540.00	391,440.00	166,900.00	Replacement Veh Z-1 Ford Utility and purchase of CBAT vehicle
Expense	Police	Special Department Supplies	100-2050-7070-0000	Re-Appropriate Funds	233,971.00	254,807.00	20,836.00	Axon taser purchase
Expense	Fire	Equipment	100-2100-8040-0000	Re-Appropriate Funds	-	43,433.00	43,433.00	Auto extrication equipment
Expense	Fire	Special Department Supplies	100-2100-7070-0000	Re-Appropriate Funds	10,935.00	20,028.00	9,093.00	Water jugs for fire explorers and Connex box for fire explorer storage
Expense	Parks and Grounds	Equipment	100-6050-8040-0000	Re-Appropriate Funds	44,723.00	73,450.00	28,727.00	Sand Pro
Expense	Parks and Grounds	Vehicles	100-6050-8060-0000	Re-Appropriate Funds	-	180,000.00	180,000.00	Backhoe Turfplane, VFD Drive
Expense	Parks and Grounds	Special Department Supplies	100-6050-7070-5400	Re-Appropriate Funds	-	179,716.00	<u>179,716.00</u>	Booster Pump, Seeding and irrigation of Sports Park

796,780.00

Re-Appropriation of Wastewater FY22 Expenditures

Expense	Wastewater	Vehicles	700-4050-8060-0000	Re-Appropriate Funds	-	33,576.00	33,576.00	2022 Ford Explorer Bay alarm and upper Oak Valley Lift Station Pump
Expense	Wastewater	Equipment	700-4050-8040-0000	Re-Appropriate Funds	109,000.00	167,112.00	<u>58,112.00</u>	repair
							91,688.00	

Re-Appropriation of Vehicle Internal Service Fund FY22 Expenditures

Expense	ISF	Vehicles	600-5050-8060-0000	Re-Appropriate Funds	\$ 754,936.00	\$ 1,305,679.00	\$ 550,743.00	4 Parks and Grounds replacement work trucks and 3 PD replacement vehicles
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Staff Report

TO: City Council
FROM: Doug Story, Community Services Director
DATE: September 20, 2022
SUBJECT: Information Regarding Summer Concert Series Costs

Background and Analysis:

The City of Beaumont traditionally held summer concerts series annually until 2015. Since that time the City has hosted a single concert annually for the Fourth of July celebration with the exception of the years 2020 and 2021, which were impacted by the Coronavirus pandemic. In the Summer of 2022, the City returned to the traditional single concert and fireworks show; however, the old stage had been demolished and a temporary stage was used. After the event, City Council requested an informational item be brought back for discussion to determine the options and interest of restarting the annual summer concert series.

Staff began to work with vendors to provide some options and pricing models that would help guide the discussion and possibly begin to set a budget to enable the City to host concerts once again.

Below is a financial breakdown of the types of artists and the cost associated with booking that particular artist.

All pricing information provided are estimates based on current year pricing.

Artists Cost Breakdown

National Artists:

LOW (\$25K – 40K)	COUNTRY	POP/ROCK	POP/TOP 40	CLASSIC ROCK
	Josh Gracin	The Grassroots	The Spinners	Jefferson Starship
	Lainey Wilson	The Association	The Fabulous Thunderbirds	A Flock of Seagulls

	Macy Kate	The Cowsill	Soul Asylum	LIT
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- Stage Size needed for this level of act is minimum of 20x16 – 24x160.
- Estimated stage costs: \$5,900 - \$8,100 per event rental.
- Estimated sound, lights, backline and labor costs: \$13,500 - \$17,500.

Estimated total for weekly performance for artist, sound and lights package, labor, stage: \$44,000-\$60,000.

MID (\$40K – 60K)	COUNTRY	POP/ROCK	POP/TOP 40	CLASSIC ROCK
	Lonestar	Foghat	Gloria Gaynor	Blue Oyster Cult
	Dylan Scott	Puddle of Mudd	Better than Ezra	Little River Band
	Neal McCoy	Blood, Sweat, & Tears	Ozomatli	Night Ranger

- Stage Size needed for this level of act is minimum of 24x20.
- Estimated stage costs: \$8,900 - \$12,500 per event rental.
- Estimated sound, lights, backline and labor costs: \$17,500 - \$22,500.

Estimated total for weekly performance for artist, sound and lights package, labor, stage: \$67,000-\$85,000.

HIGH (\$40K – 60K)	COUNTRY	POP/ROCK	POP/TOP 40	CLASSIC ROCK
	Clay Walker	Plain White T's	Average White Band	Three Dog Night
	Eli Young Band	The Goo Goo Dolls	Sublime with Rome	38 Special
	Easton Corbin	Marshall Tucker Band	Tower of Power	America

- Stage Size needed for this level of act is minimum of 28x24 to 36x24/28.
- Estimated stage costs: \$10,000 - \$15,000 per event rental.

- Estimated sound, lights, backline and labor costs: \$17,500 - \$22,500.

Estimated total for weekly performance for artist, sound and lights package, labor, stage: \$75,000-\$95,000.

Tribute Bands:

GOOD/MID LEVEL (\$2,000 - \$6,000)	HIGH LEVEL (\$6,000 - \$15,000)
TLR – Eagles Tribute	In the End – Tribute to Linkin Park
Surf's Up – Beach Boys Tribute	Idol X – Tribute to Billy Idol
Jingo – Santana Tribute	24k Gold – Bruno Mars Tribute

- Stage Size needed for this level of act is minimum of 20x16.
- Estimated stage costs: \$5,900 per day rental.
- Estimated sound, lights, backline and labor costs: \$9,500 - \$13,000.

Estimated total for weekly performance for artist, sound and lights package, labor, stage: \$21,000-\$25,000.

Stage Options

Stage sizing is dependent on the level and size of each performance with prices ranging from \$5,900 to \$15,000.

For reference, the stage at the Cherry Festival and Beaumont's Fourth of July celebration was 32x28. Due to the size and roof structure, equipment was delivered the day prior to the event and security was needed overnight. Smaller stages, with no roof, require approximately 6-hours to set up and 4-hours to tear down.

There are options for mobile stages ranging from 20x16 up to 48x48. Pricing for these stages range from \$5,000 to \$18,000. While these types of stages may reduce set up time, they do require sound, lights, backline and labor at an additional cost based on band level and size.

Purchasing a mobile stage system, for example, a Showmaster Mobile Sound Stage, would allow the City to set up a stage for concerts or events that require an elevated stage for performers or presenters (Attachment A). These customizable systems can be purchased and then transported to various locations and used instead of having to

rent a stage for each event. This cost is estimated at \$200,000. The anticipated life expectancy is 20 years for a mobile sound shell and stage system.

Additional Services

The following are basic services included in the above costs provided by the entertainment vendor:

- Onsite event producing services (2 staff members for each show)
- Artist booking
- Artist transportation needs
- Artist hotel needs
- Artist backline equipment
- Site visits

To facilitate the City's 2022 Fourth of July Celebration the following items were in addition to the entertainment costs provided by the entertainment vendor:

- RV/trailer rental - \$1,000
- Porta Potty - \$2,200
- Crew & Artist catering - \$500
- Generators - \$3,500
- Light towers – \$1,000

Estimated total for weekly performance various costs: \$4,000-\$7,000.

Fiscal Impact:

The estimated cost to prepare this report is \$175.

Recommended Action:

Discuss potential options and provide direction to staff.

Attachments:

- A. ShowMaster Mobile Sound Shell Community Stages Information Packet and Quote



299 Prather Lane
 PO Box C
 Sellersburg, IN 47172
 Phone 812-246-3371
sumit@centuryindustries.com

QUOTE
GS03F017GA

QUOTED BY:	QUOTE DATE:	EXPIRATION DATE:
Michelle McRae	6/2/2022	90 DAYS

MSM3600 "ShowMaster" 3000 SERIES

36ft long enclosed stage body
 18" deep steel channel mainframe
 60,000 lb. capacity pintle towing coupler
 17,500 lb capacity crank tongue jack
 Triple axle suspension with (6) highway rated tires, electric brakes
 (4) 25,000 lb capacity corner leveling jacks
 Frame mounted level gauges
 Rugged, all-weather FRP sound shell enclosure
 36ft fold-down stage deck with skid resistant surface pattern, leveling legs, 125lb. live load capacity, hydraulic operation
 Stage canopy extends beyond main stage for maximum protection, hydraulic operation with secondary safety locks.
 Self-contained 12VDC hydraulic system with remote operation pendant
 Curb-side frame-mounted locking compartments for hydraulic and electrical systems
 (2) diamond plate steel stairs with enclosed risers and hand rails
 Highway lighting package with DOT marker and signal lights
 AC electric system with power cable, breaker panel, receptacles, and (2) rows of dual tube fluorescent stage lighting
 Neatural medium gray stage deck color to reduce heat build-up from the sun
 Neatural medium gray stage interior for reduced glare and enhanced neutral appearance
 Gel-coat exterior for UV protection and vandal resistance

			GSA CONTRACT	
1 MSM3600 - BASE UNIT (14' x 36')			\$	117,215
Item #	Qty./Pkg.	ACCESSORIES		
20536	1	Premium Anti-Corrosion Package Upgrade	\$	2,950
10208	1	Premium Stair Upgrade	\$	1,307
90650	1	Adjustable Acoustic Wall Panels	\$	8,064
90636	1	Stage Deck Support Truss	\$	1,107
90550	1	Hydraulic Leveling/Support System	\$	10,639
84444	1	Hydraulic Hitch Jack	\$	2,476
90551	1	Wireless Remote Control	\$	2,444
42201	1	Electrical Stage Upgrade Package #1	\$	3,716
91106	1	Solar Panels, (Qty.2) w/ Hyd.Jacks #90550	\$	1,760

40028	1	Exterior Flood Light, (Qty.3)	\$	679
40029	1	Compartment Light, (Qty.2)	\$	410
91102	1	Banner Hardware Pkg.	\$	1,987
10209	1	Handicapped ADA Lift	\$	10,298
56060	1	Decorative Stage Skirt, 64ft. (Main Stage Deck)	\$	2,752
11003	1	Deck Tie-Downs, Six (6)	\$	726
70104	1	Goose Neck Hitch	\$	4,590
MSM3600 Base Unit w/ Accessories			\$	173,120
Sales Tax 7.75%			\$	13,416
(2060 Miles) FOB Shipping - Chino CA			\$	10,300
TOTAL			\$	196,836

LIMITED WARRANTY AND REMEDY: Century warrants to the original Purchaser that those products manufactured by Century and used in the manner for which they are intended shall be free from defects in materials and workmanship for a period of one (1) year after delivery. Notwithstanding the foregoing, purchaser is responsible for return shipping for service. Items manufactured by others are subject to their respective manufacturer’s warranty if any. Century does not make any other representations or warranties, express or implied, and disclaims all other warranties including, but not limited to, any implied warranty of merchantability and warranty of fitness for a particular purpose. Purchaser agrees that Century is not liable for incidental, consequential, or special damages of any kind.

EXCLUSIVE VENUE/ APPLICABLE LAW: Purchaser agrees to the exclusive venue and jurisdiction of the State and Federal Courts located in Clark County, Indiana for any action involving this Agreement or the goods which are the subject matter of the same. This Agreement shall be construed according to the laws of the State of Indiana. The parties hereto each knowingly and voluntarily agree to waive any right to a trial by jury with respect to any action involving this Agreement or its subject matter, including without limitation any manufactured goods.

***TERMS:**
Net 30 Days
 Cash or Wire Transfer for Payment
 No Credit Cards
 Approximate Production Lead Time: 90 – 120 days ARO.
 Price Does Not include any applicable Federal, State, or local taxes.
 Customer is responsible for licensing trailer and registration fees.
 Price Quote Good for 90 Days.

Certificate of Origin (CO) released upon “Payment in Full”.

WIRE TRANSFER INSTRUCTIONS
 Wire to: WesBanco Bank Inc
 1 Bank Plaza
 Wheeling, WV 26003
 1-800-905-9043
ABA#: 043400036

Account Name: Century Industries LLC
Account #: 4572003941

PURCHASER AGREES that a 1 ½% per month service charge or the maximum legal rate, whichever is less, shall be added to unpaid invoices from the due date thereof, plus reasonable collection and

less, shall be added to unpaid invoices from the due date thereof, plus reasonable collection and attorneys' fees if placed for collection. Upon default by Purchaser, Century shall be entitled to retain any Deposit and enforce all remedies available to it as a seller under I.C. 26-1-2-703.

Purchaser acknowledges that the goods manufactured by Century constitute specially manufactured goods and are not suitable for sale to others in the ordinary course of business. Purchaser agrees to maintain these goods in a safe condition and to operate the same in a safe manner. Purchaser agrees to indemnify and hold harmless Century and its officers, directors, employees, agents or subcontractors from and against any and all claims, demands and causes of action asserted by any other person or entity, and all resulting damages, liabilities, costs, losses and expenses of any kind



Staff Report

TO: City Council
FROM: Nicole Wheelwright, Deputy City Clerk
DATE September 20, 2022
SUBJECT: 2022 Municipal Election Update and Appointment Rescindment

Background and Analysis:

At the close of the 2022 Municipal Election Nomination period, there was one (1) qualified candidate for the City Treasurer seat and no candidates for the City Clerk seat. An inquiry of the election process as it pertains to Election Code 10229 was sent to the County of Riverside Registrar of Voters (ROV) via email. A response had not been received by the ROV and the appointment process as interpreted by the City was enacted. After the appointment process had been conducted, a response was received by the ROV that the code interpretation was incorrect, and that the election must be held with City Treasurer and City Clerk on the ballot.

Fiscal Impact:

No fiscal impact.

Recommended Action:

Rescind the appointments to the City Treasurer and City Clerk seats and continue the election process. Any appointment processes will be deferred until after the election on November 8, 2022.



BILLING DEPARTMENT
accounting@sbemp.com

REPLY TO:
Palm Springs, California

September 2, 2022

CITY OF BEAUMONT PROFESSIONAL SERVICES THRU: 8/31/2022

TOTAL DUE: \$80,839.03

Sincerely,
SBEMP, LLP

By: Accounting Department

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New York
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Telephone 760-322-2275
Facsimile 760-322-2107

September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*AIG

Professional services through: 8/31/2022:

Invoice # 73817

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$7,986.00

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Delgado

Professional services through: 8/31/2022:

Invoice # 73818

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$357.50

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Fortier

Professional services through: 8/31/2022:

Invoice # 73819

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$550.00

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Gregg

Professional services through: 8/31/2022:

Invoice # 73820

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$9,061.00

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Iloputaife

Professional services through: 8/31/2022:

Invoice # 73821

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$21,877.03

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Norton Rose

Professional services through: 8/31/2022:

Invoice # 73822

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$1,297.00

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Peters

Professional services through: 8/31/2022:

Invoice # 73823

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$2,282.50

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Successor Age

Professional services through: 8/31/2022:

Invoice # 73824

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$195.00

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Facsimile 760-322-2107

September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*ULC Defense

Professional services through: 8/31/2022:

Invoice # 73825

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$82.50

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont*Urban Logic

Professional services through: 8/31/2022:

Invoice # 73826

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$373.00

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September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-Labor&Employ

Professional services through: 8/31/2022:

Invoice # 73827

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$262.90

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Facsimile 760-322-2107

September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-NobleCreekRev

Professional services through: 8/31/2022:

Invoice # 73828

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$95.60

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Facsimile 760-322-2107

September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-OverRetainer

Professional services through: 8/31/2022:

Invoice # 73829

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT: \$28,919.00

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Facsimile 760-322-2107

September 2, 2022

City of Beaumont
E-MAIL INVOICES

Our file no:
City of Beaumont-Retainer

Professional services through: 8/31/2022:

Invoice # 73830

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$7,500.00

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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#ACITYELEVATED

DEPARTMENT PROJECTS
SCHEDULE UPDATES
August 2022

CITY CLERK

k. Rusch	1	Aug 7, 2022	Aug 14, 2022		Complete	1 hr + legal
M. Reyes	3	July 27, 2022	Aug 9, 2022	Aug 12 2022	Complete	2.5 hrs
C. Pobebe	1	Aug 5, 2022	Aug 5, 2022		Complete	.50 hr
L. McDonald	3	July 26, 2022	Aug 11, 2022		Complete	1.50 hr
J. Modrzejewski	3	Aug 16, 2022	Aug 23, 2022		Complete	2 hrs
A. Cooper	1	Aug 30, 2022	Aug 30, 2022		Complete	.50 hr
D. Scott	2	July 20, 2022	July 21, 2022		Complete	.75 hr
P. Mobini	1	July 22, 2022	July 22, 2022		Complete	.50 hr
A. Cooper	2	July 28, 2022	July 28, 2022		Complete	.50 hr

No. of Requests	No. of Completed Requests	Staff Time Allocated
14	14	9.25 hrs

COMMUNITY DEVELOPMENT



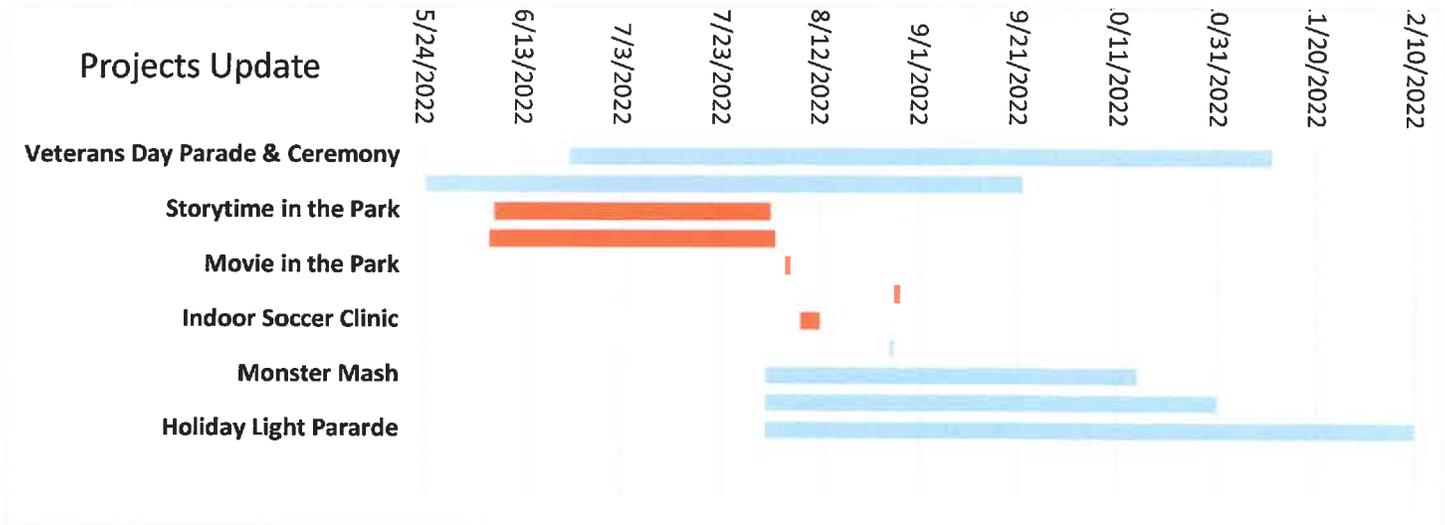
COMMUNITY DEVELOPMENT UPDATE Ending August 2022

- Housing Element Update (Project CD-02)
 - Housing Element Update was presented to Planning Commission on August 23rd and forwarded a recommendation of approval to City Council. Housing Element Update will be presented to Council on September 20th.
- Zoning Code Updates (Project CD-01)
 - Accessory Dwelling Unit Ordinance is included in the Housing Element Update.
 - Objective Design Guidelines will follow approval of the Housing Element
- Planning Commission – Next Meetings are **September 13th and October 11th**
- Fire Safety – ending August 2022
 - 7 Fire Plan reviews
 - 58 Building Plan reviews
 - 7 Public Works plan reviews
 - 20 Planning case reviews
 - 188 Construction inspections
 - 6 Non-State Mandated Fire inspections
 - 4 State Mandated Fire inspections
 - 0 Special Event inspections
 - 16 Miscellaneous inspections and follow-ups
- Code Enforcement – ending August 2022
 - 20 cases opened in the month of August
 - 39 Inspections resulting in no cases opened
 - 2 cases closed
- Building and Safety Department Data ending August 2022
 - 271 Permits Issued
 - 186 Permit Finals
 - 185 Plan Reviews
 - 2,407 Inspections performed
- Planning Project Data for August 2022
 - 24 applications reviewed at DRC
 - 36 new Planning applications were received
 - 65 plan checks were conducted

COMMUNITY SERVICES

Community Services Department Updates – August 2022

Recreation Division



Recreation Division Highlights:

■ Duration
■ Completed

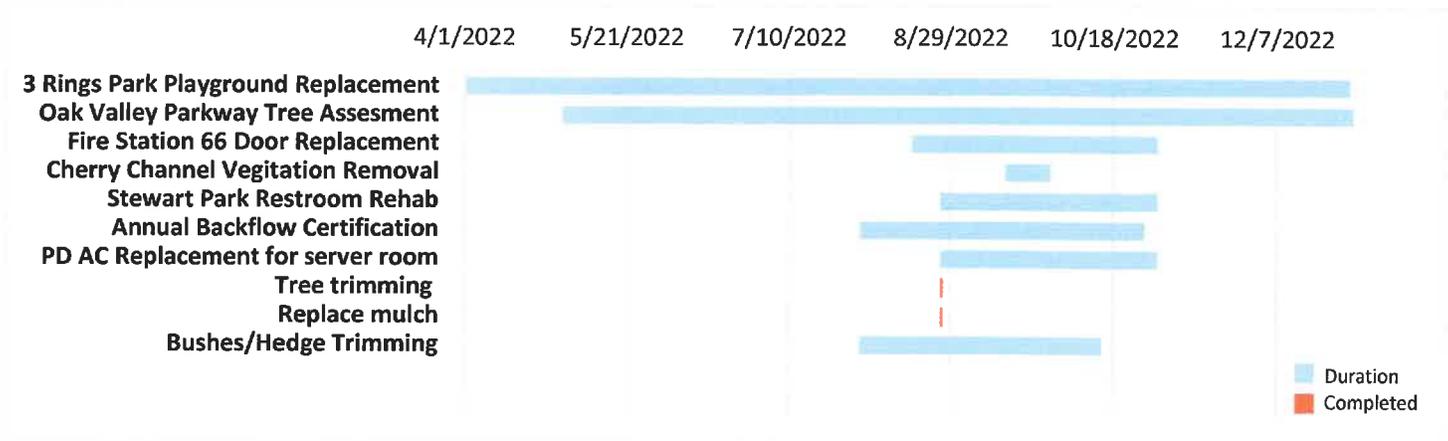
- Cool Center
 - Attendees: 40
 - Days: August 30 – September 7
- Hosted our final two Pop-Ups in the Park for the 2022 series.
- Hosted a Movie in the Park featuring Dreamworks: The Bad Guys
- Hosted a ribbon cutting ceremony for the completion of Rangel Park.
- Hosted a Build-A-Buddy Workshop for National Dog Day
- Hosted an Indoor Soccer Clinic for ages 8-11
- Launched Pound Fitness on Tuesday evenings at the CRC
- Advertised a Deco Your Demin Workshop and Adult 3-on-3 Basketball Tournament
- Added additional evening times to open Pickleball
- Rentals
 - CRC Special Event: 2
 - Park Pavilion: 4
- Basketball season has begun at the CRC. Highland Academy and Summerwind Trails are now utilizing the building for practices and games.
- Working with DeAnns PAAS kids to bring inclusive programming to the CRC.

RECREATION CLASSES AVAILABLE:

Chair Yoga – Tuesday & Thursday
 Fit After 50 – Monday, Wednesday, Friday
 Bingo – Thursday
 Senior Aerobics - Monday, Wednesday, Friday
 POUND - Tuesdays

Pickleball – Monday, Tuesday & Thursday
 Open Basketball – Monday & Wednesday
 Parent & Me Ballet – Monday
 Introductory to Ballet – Monday
 Zumba - Monday, Wednesday, Friday

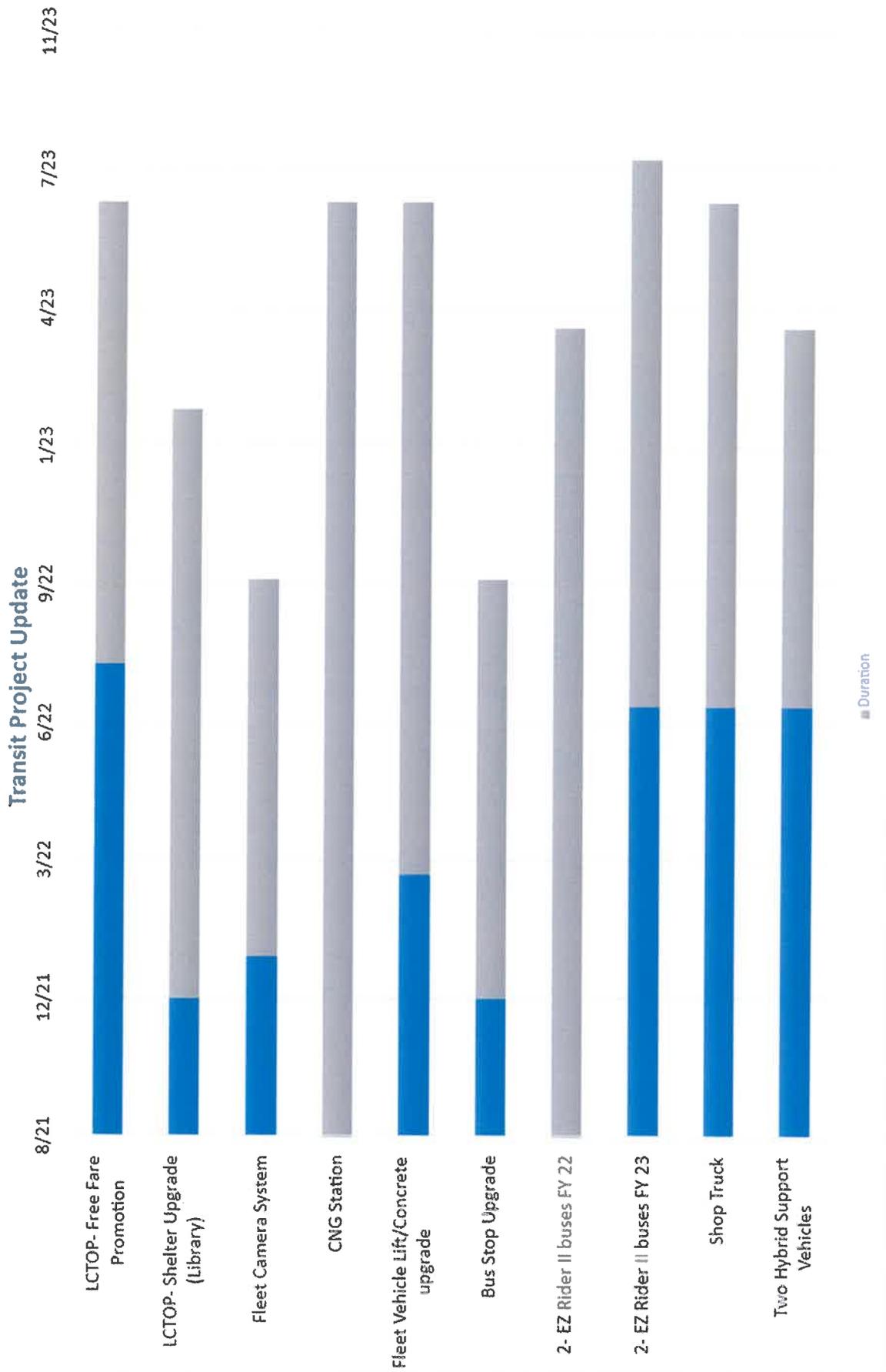
Parks, Building and Grounds Maintenance Division



Parks, Grounds and Building Maintenance Division Highlights:

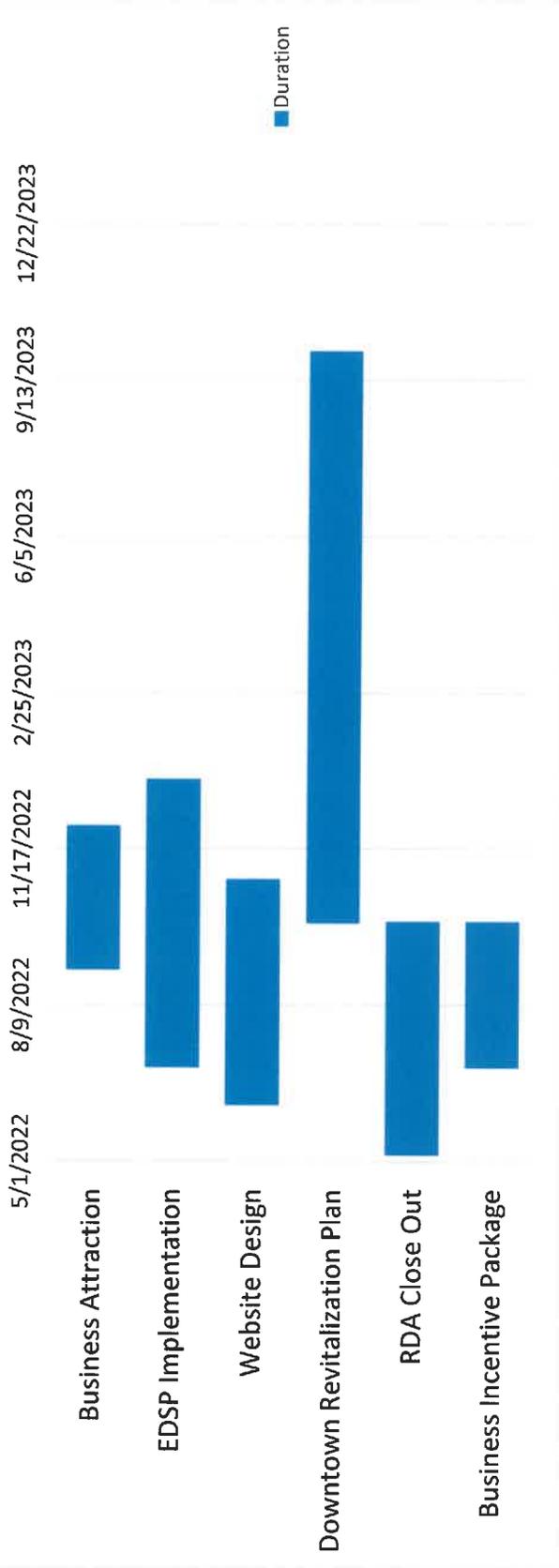
- Work orders completed: 33
- Graffiti removals: 19
- Sports Park Pump Replacement
- Trees trimmed:
 - Starlight Ave: 790
 - CRC: 77
 - Palm Ave & Orange Ave: 135
- Bushed/Hedges Trimmed:
 - 1st Street
 - Cherry Ave and walking path
 - Desert Lawn/Champion Drive
 - DeForge Park
 - Three Rings Park and Ring Ranch
 - Trevino Park
 - Nicklaus Park
 - Aspen Creek Park
- Light Replacements:
 - Shadow Creek Park: 12
 - DeForge Park: 17 lights and bases
- Mountain View Park play surface repaired
- PD Carpet and Tile cleaned
- Annual Backflow certification of 174 units began in August

TRANSIT



ECONOMIC DEVELOPMENT

Economic Development Project Update- August 2022

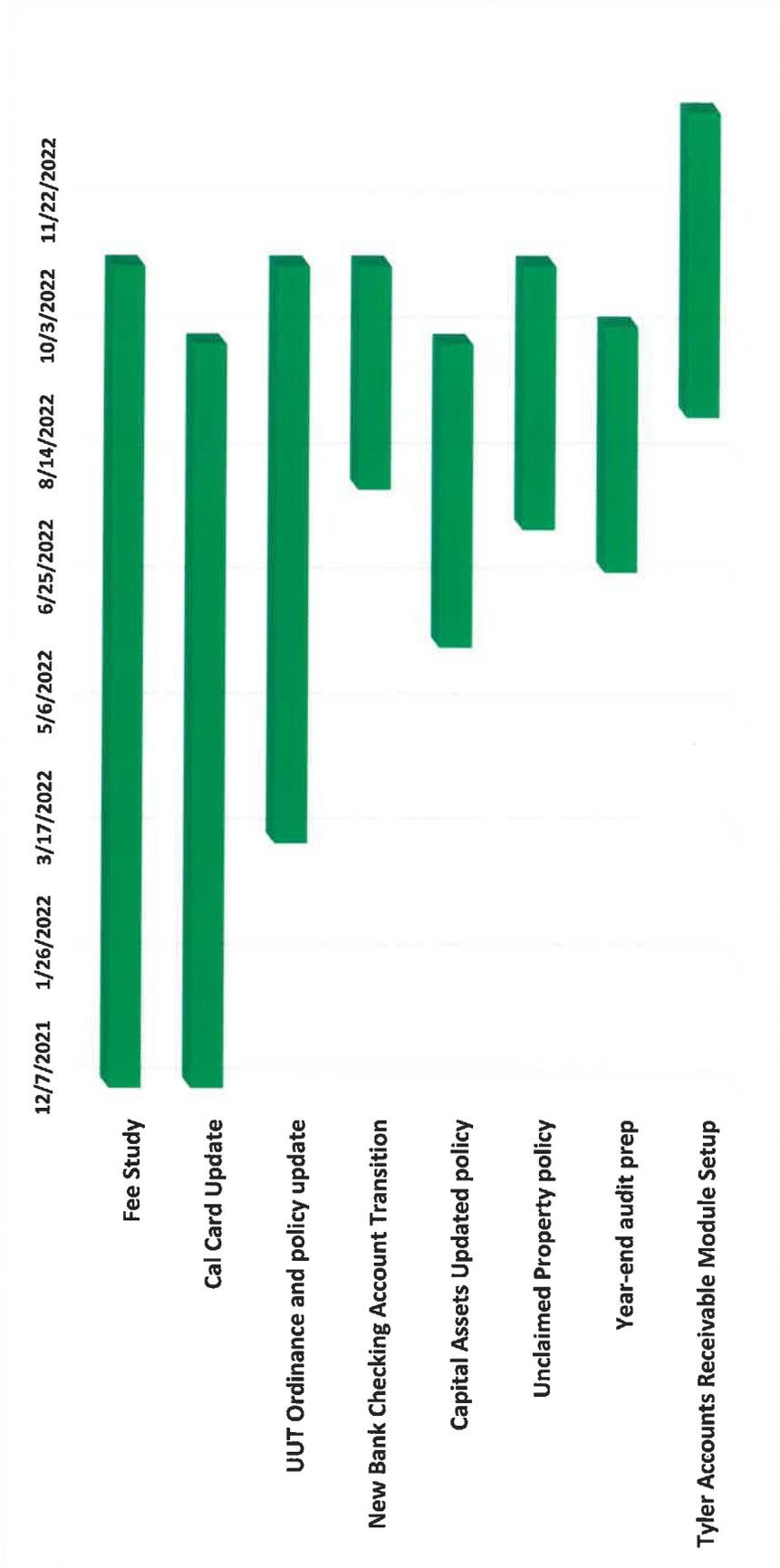


Items Completed since last report:

1. RFP for Downtown Revitalization Plan - Due September 15th
2. Website Design Started
3. RDA Close out scheduled for September 15th by County Oversight Board
4. Downtown Business Meeting #2 Scheduled for September 14th @ 6:00 P.M.

FINANCE

Finance Project Updates – August 2022



Projects Completed after last reporting:

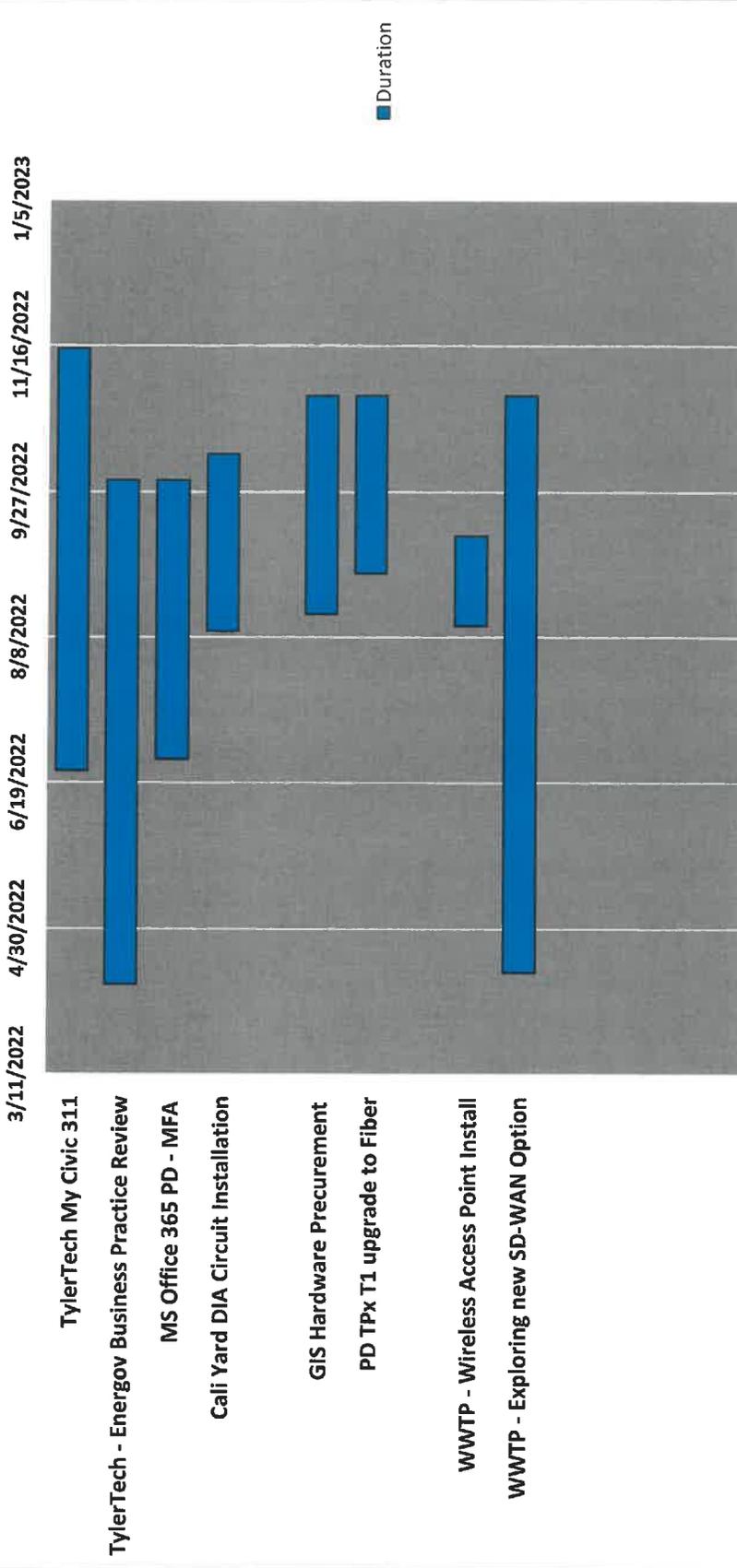
1. Purchase policy update to include SB1383 – 08/16/2022

INFORMATION TECHNOLOGY

Monthly Project Update

Information Technology Department

Information Technology Project Update - August 2022



Completed Projects

1. TV/Community Publication installed
2. Enterprise GIS – ESRI

PUBLIC INFORMATION



PUBLIC INFORMATION PROJECTS UPDATE August 2022

City/PD Style Guides

- Create new for PD

Digital Magazine

- Next Edition to go out Oct. 1
- Preparing Draft Copy for Department Review

Development Flow Chart

- Need one for planning projects

Economic Development

- Branding/Website Development – ED working with IT

Public Education – On-Going

- Government 101
- City in the Works
- City at Work

Advertising/Misc. Outreach

- Municipal Election Information – ongoing through November
- Summit Station Project Updates - ongoing

Social Media Updates

Project Updates

- Fire and Police Station – On-going
- Park Fact Sheet
- Transportation Fact Sheet

Citizens Academy 2022

- 1st Class kicked off September 7th

State of the City

- Finalizing Presentation Details

Misc. Projects

- What's the Buzz in Beaumont?

Local Events

- September 22 - State of the City
- Monster Mash

- Trunk or Treat

Social Media Followers

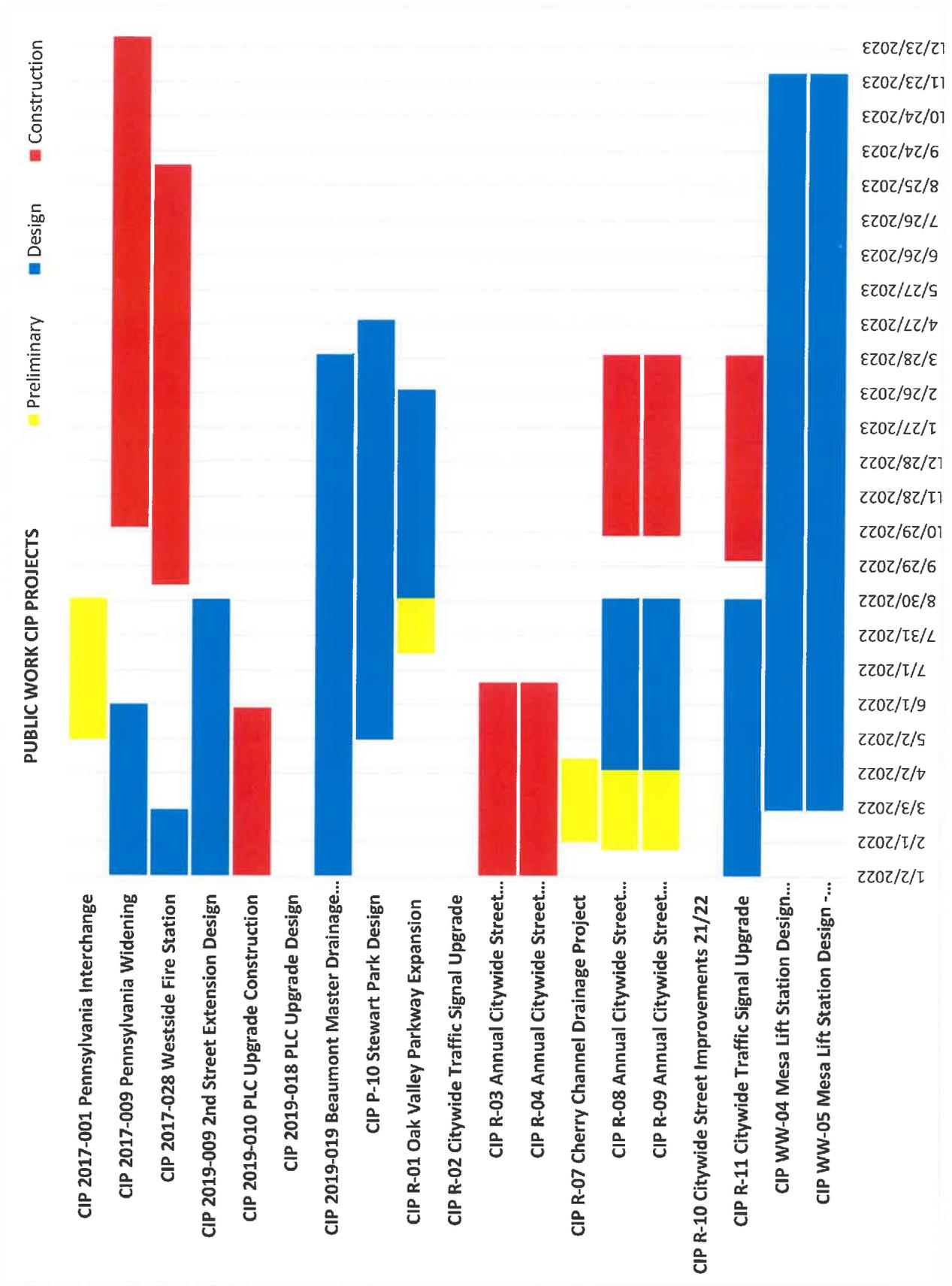
What is the Difference Between Likes and Follows? ... A Like is a person who has chosen to attach their name to your Page as a fan. A follower is a person who has chosen to receive the updates that you post in their news feed (subject to the Facebook algorithm of course).

- Facebook
 - City Account -9,279 Followers (+88)
 - 7 individuals Direct Messaged (DM) us
 - Highest performing post in August: I10 Tune Up Ramp Closures Posted Aug. 5th
 - Reach: 11,168
 - Parks and Recreation - 2,012 Followers (+69)
 - Highest performing post in August: Build A Buddy Workshop
 - Reach: 7,451
 - Transit Account - 357 Followers (+1)
 - Highest performing post in August: Rider Alert Posted 8/10
 - Reach: 121
 - PD Account -13,601 Followers (+159)
 - Highest performing post in August: Community Advisory High School Threat Investigations Posted 8/25
 - Reach: 19,268
- Twitter
 - City 2,688 Followers (+15)
 - PD 2,188 Followers (+12)
- Instagram
 - City 4,170 Followers (+58)
 - PD 8,457 Followers (+58)
- Nextdoor
 - City and PD 14,216 Members (+163)
 - 9,281 claimed households

Misc.

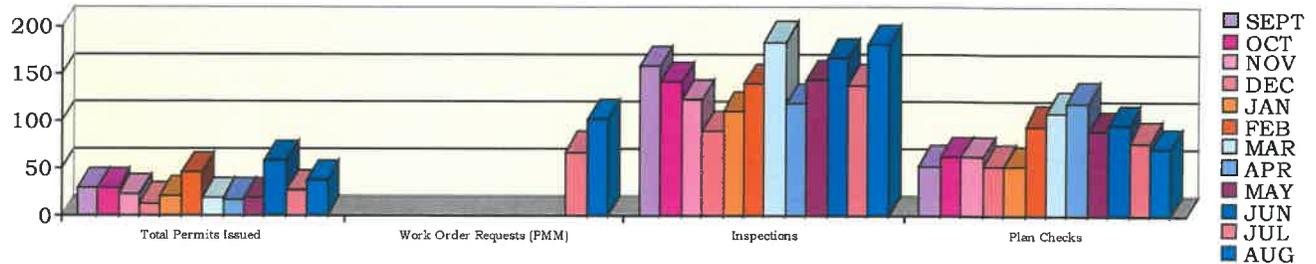
- City Magazine
 - +68 Opens in August
- App Downloads - (+31) Devices
- Notification sign-ups
 - calendar of events - 838 (-29)
 - City Council - 655 (-12)
 - EDC - 220 (-4)
 - FAC - 158 (-4)
 - Planning Commission - 528 (-12)
 - Construction Updates - 1187 (-13)
 - Homepage news - 200 (-2)
 - PD Homepage News - 43 (-2)

PUBLIC WORKS





PUBLIC WORKS MONTHLY PERMIT INFORMATION RUNNING 12 MONTHS



	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Permit Information												
Encroachment - Issued	22	27	21	10	21	44	18	15	11	37	25	34
Residential Improvements	3	2	1	2	3	2	0	2	6	20	1	1
Commercial Improvements	4	0	0	1	0	0	0	0	1	1	1	2
TOTAL	29	29	22	13	24	46	18	17	18	58	27	37
Work Order Requests (PMM)												
Street Lighting (SL)											16	40
Street Maintenance (SM)											43	41
Public Works (PW)											9	21
TOTAL											68	102
Inspections												
Commercial	51	55	89	26	51	57	108	51	36	23	23	42
Residential	107	87	34	63	59	83	77	68	108	144	116	140
TOTAL	158	142	123	89	110	140	185	119	144	167	139	182
Plan Checks												
Commercial	17	18	18	17	8	9	20	23	14	27	11	27
Residential	36	44	44	36	44	47	51	46	45	23	37	26
Building Reviews						39	38	51	31	36	30	18
TOTAL	53	62	62	53	52	95	109	120	90	96	78	71

FY 22/23
 FY 21/22

This information is gathered from monthly reports and inspection records. Permits issued as of August 31, 2022.