



# **2015 LONG RANGE PROPERTY MANAGEMENT PLAN**

*DRAFT*

*Prepared for the:*

**Successor Agency to the Redevelopment  
Agency of the City of Beaumont  
550 E. Sixth Street  
Beaumont, CA 92223**

**[www.ci.beaumont.ca.us](http://www.ci.beaumont.ca.us)**

**December 2015**

*Prepared by:*

**City of Beaumont  
City Staff  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223**



# **2015 LONG RANGE PROPERTY MANAGEMENT PLAN**

---

## **CITY COUNCIL/ SUCCESSOR AGENCY BOARD**

---

Brenda Knight, *Mayor*

Mike Lara, *Mayor pro-tem*

Jeff Fox, *Councilmember*

Mark Orozco, *Councilmember*

Lloyd White, *Councilmember*

## **CITY STAFF**

---

Elizabeth Gibbs-Urriaga, *Acting City Manager/Executive Director*



# 2015 LONG RANGE PROPERTY MANAGEMENT PLAN

---

## Table of Contents

I. Introduction .....	1
II. Long Range Property Management Plan: Property Inventory Data .....	4
III. Property to be Transferred for Future Development .....	5
Exhibit A – Health & Safety Code .....	9
Exhibit B – Request for DOF Finding Of Completion .....	14
Exhibit C – Resolution of the Successor Agency Board .....	24
Exhibit D – Resolution of the Oversight Board .....	30
Exhibit E – Assessor Parcel Map .....	36
Exhibit F – Zoning Information .....	38

## I. Introduction

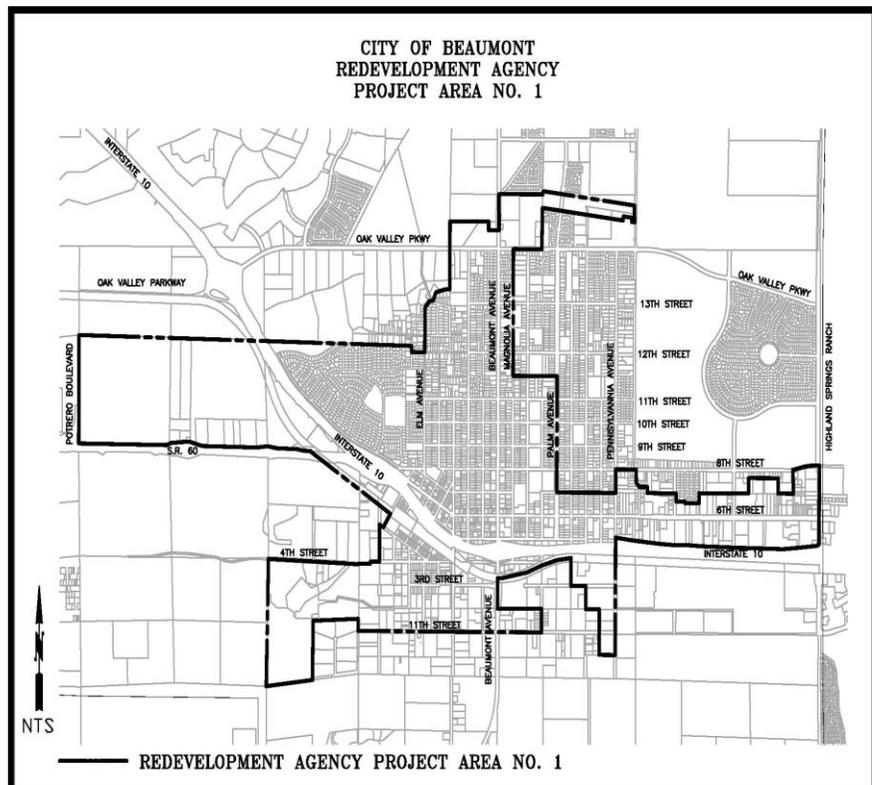
The City of Beaumont (the “City”), French for Beautiful Mountain, incorporated in 1912, is located in Riverside County, and spans approximately 30 square miles. As of January 1, 2015, the California Department of Finance (the “DOF”) estimates the City’s population to be 42,481.

### *Former Redevelopment Agency*

The Former Redevelopment Agency of the City of Beaumont (the “Agency”) was organized in 1993, by City Ordinance No. 741, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the “HSC”) and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was composed of the five members of the City Council.

The Project Area consists of one area resulting from a series of actions by the City Council of the City, and includes those redevelopment projects and Project Area formerly known as Beaumont Redevelopment Project No. 1 (“Project No. 1”) as follows: (i) that area included as the project area of Project No. 1 as approved by Ordinance No. 741 adopted by the City Council of the City on December 27, 1993.

The Project Area consists of approximately 1,779 acres and is made up of commercial, industrial, housing and public land uses including the City’s Civic Center.



## ***Dissolution of Redevelopment Agencies***

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) (“Part 1.8”) and Part 1.85 (commencing with § 34170) (“Part 1.85”) to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Loma Linda (the “Successor Agency”).

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the “DOF”). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the “LRPMP”) as a prerequisite to the disposition of real property assets.

## ***Long Range Property Management Plan***

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.<sup>1</sup>

Upon DOF’s approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities.

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP’s prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit “A.”

---

<sup>1</sup> HSC § 34191.5 (c)(2))

The Successor Agency entered into a payment plan with the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 31479.6(h)(3) and 31479.7. The Successor Agency formally requested to receive its Finding of Completion (Exhibit "B") from the DOF pursuant to that agreement on November 5, 2015 and expects to receive the Finding of Completion in the near future.

The LRPMP was approved by Resolution of the Successor Agency Board on December 1, 2015 (Exhibit "C") and approved by Resolution of the Oversight Board on December 7, 2015 (Exhibit "D").

## II. Long Range Property Management Plan: Property Inventory Data

The Successor Agency has jurisdiction over one parcel (the “Property”), which is located within the boundaries of the City and subject to the provisions of the Agency’s Project Area Redevelopment Plan and any subsequent mergers and amendments, the City’s General Plan, Municipal Code and land use regulations.

**Successor Agency:** Beaumont  
**County:** Riverside

### LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data						Property Value/Sale Info						Other Property Information											
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)		HSC § 34191.5 (c)(1)(A)			SALE OF PROPERTY <i>(If applicable)</i>			HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)	HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)(H)			
Site No.	Address	APN	Prop Type <sup>1</sup>	Permissible Use	If Sale of Prop... Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination or reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
1	Wastewater Treatment Plant Expansion Site	417-020-034	Vacant Lot	FD	N/A	See LRPMP Text	April 1995	\$32,000	\$1.00	Dec. 2015	Successor Agency	N/A		Alleviate Blight	52.00	M	< \$1.00	None	N/A	No	No	Yes	No

<sup>1</sup> Real Property in Fee unless otherwise noted.

<sup>2</sup> Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual Value.

**M** – Manufacturing      **FD** – Future Development      **N/A** – Not applicable

### III. Property to be Transferred for Future Development

---



**Site No. 1 – Wastewater Treatment Plant Expansion Property**

---

Address: Fourth Street  
APN: 417-020-034

---



**A. Permissible Use (HSC § 34191.5 (c)(2)):**

The Site is the Wastewater Treatment Plant Expansion Property (the “Expansion Property”) and is proposed to be retained by the City of Beaumont for future development (i.e., use as a government facility) pursuant to HSC 34191.5(c)(2). The Successor Agency believes this use is fully consistent with the intent of HSC § 34181(a).

**B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):**

Property records indicate that the Expansion Property was transferred to the Agency from the City in 1994 and carries a Book Value of \$32,000. The Expansion Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical

### ***Site No. 1 – Wastewater Treatment Plant Expansion Property***

and economic blight and to provide sufficient sewer service to the City's residents and businesses. The estimated current value (the "ECV") of the Expansion Property is \$1.00.

***C. Site Information (HSC § 34191.5 (c)(1)(C)):***

The Expansion Property consists of one (1) approximately 52.00-acre parcel (APN 417-020-034) located on Fourth Street, directly adjacent to the existing Wastewater Treatment Plant located at 715 W. Fourth Street approximately 400 feet southwest of Coopers Creek. The site is vacant land which is landlocked. The property has been mass graded to create seven pads for future treatment plant facility buildings, access roads and a large water storage basin. The Expansion Property contains multiple easements for major utilities including a major Edison power line system, two gas pipeline easements, one fiber optic cable easement and one petroleum pipeline easement. These easements prohibit any future building on a majority of the site.

In the City's General Plan, the Expansion Property is designated as Industrial. The Industrial land use designation applies to the industrial business park area of the city, as may be designated by the general plan. These areas constitute the primary business district of the community where a wide range of manufacturing, distribution warehouse, construction supply and public utility uses are encouraged to concentrate to serve the entire community.

***D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the Expansion Property is based on easements dedicated to a major Edison power line system, two gas pipeline easements, one fiber optic cable easement and one petroleum pipeline easement, and the City's need to site future City Wastewater treatment expansion facilities on the Property.

Due to the previously stated reasons, the ECV of the Expansion Property is \$1.00.

***E. Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Expansion Property.

***F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

The City does not have any record of environmental contamination on the site.

***G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Expansion Property.

The transfer of the Expansion Property to the City of Beaumont advances the planning objectives of the City and the Successor Agency to be able to provide adequate sewer services for both existing and future homes and businesses.

***H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the Expansion Property.

The property has been mass graded pursuant to the approved grading plan prepared for the site. In 2003, the City processed and recorded a Negative Declaration pursuant to the California

### ***Site No. 1 – Wastewater Treatment Plant Expansion Property***

Environmental Quality Act for the City expansion project. The City expansion project is in the preliminary design and feasibility stage. The expansion project must be constructed and operational by 2019 in order for the City to comply with the Regional Water Resource Quality Control Board Basin Plan requirements.

***I. Disposition of Property:***

The Expansion Property is proposed to be transferred to the City of Beaumont for future development for a governmental use pursuant to HSC §34181(a), at no cost to the City for the reasons stated above.

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. The transfer of the Expansion Property to the City of Beaumont will occur only after the LRPMP is approved by the DOF and at no cost to the City. In addition, as a part of this process, the City intends to secure a HSC §34180(f)(1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF.

## Exhibit A – Health & Safety Code

---

### **HSC § 34191.1, reads as follows:**

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

### **HSC § 34191.3(a), reads as follows:**

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

### **HSC § 34191.4, reads as follows:**

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

- (a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.
- (b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the successor agency and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be

enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) For purposes of this section, "loan agreement" means any of the following: (A) Loans for money entered into between the former redevelopment agency and the city, county, or city and county that created the former redevelopment agency under which the city, county, or city and county that created the former redevelopment agency transferred money to the former redevelopment agency for use by the former redevelopment agency for a lawful purpose, and where the former redevelopment agency was obligated to repay the money it received pursuant to a required repayment schedule. (B) An agreement between the former redevelopment agency and the city, county, or city and county that created the former redevelopment agency under which the city, county, or city and county that created the former redevelopment agency transferred a real property interest to the former redevelopment agency for use by the former redevelopment agency for a lawful purpose and the former redevelopment agency was obligated to pay the city, county, or city and county that created the former redevelopment agency for the real property interest. (C) (i) An agreement between the former redevelopment agency and the city, county, or city and county that created the former redevelopment agency under which the city, county, or city and county that created the former redevelopment agency contracted with a third party on behalf of the former redevelopment agency for the development of infrastructure in connection with a redevelopment project as identified in a redevelopment project plan and the former redevelopment agency was obligated to reimburse the city, county, or city and county that created the former redevelopment agency for the payments made by the city, county, or city and county to the third party. (ii) The total amount of loan repayments to a city, county, or city and county that created the former redevelopment agency for all loan agreements described in clause (i) shall not exceed five million dollars (\$5,000,000).

(3) If the oversight board finds that the loan is an enforceable obligation, any interest on the remaining principal amount of the loan that was previously unpaid after the original effective date of the loan shall be recalculated from the date of origination of the loan as approved by the redevelopment agency on a quarterly basis, at a simple interest rate of 3 percent. The recalculated loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years. Moneys repaid shall be applied first to the principal, and second to the interest. The annual loan repayments provided for in the recognized obligation payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year, provided, however, that calculation of the amount distributed to taxing entities during the 2012-13 base year shall not include any amounts distributed to taxing entities pursuant to the due diligence review process established in Sections 34179.5 to 34179.8, inclusive. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and

Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176. Distributions to the Low and Moderate Income Housing Asset Fund are subject to the reporting requirements of subdivision (f) of Section 34176.1

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid. Transfers to the Low and Moderate Income Housing Asset Fund are subject to the reporting requirements of subdivision (f) of section 34176.1.

(c) (1) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds derived from bonds issued on or before December 31, 2010, in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the successor agency. The expenditure of bond proceeds described in this subparagraph pursuant to an excess bond proceeds obligation shall only require the approval by the oversight board of the successor agency.

(B) If remaining bond proceeds derived from bonds issued on or before December 31, 2010, cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used at the earliest date permissible under

the applicable bond covenants to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

- (2) Bond proceeds derived from bonds issued on or after January 1, 2011, in excess of the amounts needed to satisfy approved enforceable obligations, shall be used in a manner consistent with the original bond covenants, subject to the following provisions:

(A) No more than 5 percent of the proceeds derived from the bonds may be expended, unless the successor agency meets the criteria specified in subparagraph (B).

(B) If the successor agency has an approved Last and Final Recognized Obligation Payment Schedule pursuant to Section 34191.6, the agency may expend no more than 20 percent of the proceeds derived from the bonds, subject to the following adjustments:

(i) If the bonds were issued during the period of January 1, 2011, to January 31, 2011, inclusive, the successor agency may expend an additional 25 percent of the proceeds derived from the bonds, for a total authorized expenditure of no more than 45 percent.

(ii) If the bonds were issued during the period of February 1, 2011, to February 28, 2011, inclusive, the successor agency may expend an additional 20 percent of the proceeds derived from the bonds, for a total authorized expenditure of no more than 40 percent.

(iii) If the bonds were issued during the period of March 1, 2011, to March 31, 2011, inclusive, the successor agency may expend an additional 15 percent of the proceeds derived from the bonds, for a total authorized expenditure of no more than 35 percent.

(iv) If the bonds were issued during the period of April 1, 2011, to April 30, 2011, inclusive, the successor agency may expend an additional 10 percent of the proceeds derived from the bonds, for a total

authorized expenditure of no more than 30 percent.

(v) If the bonds were issued during the period of May 1, 2011, to May 31, 2011, inclusive, the successor agency may expend an additional 5 percent of the proceeds derived from the bonds, for a total authorized expenditure of no more than 25 percent.

(C) Remaining bond proceeds that cannot be spent pursuant to subparagraphs (A) and (B) shall be used at the at the earliest date permissible under the applicable bond covenants to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

(D) The expenditure of bond proceeds described in this paragraph shall only require the approval by the oversight board of the successor agency.

(3) If a successor agency provides the oversight board and the department with documentation that proves, to the satisfaction of both entities, that bonds were approved by the former redevelopment agency prior to January 31, 2011, but the issuance of the bonds was delayed by the actions of a third-party metropolitan regional transportation authority beyond January 31, 2011, the successor agency may expend the associated bond proceeds in accordance with clause (i) of subparagraph (B) of paragraph (2) of this section.

(4) Any proceeds derived from bonds issued by a former redevelopment agency after December 31, 2010, that were issued, in part, to refund or refinance tax-exempt bonds issued by the former redevelopment agency on or before December 31, 2010, and which are in excess of the amount needed to refund or refinance the bonds issued on or before December 31, 2010, may be expended by the successor agency in accordance with clause (i) of subparagraph (B) of paragraph (2) of this section. The authority provided in this paragraph is conditioned on the successor agency providing to its oversight board and the department the resolution by the former redevelopment agency approving the issuance of the bonds issued after December 31, 2010.

(d) This section shall apply retroactively to actions occurring on or after June 28, 2011. The amendment of this section by the act adding this subdivision shall not result in the denial of a loan under subdivision (b) that has been previously approved by the department prior to the effective date of the act adding this subdivision. Additionally, the amendment of this section by the act adding this subdivision shall not impact the judgments, writs of mandate, and orders entered by the Sacramento Superior Court in the following lawsuits: (1) City of Watsonville v. California Department of Finance, et al. (Sac. Superior Ct. Case No. 34-2014-80001910); (2) City of Glendale v. California Department of Finance, et al. (Sac. Superior Ct. Case No. 34-2014-80001924).

**HSC § 34191.5, reads as follows:**

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. If the former redevelopment agency did not have real properties, the successor agency shall prepare a long-range property management plan certifying that the successor agency does not have real properties of the former redevelopment agency for disposition or use. The plan shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) (i) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(ii) For purposes of this subparagraph, the term "identified in an approved redevelopment plan" includes properties listed in a community plan or a five-year implementation plan.

(iii) The department or an oversight board may require approval of a compensation agreement or agreements, as described in subdivision (f) of Section 34180, prior to any transfer of property pursuant to this subparagraph, provided, however, that a compensation agreement or agreements may be developed and executed subsequent to the approval process of a long-range property management plan.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the

proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a Successor Agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

(D) The department shall only consider whether the long-range property management plan makes a good faith effort to address the requirements set forth in subdivision (c).

(E) The department shall approve long-range property management plans as expeditiously as possible.

(F) Actions to implement the disposition of property pursuant to an approved long-range property management plan shall not require review by the department.

**Note: HSC § 34191.2 does not exist and therefore is not included above.**

## Exhibit B – Request for DOF Finding Of Completion

## **INSTALLMENT PAYMENT AGREEMENT**

This Installment Payment Agreement is entered into by and between the Department of Finance (Department), the Beaumont Successor Agency (Agency), and the City of Beaumont (City).

### **RECITALS**

- A. As determined according to Health and Safety Code (HSC) section 34179.5, the Agency has an outstanding Due Diligence Review amount due as set forth in Exhibit A;
- B. Pursuant to HSC sections 34179.6(h)(3), the Department has determined that full payment of the Due Diligence Review amount due is not currently feasible; and
- C. The City and Agency have requested the Department to approve an installment payment plan and issue a Finding of Completion as authorized by HSC 34179.7.

### **AGREEMENT**

**The parties hereby agree to the following installment payment plan:**

- 1. The City agrees to pay the outstanding Due Diligence Review amount according to the schedule in Exhibit A.
- 2. The City agrees to remit all scheduled payments directly to the Auditor-Controller.
- 3. The Department shall issue a Finding of Completion within five (5) days of the effective date of this agreement.
- 4. This agreement may be executed by facsimile and in one or more counterparts, and the effective date shall be the date on which the last counterpart of this agreement is signed.

5. The parties agree to comply with all provisions of HSC section 34179.7 governing written installment payment plans, including, but not limited to, all provisions governing the failure to comply with this agreement.

Date: 12/2/15

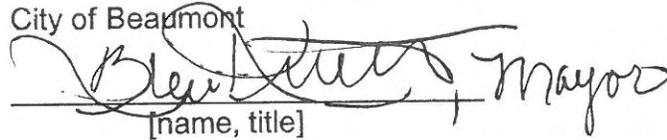
California Department of Finance



Justyn Howard,  
Program Budget Manager

Date: 12/3/2015

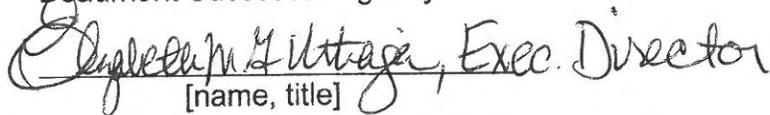
City of Beaumont



[name, title]

Date: 12/7/2015

Beaumont Successor Agency



[name, title]

**EXHIBIT A  
INSTALLMENT PAYMENT PLAN  
CITY OF BEAUMONT**

Due Diligence Review amount outstanding

\$2,275,912

Payment Schedule

<u>Date</u>	<u>Amount</u>
July 15, 2016	\$300,000
July 15, 2017	\$300,000
July 15, 2018	\$300,000
July 15, 2019	\$300,000
July 15, 2020	\$300,000
July 15, 2021	\$300,000
July 15, 2022	\$300,000
July 15, 2023	<u>\$175,912</u>
Total:	\$2,275,912





A T T O R N E Y S

PALM SPRINGS COSTA MESA PRINCETON SAN DIEGO

CHARLES L. GALLAGHER  
gallagher@sbemp.com  
ADMITTED IN CALIFORNIA

REPLY TO:  
Palm Springs, California

November 5, 2015

**VIA E-MAIL (Justyn.howard@dof.ca.gov)**

Justyn Howard  
Assistant Program Budget Manager  
Department of Finance  
915 L Street  
Sacramento, CA 95814-3706

*Re: Successor Agency to the Redevelopment Agency of the City of Beaumont: Finding of Completion*

Dear Mr. Howard:

As you are aware, this firm represents the City of Beaumont ("City") and the Successor Agency of the Redevelopment Agency of the City of Beaumont ("Successor Agency") in connection with the winding down of the City's former RDA under the Dissolution Law. Please consider this correspondence as the Successor Agency's request for a finding of completion ("FOC") pursuant to Health & Safety Code section 34179.7.

Section 34179.7 provides, in relevant part, that: "Upon full payment of the amount determination in subdivision (d) or (e) of Section 34179.6 [cash or cash equivalent available for disbursement to taxing entities], as reported by the county auditor-controller pursuant to subdivision (g), ... or upon entering into a written installment payment plan with the department for payment of the amounts due,<sup>1</sup> the department shall issue, within five business days, a finding of completion of the requirements of Section 34179.6 to the successor agency."

The Successor Agency has completed payment of the amounts required by Section 34179.6, with the exception of certain payments to be made pursuant to a written installment payment plan authorized by Sections 34179.6(h)(3) and 34179.7. Attached hereto as Exhibit A, is correspondence dated July 9, 2013, from Chris Hill, Principal Program Budget Analyst at the Department of Finance, to Kyle Warsinski, Community Development Analyst for the City, in which Mr. Hill acknowledges the Department's acceptance of the City's proposal to retire the

<sup>1</sup> Section 34179.6(h)(3) authorizes the Department to enter into an installment payment plan when it determines that payment in full under subdivision (d) is not currently feasible or would jeopardize the ability of the successor agency to timely pay enforceable obligations.

**SLOVAK BARON EMPEY MURPHY & PINKNEY LLP**

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
Tel. (760) 322-2275 • Fax (760) 322-2107

650 Town Center Drive, Ste. 1400  
Costa Mesa, California 92626  
Tel. (714) 435-9592 • Fax (714) 850-9011

103 Carnegie Center Blvd., Ste. 300  
Princeton, New Jersey 08540  
Tel. (609) 955-3393 • Fax (609) 520-8731

1955 Sunset Blvd.  
San Diego, California 92103  
Tel. (619) 501-4540

www.sbemp.com

November 5, 2015

Page 2

\$2,875,912 in outstanding Due Diligence Review debt in \$300,000 annual increments using the "residual" pass-through payments the City had received to date and would receive in the future.

The City has performed under the July 9, 2013 agreement by making the required annual payments of \$300,000 in years 2014 and 2015. Accordingly, the City and Successor Agency anticipate receiving the finding of completion within five business days from the date of this letter.

If you have questions or comments, please call me. Thank you for your attention to this matter.

Sincerely,

**SBEMP LLP**



Charles L. Gallagher

**Attachments**

cc: Elizabeth Gibbs-Urtiaga  
Onyx Jones  
Kyle Warsinski  
John O. Pinkney, Esq.

**EXHIBIT "A"**

## Kyle Warsinski

---

**From:** Hill, Chris [Chris.Hill@dof.ca.gov]  
**Sent:** Tuesday, July 09, 2013 4:57 PM  
**To:** Kyle Warsinski  
**Cc:** Alan Kapanicas; Bill Aylward; gonsalves@gonsalvi.com  
**Subject:** RE: Beaumont follow-up

Good afternoon-

Finance has reviewed the City of Beaumont's proposal to retire the \$2,875,912 in outstanding Due Diligence Review debt in \$300,000 annual increments using the "residual" passthrough payments received by the City pursuant to Health and Safety Code (HSC) section 34183 (a) (4). We believe this is a reasonable proposal given the amount of "residual" passthrough payments the City has received thus far, and which we project it will receive in the future. Finance therefore agrees to your proposal and, provided the payments are made as agreed, will not pursue penalties against either the City or the Successor Agency for non-payment of the Due Diligence Review amounts.

In accordance with HSC section 34179.7, Finance is prohibited from issuing a Finding of Completion until the Due Diligence Review payments have been made in full. Therefore, to the extent that the City's future "residual" passthrough payments may increase as the former RDA's debts are retired, you may want to consider increasing the annual payments above the agreed-upon \$300,000 amount to speed your receipt of a Finding of Completion.

Beginning with the ROPS 13-14 B distribution cycle, please provide your assigned Finance review staff with documentation showing the required payments have been made to the county auditor-controller so that we may correctly credit your payments.

Please contact me by return e-mail or at (916) 445-1546 if you have any questions or concerns. Thank you.

---

**From:** Kyle Warsinski [mailto:kylew@beaumont-ca.gov]  
**Sent:** Monday, July 08, 2013 9:01 AM  
**To:** Hill, Chris  
**Cc:** Alan Kapanicas; Bill Aylward; gonsalves@gonsalvi.com  
**Subject:** RE: Beaumont follow-up

Chris,

Would you be able to provide a status update for the City on the City's proposal?

The City is interested in working something out and receiving our Finding of Completion from the State as soon as possible.

Kyle

---

**From:** Kyle Warsinski  
**Sent:** Monday, June 17, 2013 1:18 PM  
**To:** 'Hill, Chris'  
**Cc:** Bill Aylward  
**Subject:** RE: Beaumont follow-up

Chris,

Thanks for the quick response.

The City proposes to commit \$300,000 each year until the \$2.8 million DDR obligations are paid in full. We estimate this to occur over 10 years.

Please let me know what steps need to be taken next.

Thanks,

Kyle

---

**From:** Hill, Chris [<mailto:Chris.Hill@dof.ca.gov>]  
**Sent:** Thursday, June 13, 2013 3:03 PM  
**To:** Kyle Warsinski  
**Cc:** Bill Aylward; Joe A. Gonsalves & Son  
**Subject:** RE: Beaumont follow-up

Thanks for the clarification that this is a combination of funds payable to the city and to one of the special districts that it controls. The only thing I would note is that, judging by the remittance dates, the \$232,276 and the \$141,504 amounts are associated with ROPS 3 and 13-14 A, not with ROPS 2 and 3. I'm only pointing this out to make sure we're all working off the same set of numbers.

It appears Beaumont and its special district is receiving in the neighborhood of \$370,000 to \$400,000 per year in HSC 34183 (a) (4) residual payments. Can you tell us what percent of the residual payments from each ROPS the City proposes to dedicate to retiring the \$2.8 million in DDR obligations? As Justyn indicated on May 21, we are flexible on payment options, but we also would like to ensure the obligation is retired in a reasonable time frame.

We should be able to review your proposal relatively quickly. Please advise. Thanks.

---

**From:** Kyle Warsinski [<mailto:kylew@beaumont-ca.gov>]  
**Sent:** Wednesday, June 12, 2013 10:09 AM  
**To:** Hill, Chris  
**Cc:** Bill Aylward; Joe A. Gonsalves & Son  
**Subject:** RE: Beaumont follow-up

Chris,

Thanks for your email. I pulled the 3 ROPS remittance advice reports from the County on all 3 periods that have been distributed.

ROPS 1: \$282,506.59  
ROPS 2: \$232,276.33  
ROPS 3: \$141,504.29

I wrote the Original email in May '13, which was before the ROPS 3 remittance was sent out, so when I referenced the last 2 periods, I was speaking about ROPS 1 & 2.

Another point of clarification is the differences in the amounts. The City also receives a portion of the RPTTF for its Municipal Lighting District, and has included those funds in the amounts above.

I have attached a copy of all 3 remittance reports for your review.

I also reviewed the excel spreadsheet you sent. ROPS 1 total is correct, but there seems to be some confusion on the total City amounts for ROPS 2 & 3.

Lastly, you are correct on the Other Asset DDR amount, I forgot to add the remainder balance to the 561k, to total the correct amount of \$594,066. Sorry about that.

I hope this email and attachments helps clear up some of your questions. Please feel free to give me a call to discuss anything else in further detail.

Kyle  
951-769-8527

---

**From:** Hill, Chris [<mailto:Chris.Hill@dof.ca.gov>]  
**Sent:** Tuesday, June 11, 2013 10:01 AM  
**To:** Kyle Warsinski  
**Subject:** RE: Beaumont follow-up

Good morning-

Preparatory to our discussions regarding a payment plan for the Other Asset and Low-Mod DDR amounts, I reviewed the Riverside County Auditor-Controller's report of how much Beaumont received in HSC section 34183 "residual" passthrough payments during the ROPS 2 and 3 periods (we are still awaiting the CAC's report on how much the City received during the current ROPS 13-14 A period). Per the CAC, the City received \$104,825 in residual payments during ROPS 2, and \$168,090 during ROPS 3. These are somewhat less, of course, than the \$282,507 and \$232,276 amounts cited in your May 20 e-mail.

To ensure we're both working off the same revenue base when discussing a payment plan, can you please confirm whether you agree with the CAC's report of how much the City received in residual passthrough payments during the ROPS 2 and 3 periods?

Also, according to our records the Other Asset DDR amount for the Successor Agency was \$594,066, not \$561,582. Can you also please confirm whether you agree with this amount?

The attached Excel document has tabs with the ROPS 2 and 3 information submitted by the Riverside CAC. The cells showing the residual passthrough payments are highlighted in orange.

---

**From:** Hill, Chris  
**Sent:** Monday, June 10, 2013 4:27 PM  
**To:** 'Kyle Warsinski'  
**Subject:** RE: Beaumont follow-up

Just wanted you to know that I'm behind on my e-mails, and that I'll get in touch with you tomorrow regarding this matter.

---

**From:** Kyle Warsinski [<mailto:kylew@beaumont-ca.gov>]  
**Sent:** Thursday, June 06, 2013 2:42 PM  
**To:** Howard, Justyn; Joe A. Gonsalves & Son; Alan Kapanicas; Hill, Chris  
**Subject:** RE: Beaumont follow-up

Sounds good. Thank you.

Kyle

---

**From:** Howard, Justyn [<mailto:Justyn.Howard@dof.ca.gov>]  
**Sent:** Thursday, June 06, 2013 2:32 PM  
**To:** 'Joe A. Gonsalves & Son'; Kyle Warsinski; Alan Kapanicas; Hill, Chris  
**Subject:** RE: Beaumont follow-up

Hi Everyone,

I am going to have Chris Hill call you on Monday. He is off this week. He will be our point on your proposed plan.

Thanks,  
Justyn

---

**From:** Joe A. Gonsalves & Son [<mailto:gonsalves@gonsalvi.com>]  
**Sent:** Wednesday, June 05, 2013 4:29 PM  
**To:** Howard, Justyn  
**Cc:** 'Kyle Warsinski'; Alan Kapanicas; [gonsalves@gonsalvi.com](mailto:gonsalves@gonsalvi.com)  
**Subject:** Beaumont follow-up

Justyn,

I hope all is well considering how busy you are ☺ The city of Beaumont asked that I circle back with you and respectfully request you contact Kyle Warsinski at your earliest convenience regarding the following email exchange. Kyle can be reached at:

**Kyle Warsinski**

Community Development Analyst  
City of Beaumont, CA  
(951) 769-8520

As always thank you in advance for your assistance!

Sincerely,

Jason

Jason A. Gonsalves  
Joe A. Gonsalves & Son  
925 L Street Suite 250  
Sacramento, CA 95814  
(916)441-0597 Telephone  
(916)441-5061 Facsimile  
[gonsalves@gonsalvi.com](mailto:gonsalves@gonsalvi.com)

---

**From:** Howard, Justyn [<mailto:Justyn.Howard@dof.ca.gov>]  
**Sent:** Tuesday, May 21, 2013 9:07 AM  
**To:** 'Joe A. Gonsalves & Son'  
**Subject:** RE: Jason and Paul - from Beaumont

This is something we are considering as a possible payment plan solution. We haven't had a chance to go over the numbers from Beaumont yet, but as long as the plan makes sense and does not take forever, we are

very flexible in terms of possible payment plan concepts. We will be contacting the City likely next week to begin further discussions of their proposed plan.

istyn

---

**From:** Joe A. Gonsalves & Son [<mailto:gonsalves@gonsalvi.com>]  
**Sent:** Monday, May 20, 2013 3:52 PM  
**To:** Howard, Justyn  
**Subject:** FW: Jason and Paul - from Beaumont

Justyn,

Please see the email below I received from the city of Beaumont, is this something DOF is willing to enter into? If so what does the SA need to do?

Thanks,

Jason

Jason A. Gonsalves  
Joe A. Gonsalves & Son  
925 L Street Suite 250  
Sacramento, CA 95814  
(916)441-0597 Telephone  
(916)441-5061 Facsimile  
[onsalves@gonsalvi.com](mailto:gonsalves@gonsalvi.com)

---

**From:** Kyle Warsinski [<mailto:kylew@beaumont-ca.gov>]  
**Sent:** Monday, May 20, 2013 3:08 PM  
**To:** Joe A. Gonsalves & Son  
**Cc:** Alan Kapanicas; Bill Aylward  
**Subject:** Jason and Paul - from Beaumont

Jason,

Here is the info regarding the Due Diligence Reviews for the City of Beaumont

CA DOF determined SA owes:

\$2,281,846 for LMIHF review  
\$561,582 for other Accounts review

Total: \$2,843,428

When I last spoke with Justyn Howard he stated the SA may be able to use our current property tax receipts from the RTTPF to repay the amounts on a 6 month basis.

The SA is interested in presenting a payment plan that would pledge our RTTPF receipts to the State from each 6 month period until the amount due is paid off.

Last 2 RTTPF receipts:

July 2012: \$282,506.59  
January 2013: \$232,276.33

Please let me know if you need more info or have any questions.

Thanks,

**Kyle Warsinski**

Community Development Analyst  
City of Beaumont, CA  
(951) 769-8520



**Please do not print this email unless absolutely necessary!**

## Exhibit C – Resolution of the Successor Agency Board

## BEAUMONT SUCCESSOR AGENCY

### RESOLUTION NO. 2015-03

#### A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF BEAUMONT APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

**WHEREAS**, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Act"), the Redevelopment Agency of the City of Beaumont (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Beaumont, acting in a separate limited capacity elected to serve as the successor agency (the "Beaumont Successor Agency") of the Dissolved RDA; *and*

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Act, the Beaumont Successor Agency is a separate legal entity from the City of Beaumont (the "City"); *and*

**WHEREAS**, the Beaumont City Council (the "City Council") serves in a separate capacity as the governing board of the Beaumont Successor Agency; *and*

**WHEREAS**, pursuant to the Dissolution Act the Beaumont Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; *and*

**WHEREAS**, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; *and*

**WHEREAS**, the real property and specified other assets of the Dissolved RDA were transferred to the ownership and control of the Successor Agency as of February 1, 2012 pursuant to Health and Safety Code Section 34175(b), including three (3) parcels of real property that were acquired in conjunction with a Dissolved Agency property acquisition (collectively, the "Properties") all within the Beaumont Redevelopment Project Area and subject to the Redevelopment Plan; *and*

**WHEREAS**, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; *and*

**WHEREAS**, on June 14, 2013, the Beaumont Successor Agency received an approval from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179(h), confirming the transfer of ownership of two (2) of the three (3) properties from the Beaumont Successor Agency to the City of Beaumont for governmental use; *and*

**WHEREAS**, on July 9, 2013 the Beaumont Successor Agency entered into a payment plan with the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.6(h)(3) and 31479.7; *and*

**WHEREAS**, pursuant to Health and Safety Code Section 34191.5(b), the Beaumont Successor Agency must prepare and submit a Long-Range Property Management Plan (the "LRPMP") to

the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

**WHEREAS**, the LRPMP provides for the disposition and use of the Properties in a manner consistent with, and to implement projects identified in, the Redevelopment Plan and calls for the transfer of one (1) of the Property for future development for governmental use pursuant to Health & Safety Code section 34191.5(c)(2) and 34181(a); all in accordance with the Redevelopment Plan and the LRPMP; and

**WHEREAS**, upon approval of the LRPMP by the Oversight Board and the DOF as authorized by Health and Safety Code Section 34191.5(c)(2)(A) the Successor Agency will be authorized to dispose of the Properties pursuant to the approved LRPMP; and

**WHEREAS**, the Long Range Property Management Plan and the Staff Report accompanying this Resolution contain additional information and analysis upon which the findings and actions set forth in this Resolution are based.

**NOW, THEREFORE, THE BEAUMONT SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The recitals set forth above are true and correct and incorporated herein by reference.

**Section 2.** For purposes of the California Environmental Quality Act ("CEQA") the Successor Agency, as a "responsible agency" under CEQA and as successor-in-interest to the Dissolved RDA Board that previously certified and adopted CEQA documents and findings (the "Findings") for any entitlements or enforceable obligations associated with the Property, hereby independently reconfirms and makes, approves, and re-adopts the Findings as its own findings required pursuant to CEQA in connection with this Resolution and the actions set forth in this Resolution. The CEQA Findings are hereby incorporated in this Resolution as if set forth in full herein.

**Section 3.** The Oversight Board to the Beaumont Successor Agency hereby finds that none of the conditions described in State CEQA Guidelines Section 15162 have occurred in association with the disposition of the Properties that would require preparation of any subsequent CEQA document, such that any previously approved EIRs, MNDs or NDs associated with the Properties and the associated Findings served as the CEQA documentation for the approval of this Resolution and the actions set forth in this Resolution.

**Section 4.** The Beaumont Successor Agency hereby approves the LRPMP in the form presented to the Oversight Board and as on file with the Successor Agency Secretary.

**Section 5.** The Beaumont Successor Agency hereby authorizes and directs the Beaumont Successor Agency Executive Director, or the Executive Director's designee, to submit the LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

**Section 6.** Upon approval of the LRPMP by the DOF, the Successor Agency authorizes and directs the Beaumont Successor Agency Executive Director, or the Executive Director's

designee, to dispose of and use the Properties and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the LRPMP and this Resolution.

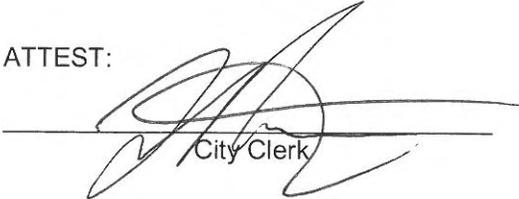
**MOVED, PASSED AND ADOPTED** this 1st day of December, 2015, by the following vote:

- AYES: Councilmember Fox, Orozco, White, Lara, Knight
- NOES: None
- ABSTAIN: None
- ABSENT: None



Mayor

ATTEST:



City Clerk

## Exhibit D – Resolution of the Oversight Board

---

**OVERSIGHT BOARD RESOLUTION NO. 2015-04**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE BEAUMONT SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Act"), the Redevelopment Agency of the City of Beaumont (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Beaumont, acting in a separate limited capacity elected to serve as the successor agency (the "Beaumont Successor Agency") of the Dissolved RDA; *and*

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Act, the Beaumont Successor Agency is a separate legal entity from the City of Beaumont (the "City"); *and*

**WHEREAS**, the Beaumont City Council (the "City Council") serves in a separate capacity as the governing board of the Beaumont Successor Agency; *and*

**WHEREAS**, pursuant to the Dissolution Act the Beaumont Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; *and*

**WHEREAS**, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; *and*

**WHEREAS**, the real property and specified other assets of the Dissolved RDA were transferred to the ownership and control of the Successor Agency as of February 1, 2012 pursuant to Health and Safety Code Section 34175(b), including three (3) parcels of real property that were acquired in conjunction with a Dissolved Agency property acquisition (collectively, the "Properties") all within the Beaumont Redevelopment Project Area and subject to the Redevelopment Plan; *and*

**WHEREAS**, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; *and*

**WHEREAS**, on June 14, 2013, the Beaumont Successor Agency received an approval from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179(h), confirming the transfer of ownership of two (2) of the three (3) properties from the Beaumont Successor Agency to the City of Beaumont for governmental use; *and*

**WHEREAS**, on July 9, 2013 the Beaumont Successor Agency entered into a payment plan with the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.6(h)(3) and 31479.7; *and*

**WHEREAS**, pursuant to Health and Safety Code Section 34191.5(b), the Beaumont Successor Agency must prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the DOF no later than six months following the issuance by the DOF of

the Finding of Completion; and

**WHEREAS**, the LRPMP provides for the disposition and use of the Properties in a manner consistent with, and to implement projects identified in, the Redevelopment Plan and calls for the transfer of one (1) of the Property for future development for governmental use pursuant to Health & Safety Code section 34191.5(c)(2) and 34181(a); all in accordance with the Redevelopment Plan and the LRPMP; and

**WHEREAS**, on December 1, 2015 the Beaumont Successor Agency approved the LRPMP, which is on file with the Successor Agency Secretary; and

**WHEREAS**, upon approval of the LRPMP by the Oversight Board and the DOF as authorized by Health and Safety Code Section 34191.5(c)(2)(A) the Successor Agency will be authorized to dispose of the Properties pursuant to the approved LRPMP; and

**WHEREAS**, the Long Range Property Management Plan and the Staff Report accompanying this Resolution contain additional information and analysis upon which the findings and actions set forth in this Resolution are based.

**NOW, THEREFORE, THE OVERSIGHT BOARD TO THE BEAUMONT SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The recitals set forth above are true and correct and incorporated herein by reference.

**Section 2.** For purposes of the California Environmental Quality Act ("CEQA") the Successor Agency, as a "responsible agency" under CEQA and as successor-in-interest to the Dissolved RDA Board that previously certified and adopted CEQA documents and findings (the "Findings") for any entitlements or enforceable obligations associated with the Property, hereby independently reconfirms and makes, approves, and re-adopts the Findings as its own findings required pursuant to CEQA in connection with this Resolution and the actions set forth in this Resolution. The CEQA Findings are hereby incorporated in this Resolution as if set forth in full herein.

**Section 3.** The Oversight Board to the Beaumont Successor Agency hereby finds that none of the conditions described in State CEQA Guidelines Section 15162 have occurred in association with the disposition of the Properties that would require preparation of any subsequent CEQA document, such that any previously approved EIRs, MNDs or NDs associated with the Properties and the associated Findings served as the CEQA documentation for the approval of this Resolution and the actions set forth in this Resolution.

**Section 4.** The Beaumont Successor Agency Oversight Board hereby approves the LRPMP in the form presented to the Successor Agency and as on file with the Successor Agency Secretary.

**Section 5.** The Oversight Board to the Beaumont Successor Agency hereby authorizes and directs the Beaumont Successor Agency Executive Director, or the Executive Director's designee, to submit the LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

**Section 6.** Upon approval of the LRPMP by the DOF, the Oversight Board authorizes and directs the Beaumont Successor Agency Executive Director, or the Executive Director's designee, to dispose of and use the Properties and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the LRPMP and this Resolution.

**MOVED, PASSED AND ADOPTED** this 7th day of December, 2015, by the following vote:

AYES: Boardmember Davis, Halliwill, Severns, Williams, Warsinski

NOES: None

ABSTAIN: None

ABSENT: Hernandez

ATTEST:

  
Acting Secretary

  
Chairman

## Exhibit E – Assessor Parcel Maps

---



## Exhibit F – Zoning Information

---

- C. *Enforcement and Penalty for Violation.* The Planning Commission, the Planning Director, the City Attorney, the City Clerk, and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Zoning Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Zoning Ordinance shall be void.
- D. *Actions Deemed a Nuisance.* Any building or structure erected or maintained, or any use of property contrary to the provisions of this Zoning Ordinance shall be declared to be unlawful and a public nuisance, subject to abatement pursuant to the City of Beaumont Municipal Code.
- E. *Remedies.* All remedies concerning this Zoning Ordinance shall be cumulative and not exclusive. Conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, or improvements, and shall not prevent the enforced correction or removal thereof. (Ord. 920 §2, 9/2007)

**17.02.140      Reserved (Ord. 920 §2, 9/2007)**

**Chapter 17.03**  
**Zoning Map and Zone Districts**

**Sections:**

<b>17.03.010</b>	<b>Purpose and Authority</b>
<b>17.03.020</b>	<b>Establishment of Zone Districts</b>
<b>17.03.030</b>	<b>Zoning Map</b>
<b>17.03.040</b>	<b>Recreation/Conservation Zone (R-C Zone)</b>
<b>17.03.050</b>	<b>Residential, Rural Zone (R-R Zone)</b>
<b>17.03.060</b>	<b>Residential, Single-Family Zone (R-SF Zone)</b>
<b>17.03.070</b>	<b>Residential, Multiple-Family Zone (R-MF Zone)</b>
<b>17.03.080</b>	<b>Commercial, General Zone (C-G Zone)</b>
<b>17.03.090</b>	<b>Community Commercial Zone (C-C Zone)</b>
<b>17.03.095</b>	<b>Commercial, Light Manufacturing Zone (C-M Zone)</b>
<b>17.03.100</b>	<b>Manufacturing Zone (M Zone)</b>
<b>17.03.110</b>	<b>Public Facilities Zone (P-F Zone)</b>
<b>17.03.120</b>	<b>Permitted Uses for Base Zone Districts</b>
<b>17.03.130</b>	<b>Overlay Zone (O Zone)</b>
<b>17.03.140</b>	<b>Specific Plan Zone (SP Zone)</b>
<b>17.03.150</b>	<b>Permitted Uses for Overlay Zones</b>
<b>17.03.160</b>	<b>Mineral resources Overlay Zone</b>

**17.03.010      Purpose and Authority.**      The purpose of this Chapter 17.03 is to accomplish the following:

- To implement the Community Development Element of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District. (Ord. 920 §2, 9/2007)

**17.03.020 Establishment of Zone Districts.** For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the corporate boundaries of the City of Beaumont:

- Recreation/Conservation Zone (R-C Zone)
- Residential, Rural Zone (R-R Zone)
- Residential, Single Family Zone (R-SF Zone)
- Residential, Multiple-family Zone (R-MF)
- Commercial, General Zone (C-G 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) (Ord. 920 §2, 9/2007)

**17.03.030 Zoning Map.** The location and boundaries of the various zones are delineated on the Zoning Map of the City of Beaumont. All property within the City, public and private, is assigned a specific Zone designation and its location and extent is noted on the official Zoning Map. The use of all property must be in accordance with the Zoning designations delineated on the Zoning Map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
  1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
  2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
  3. *Vacated or Abandoned Property.* If any public street, alley or other right of way is vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the Zoning of the adjoining property on each side.
  4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the Zoning Map shall be noted on the Map with the date of the amendment and references to the amending ordinance. (Ord. 920 §2, 9/2007)

**17.03.040 Recreation/Conservation Zone (R-C Zone).** The Recreation/Conservation Zone is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Recreation/Conservation Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Recreation/Conservation Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a Conditional Use Permit.
- C. *Recreation/Conservation Zone, Development Standards.* The following standards shall apply to the Recreation/Conservation Zone (R-C Zone):

1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone.
  2. *Setbacks and Yards.* All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a Plot Plan or Conditional Use Permit for structural development.
  3. *Building Height.* In the RC Zone the maximum height of any building shall not exceed two (2) stories of thirty-five (35) feet, whichever is less.
- D. *Recreation/Conservation Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Recreation/Conservation Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Recreation/Conservation Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**17.03.050 Residential, Rural Zone (RR Zone).** The Residential, Rural Zone (R-R Zone) is intended to provide for and encourage the development of agriculturally-oriented low density residential development to take advantage of the rural environment.

- A. *Residential, Rural Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Rural Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a Conditional Use Permit.
- C. *Residential, Rural Zone, Development Standards.* The following standards shall apply to the Residential, Rural Zone (R-R Zone):
  1. *Lot Area and Dimension.* The Lot sizes shall not be less than eight thousand (8,000) square feet with a minimum average lot depth of 100 feet, and a minimum lot width of eighty (80) feet.
  2. *Setbacks and Yards.* Minimum yard requirements shall be twenty-five (25)-feet for the front yard, ten (10) feet for the side yard, and twenty (20) feet for the rear yard.
  3. *Building Height.* In the R-R Zone the maximum height of any building shall not exceed two (2) stories of thirty-five (35) feet, whichever is less.
- D. *Residential, Rural Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 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. 920 §2, 9/2007)

**17.03.060 Residential, Single-Family Zone (R-SF Zone).** The Residential, Single-Family Zone (R-SF Zone) is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional Residential, Single-Family development.

- 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 seven thousand (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 twenty (20) feet for single level structures and twenty (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 twenty (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 twenty (20) feet except for those interior lots that border on an alley. A minimum rear yard setback of five (5) feet is permitted for an accessory structure used for enclosed parking. The minimum rear yard setback for a two level residential structures is twenty (20) feet.
    - c. *Side Yard Setbacks.* Interior side yard setbacks shall not be less than five (5) feet on each side except that on interior lots of seventy (70) feet or greater in width, side yard setbacks shall be at least five (5) feet in width on one side and ten (10) feet in width on the other side. Two story residences shall have a ten (10) foot side yard setback regardless of parcel width. Corner lots shall have a street side yard of at least ten (10) 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 (10) feet from the principal residential structure; two-story accessory structures shall be located a minimum of twenty (20) feet from the principal residential structure.
      3. A minimum rear setback of ten (10) 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 twenty-five (25) percent
  3. *Building Height.* In the Residential, Single-Family Zone (R-SF Zone), the maximum height of any building shall not exceed thirty-five (35) feet or two stories, whichever is less.
- D. *Second Units.* *Second Units, both guest and rental shall not exceed 50% of the floor area of the main unit or 1,200 square feet whichever is less. The height of the second unit shall not exceed the height of the main unit. In addition all second units must be connected to sewer and shall be provided with individual sewer connections. Second units shall be detached from the main unit by a minimum distance of ten (10) feet and shall have a minimum distance of fifteen (15) feet from the rear property line. The second 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. All second units that are rental units must provide a minimum of two (2) parking spaces.”* (Ord. No. 1017, April 17, 2012)

<b>Table 17.03-1 Setback (Yard) Requirements for Residential, Single-Family Zone (RSF Zone)</b>		
<b>Yard</b>	<b>Single Level</b>	<b>Two-Level</b>
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	5 ft. for interior lots < 70 ft. in width 10 ft. on one side and 5 ft. on the other side for interior lots >70 ft. in width 10 ft. for corner lots (street side yard)	10 ft.

- E. *Residential, Single-Family Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- F. *Residential, Single-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Single-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**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, town-homes, 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 six thousand (6,000) square feet with an average lot width of sixty (60) feet and a minimum average lot depth of 100-feet.
  2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Multiple-Family Zone (R-MF Zone):
    - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet.
    - b. *Rear Yard Setbacks.* The minimum rear yard setback fifteen (15) feet except for interior lots that border on an alley. A minimum rear yard setback of five (5) feet is required for those parcels that have a garage abutting an alley.
    - c. *Side Yard Setbacks.* Interior side yard setbacks shall not be less than five (5) feet on each side except that on interior lots of seventy (70) feet or greater in width, side yard setbacks shall be at least ten (10) feet in width on one side. Two story residences shall have a Fifteen (15) foot side yard setback regardless of parcel width. Corner lots shall have a street side yard of at least twenty (20) feet.

Table 17.03-2 Setback (Yard) Requirements for Residential, Multiple-Family Zone (RMF Zone)		
Yard	Setback Requirement	Two-Level
Front Yard	25 ft.	25 ft.
Rear Yard	15 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side Yard	5 ft. for interior lots 10 ft. for interior lots >70 ft. in width; 10 ft. for corner lots	15 ft. 20 ft. for corner lots

3. *Building Area.* When a single-family unit is constructed within an R-MF Zone, it shall have a minimum floor area of one thousand, one hundred (1,100) square feet. When multiple units are to be constructed within the Residential, Multiple-Family Zone, the following rules shall apply to multiple family developments with two or more units located within a single lot:
  - a. Three bedroom units shall have a minimum floor area of one thousand, one hundred (1,100) square feet.
  - b. Two-bedroom units shall have a minimum floor area of eight hundred (800) square feet.
  - c. One-bedroom units shall have a minimum floor area of six hundred (600) square feet.
  - d. Studio (living area and bedroom combination) units shall have a minimum floor area of five hundred (500) square feet.
4. *Minimum Distance Between Buildings.* No two-story building shall be closer than twenty (20) feet to any other primary building located within the same lot. No one-story building shall be any closer than ten (10) feet to any other primary structure on the same lot.
5. *Lot Area Per Dwelling Unit and Useable Yard Area (Open Space) Requirements.* The minimum building area shall be one thousand nine hundred and eighty (1,980) square feet or a maximum of density of twenty-two (22) units per acre. The area occupied by all structures shall not exceed seventy (70) percent of the lot area. This provision may be modified through the application of the City of Beaumont Affordable Housing Density Bonus (refer herein to Section 17.10). The following minimum useable open space standards are applicable to development within the Residential, Multiple-Family Zone:
  - a. Each Studio unit shall have a minimum of two hundred (200) square feet of usable open space.
  - b. Each one-bedroom unit shall have a minimum of two hundred (200) square feet of usable open space.
  - c. Each two-bedroom unit shall have a minimum of three hundred (300) square feet of usable open space.
  - d. For those units containing more than two-bedrooms, an additional one hundred (100) feet of usable open space beyond the two-bedroom requirements, will be required for every additional bedroom.
  - e. The definition of useable open space and the method of computation is provided herein in Section 17.12 (Definitions).

6. *Building Height.* In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed thirty-five (35) feet. This height requirement may be modified with a density bonus provision (refer to Chapter 17.10).
- D. *Residential, Multiple-Family Zone, Off street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Residential, Multiple-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Multiple-Family, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**17.03.080 Commercial, General Zone (C-G Zone).** The Commercial, General Zone (C-G Zone) is intended to permit development that provides for a range of commercial service and retail land uses. This Zone is also intended to serve as one of the base zones for the Overlay Zone Districts that are also provided for in the City's General Plan and this title.

- A. *Commercial, General Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, General 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, General Zone, Development Standards.* The following standards shall apply to the Commercial, General Zone (CG Zone):
1. *Lot Area and Dimension.* Lots sizes for the Commercial, General Zone (C-G Zone) shall not be less than ten-thousand (10,000) square feet with an average lot depth of one-hundred (100) feet and a minimum average lot width of one-hundred (100) feet.
  2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, General Zone (C-G Zone)
    - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet. A minimum of fifty (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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
  3. *Lot Area Requirements.* The area occupied by all structures shall not exceed fifty (50) percent of the lot area and the maximum permitted floor area ratio is 1.0.
  4. *Building Height.* In the Commercial, General Zone (C-G Zone), the maximum height of any building shall not exceed fifty (50) feet.
- D. *Commercial, General Zone, Off street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Commercial, General Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.

- F. *Commercial, General Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**17.03.090 Community Commercial Zone (CC 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 where the floor area of the business exceeds fifty thousand (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 (CC Zone):
1. *Lot Area and Dimension.* Lots sizes for the Community Commercial Zone (C-C Zone) shall not be less than ten thousand (10,000) square feet with an average lot depth of one hundred (100) feet and a minimum average lot depth of one hundred (100) feet.
  2. *Setbacks and Yards.* The following setback requirements are applicable to the Community Commercial Zone (CC Zone):
    - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet. There shall be a minimum of fifty (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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
  3. *Lot Area Requirements.* The area occupied by all structures shall not exceed fifty (50) percent of the lot area and the maximum floor area ratio is 1.0.
  4. *Building Height.* In the Community Commercial Zone (CG 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 herein in Section 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. (Ord. 920 §2, 9/2007)

**17.03.095 Commercial, Light Manufacturing Zone (C-M Zone).** The Commercial, Light Manufacturing Zone (C-M Zone) is intended to permit development that provides for a range of commercial service, retail and light manufacturing land uses. This Zone is also intended to serve as one of the base zones for the Overlay Zone Districts that are also provided for in the City's General Plan and this title.

- A. *Commercial, Light Manufacturing Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, Light 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. *Commercial, Light Manufacturing Zone, Development Standards.* The following standards shall apply to the Commercial, Light Manufacturing Zone (CG Zone):
  - 1. *Lot Area and Dimension.* Lots sizes for the Commercial, Light Manufacturing Zone (C-M Zone) shall not be less than ten-thousand (10,000) square feet with an average lot depth of one-hundred (100) feet and a minimum average lot width of one-hundred (100) feet.
  - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, Light Manufacturing Zone (C-M Zone)
    - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet. A minimum of fifty (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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
    - d. *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 twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
  - 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed fifty (50) percent of the lot area and the maximum permitted floor area ratio is 1.0.
  - 4. *Building Height.* In the Commercial, Light Manufacturing Zone (C-M Zone), the maximum height of any building shall not exceed fifty (50) feet.
- D. *Commercial, Light Manufacturing Zone, Off street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Commercial, Light Manufacturing Zone, Landscaping.* The provisions of Chapter 17.06 shall apply.
- F. *Commercial, Light Manufacturing Zone, Signs.* The provisions of Chapter 17.07 shall apply.

(Ord. # 1016, May 15, 2012)

**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, manufacturing uses, and warehousing activities in the City.

- 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 ten thousand (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 twenty-five (25) feet. There shall be a minimum of fifty (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 twenty (20) feet plus an additional two (2) feet for every foot that exceeds thirty-five (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 twenty (20) feet plus an additional two (2) feet for every foot that exceeds thirty-five (35) feet.
  3. *Building Height.* In the Manufacturing Zone, the maximum height of any primary building shall not exceed fifty (50) feet.
- D. *Manufacturing Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Manufacturing Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Manufacturing Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**17.03.110 Public Facilities Zone (PF Zone).** The Public Facilities Zone includes a range of public uses and activities that serve the public good and welfare. These include, but are not limited to, schools, civic buildings, fire stations, and is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Public Facilities Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Public Facilities Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a Conditional Use Permit.
- C. *Public Facilities Zone, Development Standards.* The following standards shall apply to the Public Facilities Zone (P-F Zone):
  - 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be ten- thousand (10,000) square feet.
  - 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 development.
  - 3. *Building Height.* In the PF Zone the maximum height of any building shall not exceed two (2) stories of thirty-five (35) feet, whichever is less.
- D. *Public Facilities Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Public Facilities Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Public Facilities Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

**(Continued on next page)**

**17.03.120 Permitted Uses for Base Zone Districts.** The permitted uses for the Base Zone Districts (identified herein in Section 17.03.40 through 17.03.110) are listed in Table 17.03-3.

<b>Table 17.03-3 Permitted Land Uses For Base Zone Districts</b>									
	<b>RC</b>	<b>PF</b>	<b>RR</b>	<b>RSF</b>	<b>RMF</b>	<b>CG</b>	<b>CC</b>	<b>M</b>	<b>CM</b>
<b>Administrative Professional Services</b>									
Administrative/Professional Offices	N	N	N	N	N	P	P	P	P
Advertising Agencies	N	P	N	N	N	P	P	C	P
Architectural/Engineering/Design Services	N	P	N	N	N	P	P	C	P
Attorney/Legal Services	N	P	N	N	N	P	P	C	P
Business Management Services	N	P	N	N	N	P	P	C	P
Government Offices	P	P	P	P	P	P	P	P	P
Travel Agencies	N	P	N	N	N	P	P	C	P
<b>Agricultural Uses</b>									
Animal Keeping (Commercial Use)	N	N	P	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	N	N	N	C	C
Apiaries	N	N	P	C	N	N	N	N	N
Aviaries	N	N	P	N	N	N	N	C	N
Catteries	N	N	P	C	N	C	C	C	C
Commercial Growing Establishments	N	N	P	N	N	N	N	C	C
Dairies	N	N	P	N	N	N	N	N	N
Kennels (all Classes)	N	N	P	C	N	C	C	C	C
Produce Stands	N	N	P	N	N	N	N	N	N
Stables	N	N	P	N	N	N	N	N	N
<b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b> <b>A = Permitted as an Accessory Use</b>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
<b>Alcohol Service and Sales</b>									
Bars or Cocktail Lounges	C	N	N	N	N	C	C	C	C
Liquor Stores	N	N	N	N	N	C	C	N	C
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	C	C	C	C
<b>Automotive Services</b>									
Automobile, Motorcycle, and Marine Craft Sales ( <i>New and Used</i> )	N	N	N	N	N	P	P	C	P
Automobile Parking Facilities	N	N	N	N	N	P	P	P	P
Automobile Rental Agencies	N	N	N	N	N	P	P	P	P
Automobile Repair Facilities	N	N	N	N	N	P	P	P	P
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	C	N
Body and Paint Shops	N	N	N	N	N	C	C	C	C
Car Wash	N	N	N	N	N	C	C	C	C
Gas/Service Stations	C	N	N	N	N	C	C	C	C
Limousine Services	N	N	N	N	N	P	P	P	P
Towing Services With Indoor Vehicle Service	N	N	N	N	N	C	C	C	C
Towing Services With Outdoor Vehicle Storage	N	N	N	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	N	C	C	P	C
<b>Communications Facilities</b>									
Cellular Communication Facilities	C	N	N	N	N	C	C	C	C
Cellular - Stealth	C	N	N	N	N	C	C	C	C
Cellular - Non-Stealth	N	N	N	N	N	C	C	C	C
Radio and Television Broadcasting Studios	N	N	N	N	N	N	P	P	P
Recording and Sound Studios	N	N	N	N	N	N	P	P	P

**N = Not Permitted    P = Permitted    C = Conditionally Permitted  
A = Permitted as an Accessory Use**

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Satellite Dishes (Non-Private)	N	N	N	N	N	P	P	P	P
Satellite Dishes (Private Use)	N	N	P	P	P	N	N	C	C
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P	P
<b>Daycare Facilities</b>									
Commercial Day Care Facilities	N	N	N	N	N	P	P	C	C
<b>Educational Establishments</b>									
Elementary, Junior, and High Schools/ Private & Charter	N	P	C	C	C	C	C	C	C
Elementary, Junior, and High Schools/Public	N	P	P	P	P	C	C	C	C
College or University	N	P	C	C	C	C	C	C	C
Tutoring & Testing	N	P	A	A	A	C	C	C	C
Vocational and Trade Schools	N	P	C	C	C	C	C	C	C
<b>Food and Beverage Sales</b>									
Bakeries	N	N	N	N	N	P	P	P	P
Catering Establishments	N	N	N	N	N	P	P	P	P
Convenience Markets	N	N	N	N	N	P	P	P	P
Grocery Stores/Supermarkets	N	N	N	N	N	P	P	N	C
Grocery Store, Alcohol Sales	N	N	N	N	N	C	C	N	C
<b>General Merchandise and Trade</b>									
Antique Sales	N	N	N	N	N	P	P	A	P
Appliance Sales	N	N	N	N	N	P	P	C	P
Art Galleries and Supplies	N	N	N	N	N	P	P	N	P
Beauty Supplies	N	N	N	N	N	P	P	N	P
Books and Magazines	N	N	N	N	N	P	P	N	P
Building Materials	N	N	N	N	N	C	P	P	P
Building Materials with outdoor sales/storage	N	N	N	N	N	C	C	P	C
Camera and Photographic Supplies	N	N	N	N	N	P	P	N	P
Candy Stores	N	N	N	N	N	P	P	N	P

**N = Not Permitted    P = Permitted    C = Conditionally Permitted  
A = Permitted as an Accessory Use**

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Cigar/Cigarette Shops	N	N	N	N	N	C	C	N	C
Clothing Stores	N	N	N	N	N	P	P	N	P
Department Stores	N	N	N	N	N	P	P	N	P
Discount Stores	N	N	N	N	N	P	P	N	P
Electronic Equipment Sales	N	N	N	N	N	P	P	C	P
Equipment Sales and Rentals	N	N	N	N	N	C	C	P	C
Florists	N	N	N	N	N	P	P	N	P
Freight Forwarding Services	N	N	N	N	N	P	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	P	P	N	P
Garden Supply	N	N	N	N	N	P	P	N	P
Gifts, Crafts, and Novelties	N	N	N	N	N	P	P	N	P
Guns and Ammunition	N	N	N	N	N	P	P	C	P
Hardware Stores	N	N	N	N	N	P	P	N	P
Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P
Indoor Swap Meets	N	N	N	N	N	N	C	C	C
Jewelry Sales and Repair	N	N	N	N	N	P	P	N	P
Leather Goods	N	N	N	N	N	P	P	N	P
Luggage Sales	N	N	N	N	N	P	P	N	P
Office Equipment, Furniture, and Supplies	N	N	N	N	N	P	P	C	P
Pet Sales and Supplies	N	N	N	N	N	P	P	C	P
Records, Tapes, and Videos	N	N	N	N	N	P	P	N	P
Retail, Other Specialty	N	N	N	N	N	P	P	N	P
Sporting Goods and Equipment	N	N	N	N	N	P	P	N	P
Surplus Stores	N	N	N	N	N	P	P	C	P
Thrift and Second-Hand Stores	N	N	N	N	N	C	C	N	C
Variety Stores	N	N	N	N	N	P	P	N	P
<b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b> <b>A = Permitted as an Accessory Use</b>									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Wholesale Establishments	N	N	N	N	N	P	P	C	C
<b>Lodging</b>									
Bed and Breakfast Facilities	C	N	N	N	N	P	P	N	C
Emergency Shelters	N	N	N	N	N	P	C	C	C
Hotels and Motels	C	N	N	N	N	P	P	C	C
Residence Inns	C	N	N	N	N	P	P	N	C
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	C	C	N	C
Trailer Parks and Campsites	N	N	N	N	C	N	N	N	N
Transitional Housing	N	N	N	N	C	C	C	N	C
<b>Manufacturing and Industrial</b>									
Apparel/Textile Products	N	N	N	N	N	N	N	P	C
Assembly Plants	N	N	N	N	N	N	N	P	C
Bottling Plants	N	N	N	N	N	N	N	P	C
Bulk Postal Service Facilities	N	N	N	N	N	N	N	P	C
Chemicals	N	N	N	N	N	N	N	P	C
Contract Construction Services	N	N	N	N	N	N	N	P	C
Data Services	N	N	N	N	N	N	N	P	C
Exterminating Services	N	N	N	N	N	C	C	P	C
Feed and Fuel Yards	N	N	N	N	N	N	N	P	N
Food and Kindred Products	N	N	N	N	N	N	N	P	C
Furniture	N	N	N	N	N	N	N	P	C
Lumber/Wood Products	N	N	N	N	N	N	N	P	C
Moving and Storage Establishments	N	N	N	N	N	N	N	P	C
Metal Salvage Yards	N	N	N	N	N	N	N	P	N
Paper Products	N	N	N	N	N	N	N	P	C
<b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b> <b>A = Permitted as an Accessory Use</b>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

<b>Land Use</b>	<b>RC</b>	<b>PF</b>	<b>RR</b>	<b>RSF</b>	<b>RMF</b>	<b>CG</b>	<b>CC</b>	<b>M</b>	<b>CM</b>
Petroleum-Related Materials	N	N	N	N	N	N	N	C	N
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	C	C
Printing/Publishing	N	N	N	N	N	N	N	P	C
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	P	C
Research Services and Laboratories	N	N	N	N	N	N	N	P	C
Retail Sales of Products Manufactured or Stored On-Site	N	N	N	N	N	N	N	P	C
Sandblasting and Beadblasting	N	N	N	N	N	C, A	C, A	C	C,A
Taxidermy	N	N	N	N	N	N	N	C	C
<b>Medical/Health Care</b>									
Ambulance Services	N	N	N	N	N	P	P	P	P
Animal Hospitals/Veterinaries	N	N	N	N	N	P	P	P	P
Clinics	N	N	N	N	N	P	P	C	P
Convalescent Homes	N	N	C	C	C	P	P	N	P
Chemical Dependency Clinics	N	N	N	N	C	C	N	N	C
Hospitals	N	N	N	N	N	P	P	N	P
Medical/Dental Offices	N	N	N	N	N	P	P	N	P
Pharmacies	N	N	N	N	N	P	P	N	P
Pharmacies, with drive-through	N	N	N	N	N	C	C	N	C
<b>Personal Services</b>									
Banking, Credit Unions, Financial Services	N	N	N	N	N	P	P	N	P
Barbers and Beauty Parlors	N	N	N	N	N	P	P	N	P
Cemeteries	N	C	C	C	C	C	C	C	C
Check Cashing Services	N	N	N	N	N	P	P	N	P
<b>N = Not Permitted    P = Permitted    C = Conditionally Permitted A = Permitted as an Accessory Use</b>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Commercial Pet Grooming Services	N	N	N	N	N	P	P	C	P
Dry Cleaners	N	N	N	N	N	P	P	N	P
Funeral Parlors, Mortuaries	N	N	N	N	N	C	C	C	C
Laundries, Laundromats	N	N	N	N	N	P	P	C	P
Locksmith and Key Shops	N	N	N	N	N	P	P	P	P
Pawnbrokers	N	N	N	N	N	C	C	N	C
Photocopying and Photo Developing Services	N	N	N	N	N	P	P	P	P
Photography Studios	N	N	N	N	N	P	P	N	P
Shoe Repair Shops	N	N	N	N	N	P	P	C	P
Tailors	N	N	N	N	N	P	P	C	P
Tattoo/Body Piercing Services	N	N	N	N	N	C	C	N	C
<b>Public and Quasi-Public Uses</b>									
Community Recreation Centers	P	<u>P</u>	N	N	N	N	N	N	N
Cultural Facilities	<u>P</u>	P	N	N	N	N	N	N	N
Libraries	<u>P</u>	P	N	N	N	C	C	N	C
Museums	<u>P</u>	P	N	N	N	C	C	N	C
Parks	P	P	N	N	N	N	N	N	N
Public Safety Facilities	N	P	N	N	N	P	P	P	P
Senior Citizen Activity Centers	N	P	N	N	N	P	P	N	P
<b>Recreation and Entertainment</b>									
Adult-Oriented Businesses	N	N	N	N	N	N	N	C	N
Amusement Parks	N	N	C	N	N	C	C	C	C
Athletic Fields	N	P	P	P	P	N	N	N	N
Batting Cages	N	N	N	N	N	C	C	C	C
Billiard and Pool Halls	N	N	N	N	N	C	C	N	C
<p align="center"><b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b>  <b>A = Permitted as an Accessory Use</b></p>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

<b>Land Use</b>	<b>RC</b>	<b>PF</b>	<b>RR</b>	<b>RSF</b>	<b>RMF</b>	<b>CG</b>	<b>CC</b>	<b>M</b>	<b>CM</b>
Bowling Alleys	N	N	N	N	N	P	P	N	P
Dance Studios	N	N	N	N	N	P	P	N	P
Golf Driving Ranges	C	N	N	N	N	N	C	C	C
Health Clubs and Gymnasiums	N	N	N	N	N	C	C	C	C
Miniature Golf Courses	N	N	C	N	N	C	C	N	C
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	C	C	C
Public Auditorium/Auditoriums	N	P	N	N	N	P	P	N	P
Shooting Range ( <i>Indoor</i> )	N	N	N	N	N	N	N	C	N
Skating Rinks	N	N	N	N	N	N	C	C	C
Video Arcades	N	N	N	N	N	C	C	N	C
<b>Recycling</b>									
Collection Facilities	N	N	N	N	N	C	C	C	C
Processing Facilities	N	N	N	N	N	C	C	C	C
<b>Religious Institutions</b>									
Churches	N	C	C	C	C	C, A*	C, A*	C	C
Monasteries, Convents, or Similar Religious Use	N	N	C	C	C	C	C	C	C
<b>Repair Services</b>									
Electrical and Household Appliances Repair	N	N	N	N	N	P	P	P	P
Furniture Refinishing	N	N	N	N	N	P	P	P	P
Furniture Reupholstering	N	N	N	N	N	C	C	P	P
Lawnmower Repair/Sales Shops	N	N	N	N	N	P	P	P	P
Machine Shops	N	N	N	N	N	C	C	P	C
Welding Shops	N	N	N	N	N	C, A	C, A	P	C, A
<p align="center"><b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b>  <b>A = Permitted as an Accessory Use    A* = Permitted as an Accessory Use in Assembly Buildings</b></p>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
<b>Residential Uses</b>									
Accessory Guest Houses	N	N	P	P	P	N	N	N	N
Accessory Rental Units ("Granny Flats")	N	N	P	P	P	N	N	N	N
Boarding or Rooming Houses	N	N	C	C	C	N	N	N	N
Caretaker's Unit	N	N	P	N	P	P*	N	C	C
Congregate Care Facilities	N	N	N	N	C	C	C	N	C
Day Care Centers, Small Family- 1 to 8 Children	N	N	P	P	P	N	N	N	N
Day Care Centers, Large Family-7 to 14 Children	N	N	C	C	C	C	N	N	N
Duplexes	N	N	N	N	P	N	N	N	N
Group or Community Care Facilities - 6 or fewer persons)	N	N	P	P	P	N	N	N	N
Group or Community Care Facilities - 7 or more persons)	N	N	C	C	C	N	N	N	N
Home Occupation Businesses	N	N	P	P	P	N	N	N	N
Mobile Home Parks	N	N	N	N	C	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	N	N	P	P	P	N	N	N	N
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	P*	N	N	N
Planned Residential Developments	N	N	P	P	P	N	N	N	N
Senior Housing Developments	N	N	P	P	P	C	N	N	N
Single-Family Dwellings	N	N	P	P	P	N	N	N	N
<b>Restaurant</b>									
Delicatessens	N	N	N	N	N	P	P	P	P
<p align="center"><b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b>  <b>A = Permitted as an Accessory Use</b>                      *Only allowed for Properties on Sixth Street</p>									

**Table 17.03-3  
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Fast-Food Restaurants - Without Drive-Thru	N	N	N	N	N	P	P	N	P
Fast-Food Restaurants - With Drive-Thru	N	N	N	N	N	C	C	N	C
Sit-Down Restaurants	C	N	N	N	N	P	P	N	P
Sit Down Restaurant with live Entertainment	C	N	N	N	N	C	C	N	C
Restaurant, serving alcohol	C	N	N	N	N	C	C	N	C
<b>Service Organizations</b>									
Philanthropic and Charitable Institutions	N	N	N	N	N	P	P	C	P
Service Organizations	N	N	N	N	N	P	P	C	P
<b>Temporary Uses</b>									
Street/Craft Fairs and Farmers' Markets	N	C	N	N	N	C	C	N	C
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	C	C	C	C	C	C
Outdoor Displays	N	N	N	N	N	C	C	C	C
Parking Lot Sales	N	C	N	N	N	C	C	C	C
Amusement Enterprises	N	C	N	N	N	C	C	C	C
<b>Transportation Facilities</b>									
Bus Passenger Terminals	N	N	N	N	N	C	C	C	C
Charter Bus Companies	N	N	N	N	N	C	C	C	C
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	C	C	C	C
Truck Stops and Terminals	N	N	N	N	N	C	C	C	C
<p align="center"><b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b>  <b>A = Permitted as an Accessory Use</b></p>									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
<b>Utilities</b>									
Public Utility/Service Structures	N	P	N	N	N	N	N	P	C
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	P	C
Utility Company Offices	N	N	N	N	N	P	P	P	P
Water Storage, Distribution, and Collection Facilities	N	P	N	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	C	C	C	C
<b>N = Not Permitted    P = Permitted    C = Conditionally Permitted</b> <b>A = Permitted as an Accessory Use</b>									

(Ord. # 1007, December 20, 2011, Ord. No. 1016, May 15, 2012)

(Continued on Next Page)