



GENERAL PLAN UPDATE

Planning Commission
October 27, 2020

TODAY'S ROADMAP

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



PROJECT OVERVIEW



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

WHAT IS A GENERAL PLAN?

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



1



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



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

2

3

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



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



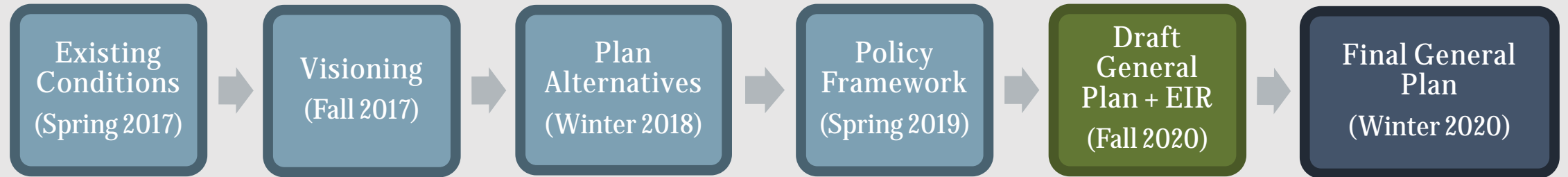
4

5

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



GENERAL PLAN PROCESS



★
WE ARE HERE!



Stakeholder Interviews

Cherry Festival
Community Workshop
Community Survey
Visual Preference Survey
Task Force

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

City Council presentation
Planning Commission

Public Comment (via mail or email)



ENGAGEMENT

COMMUNITY SURVEYS

Community Survey Issues + Opportunities): 564 Responses

Visual Preference Survey: 854 Responses

Community Character Survey: 678 Responses

Preferred Alternative: 733 Responses

Downtown Streetscape
Calles del Centro

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

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

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



Option/Opción 4
Public Art/
Arte Público
(e.g., sculptures, art, etc.)

Option/Opción 5
Complete Streets/
Calles Completas
(e.g., bike lanes, sidewalks, safe streets)

Option/Opción 6
Street Design/
Diseño de las Calles
(e.g., coordinated street improvements)

Preferred Alternative Survey options (September 2017).

OTHER OUTREACH

Stakeholder Interviews (12)

Community Workshop (1)

Newsletters (3)

Taskforce Meetings (3)

Focus Groups (2)

Youth

Economic Development Commission

Mailing list (~280 subscribers)

Website

Updates to Planning Commission +
City Council

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

GENERAL PLAN UPDATE

2

summer
2017

we are listening!

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

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



thank
you!

join us!

We want to keep hearing from you. Whether you are a resident, business owner, or employee in the City, your input is important to us. There are many ways to participate and we hope you will join us throughout the process. Visit the General Plan website to join our mailing list!

a guide for our future

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

vision

Beaumont – where we value our small-town feel, our community heritage, and our natural setting. We are committed to encouraging economically sustainable, balanced growth that respects our long history, while meeting infrastructure needs and protecting our environment. Beaumont's community pride and rural mountain setting sets our city apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.

our values

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

priorities

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

what's next?

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



For more information, you can contact:
Rebecca Deming, Community Development Director
City of Beaumont Planning Department
951-769-8518 or RDeming@ci.beaumont.co.us

general plan website
www.elevatebeaumont.com

VISION STATEMENT

“*Beaumont – where we value our small-town feel, our community heritage, and our natural setting. We are committed to encouraging economically sustainable, balanced growth that respects our long history, while meeting infrastructure needs and protecting our environment. Beaumont’s community pride and rural mountain setting sets Beaumont apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.*”

GUIDING PRINCIPLES

Transparent, honest government

Responsible, measured growth

Living within our financial + resource means

Close ties with our neighbors

Small-town atmosphere

Quality of life provided by efficient infrastructure
and multi-modal transportation

Health + safety

The beautiful environment of the pass area



CHAPTERS

Land Use + Community Design

Mobility

Economic Development + Fiscal

Health + Environmental

Community Facilities + Infrastructure

Conservation + Open Space

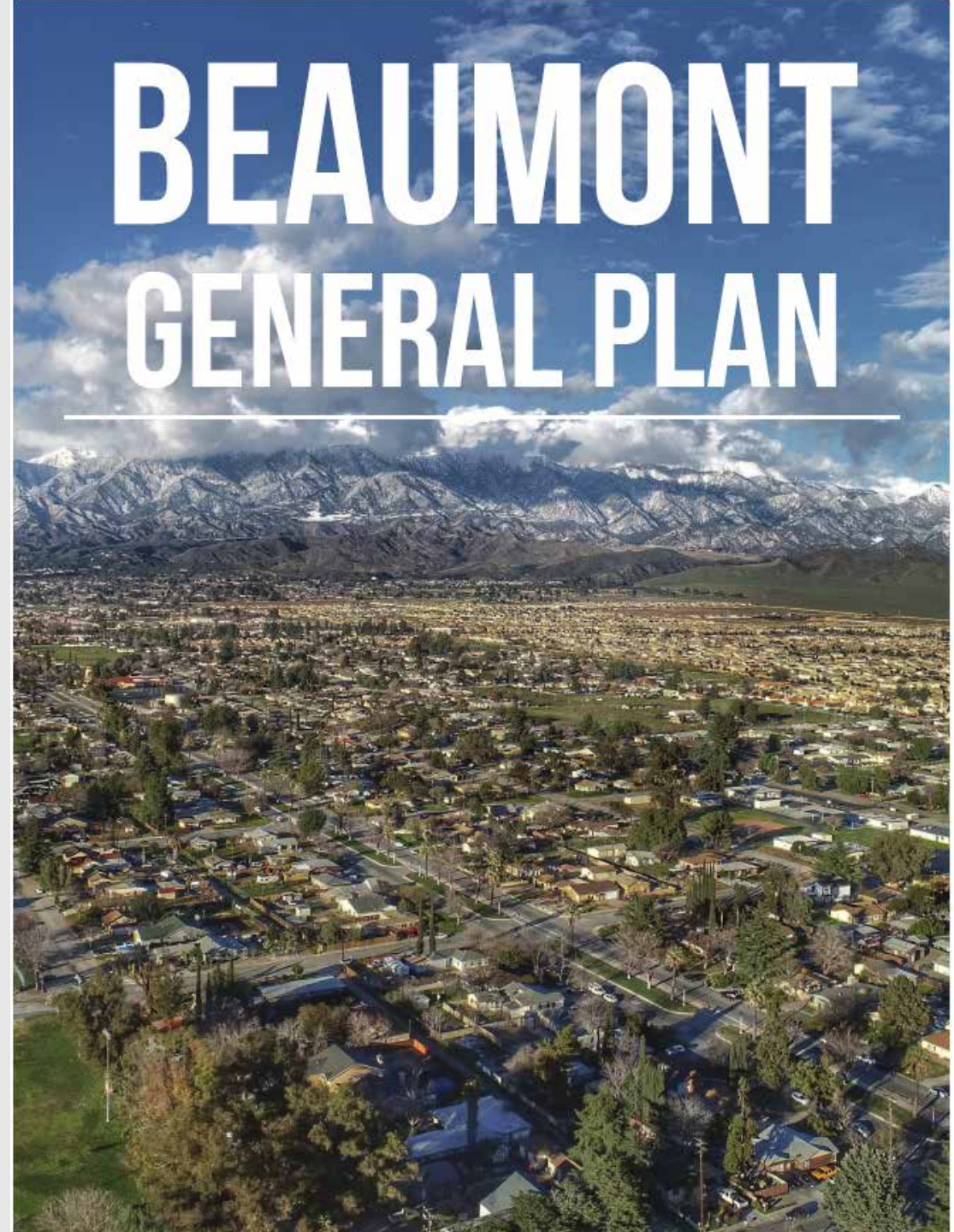
Safety

Noise

Downtown Area Plan

Implementation

BEAUMONT GENERAL PLAN





LAND USE

PLAN PRIORITIES

Create a vibrant downtown

Pursue an infill strategy

Improve retail corridors

Expand housing choices

Protect the city's historic resources

Expand and enhance employment opportunities

Improve fiscal performance of the City

Improve infrastructure and keep pace with development

Improve health outcomes

Create a diverse and extensive open space network

Enhance opportunities for tourism

Ensure high level of public safety



LAND USE CHANGE

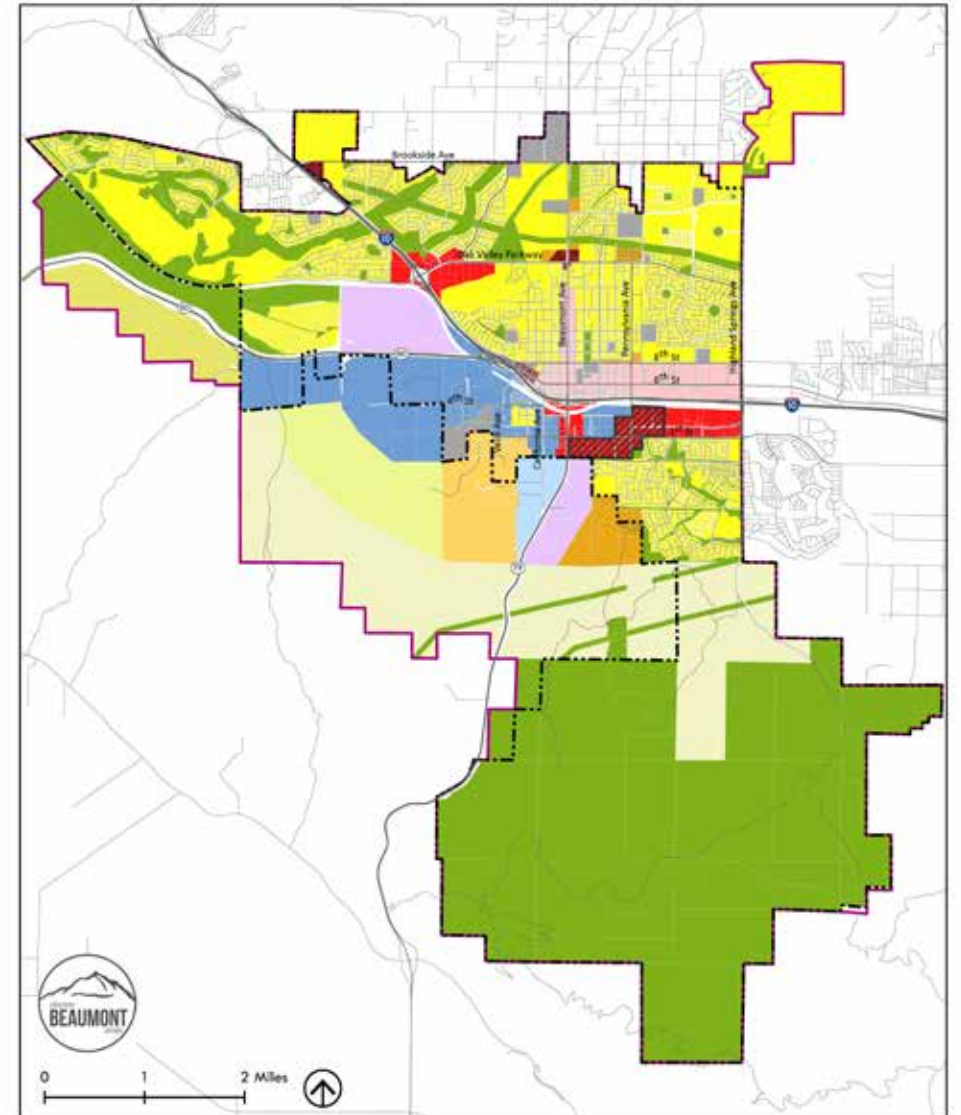
Most undeveloped land within the City limits is already entitled for development

Areas in downtown will experience the most change

Strategic focus:

- *Preserving existing neighborhoods*
- *Creating additional jobs*
- *Expanding housing choices*

Preparing for potential development in sphere of influence (south of City limits)



LAND USE DESIGNATIONS

City Boundary	High Density Residential	Urban Village
Sphere of Influence	Traditional Neighborhood	Downtown Mixed-Use
TOD Overlay	Single Family Residential	General Commercial
Open Space	Rural Residential (1 DU per acre)	Neighborhood Commercial
Employment District	Rural Residential (1 DU per 10 acres)	Public Facilities
Industrial	Rural Residential (1 DU per 40 acres)	

LAND USE DESIGNATIONS

Land Use Designation	Description	Density/ Intensity Range
RESIDENTIAL DESIGNATIONS		
Rural Residential (RR40)	Single family detached homes on 40 acre lots in a rural mountaineous setting	40 acre lots
Rural Residential (RR10)	Single family detached homes on 10 acre lots in a rural setting	10 acre lots
Rural Residential (RR1)	Single family detached homes on 1 acre lots in a hillside setting	1 acre lots
Single Family Residential (SFR)	Single-family residential (attached or detached).	0-4 du/acre
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)	4-6 du/acre
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses	12-30 du/acre
NON-RESIDENTIAL DESIGNATIONS		
Neighborhood Commercial (NC)	Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.	FAR up to 1.0
General Commercial (GC)	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.	FAR 0.5 to 1.0
Industrial (I)	Range of industrial uses, including "stand-alone" industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
MIXED USE DESIGNATIONS		
Downtown Mixed Use (DMX)	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.	0-22 du/acre; FAR up to 0.5
Urban Village (UV)	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.	12-24 du/acre; FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future Metrolink transit station.	18-30 du/acre; FAR up to 1.0
OTHER/PUBLIC DESIGNATIONS		
Public Facilities (PF)	Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.	FAR up to 1.0
Open Space (OS)	Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.	n/a

RURAL RESIDENTIAL

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



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



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



RESIDENTIAL

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



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

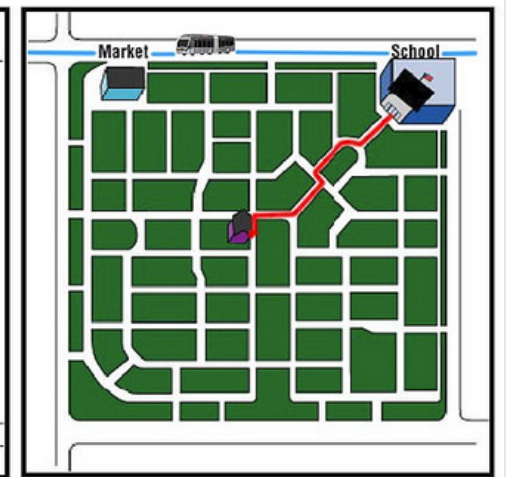


TRADITIONAL NEIGHBORHOOD (TN)

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



Driving-only transportation pattern



Walkable connected transportation network



**New Designation*

COMMERCIAL

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



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



EMPLOYMENT + INDUSTRIAL

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



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



**New Designation*

MIXED USE

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



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



**New Designation*

TRANSIT ORIENTED DISTRICT OVERLAY

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



**New Designation*

PUBLIC FACILITIES + OPEN SPACE

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



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



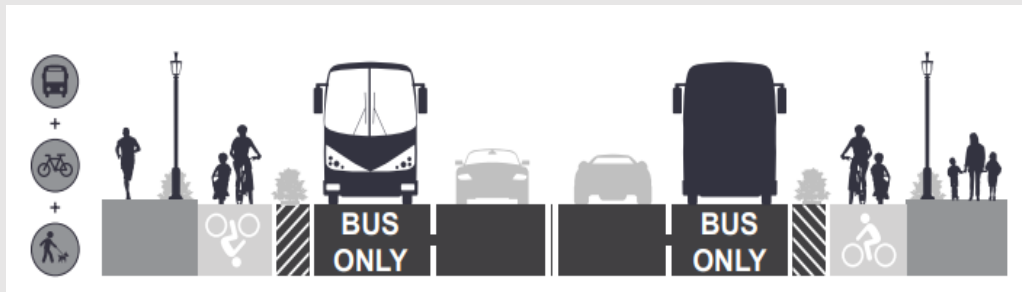


MOBILITY

STATE REGULATIONS

AB 1558 Complete Streets

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



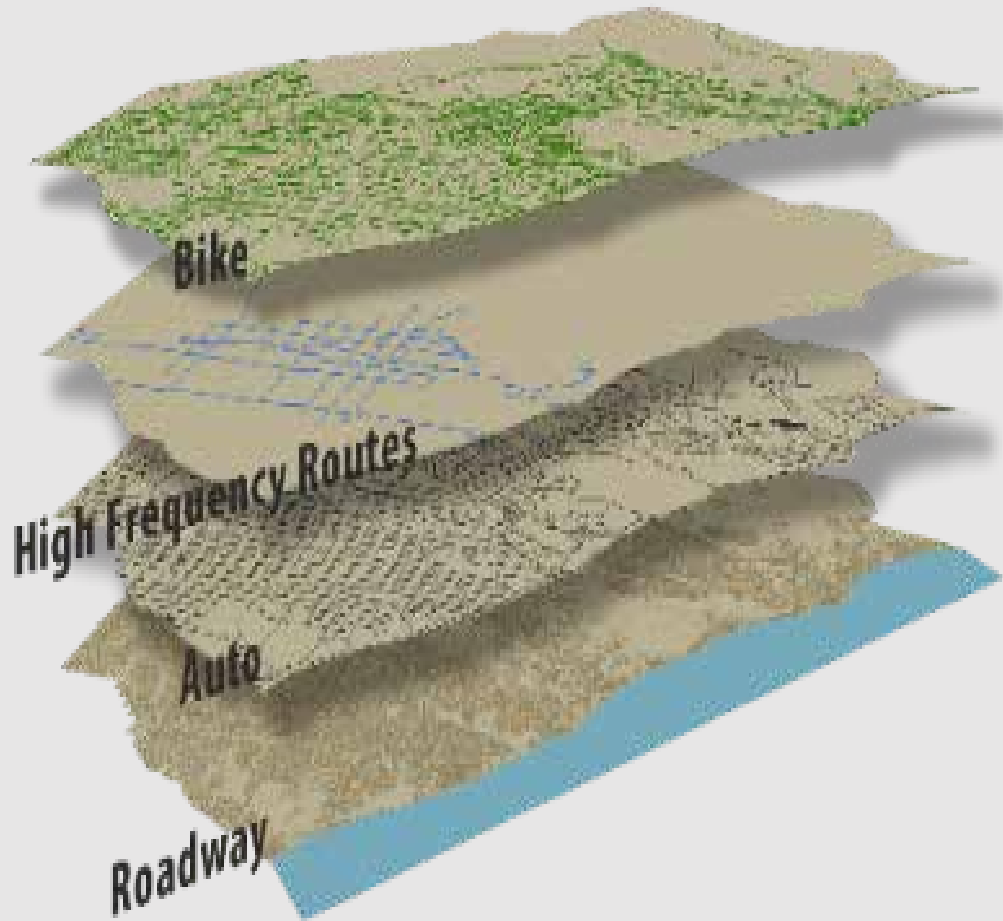
SB 743 General CEQA Reform, VMT

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

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



COMPLETE STREETS – LAYERED NETWORK



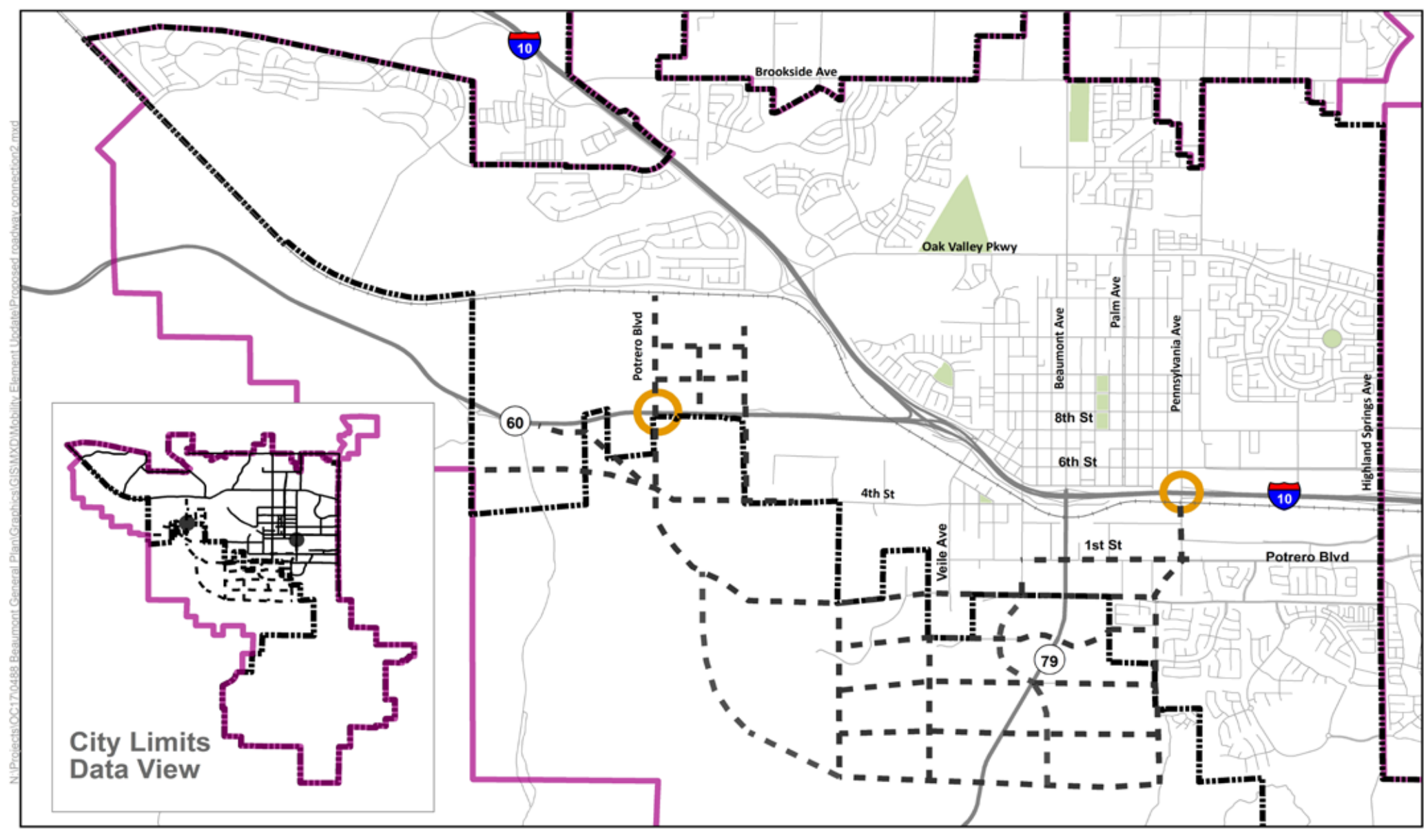
Mobility Element utilizes a layered networks approach to provide a balanced mobility system

Complete Streets are designed to enable safe access for users of all ages and all modes of transportation

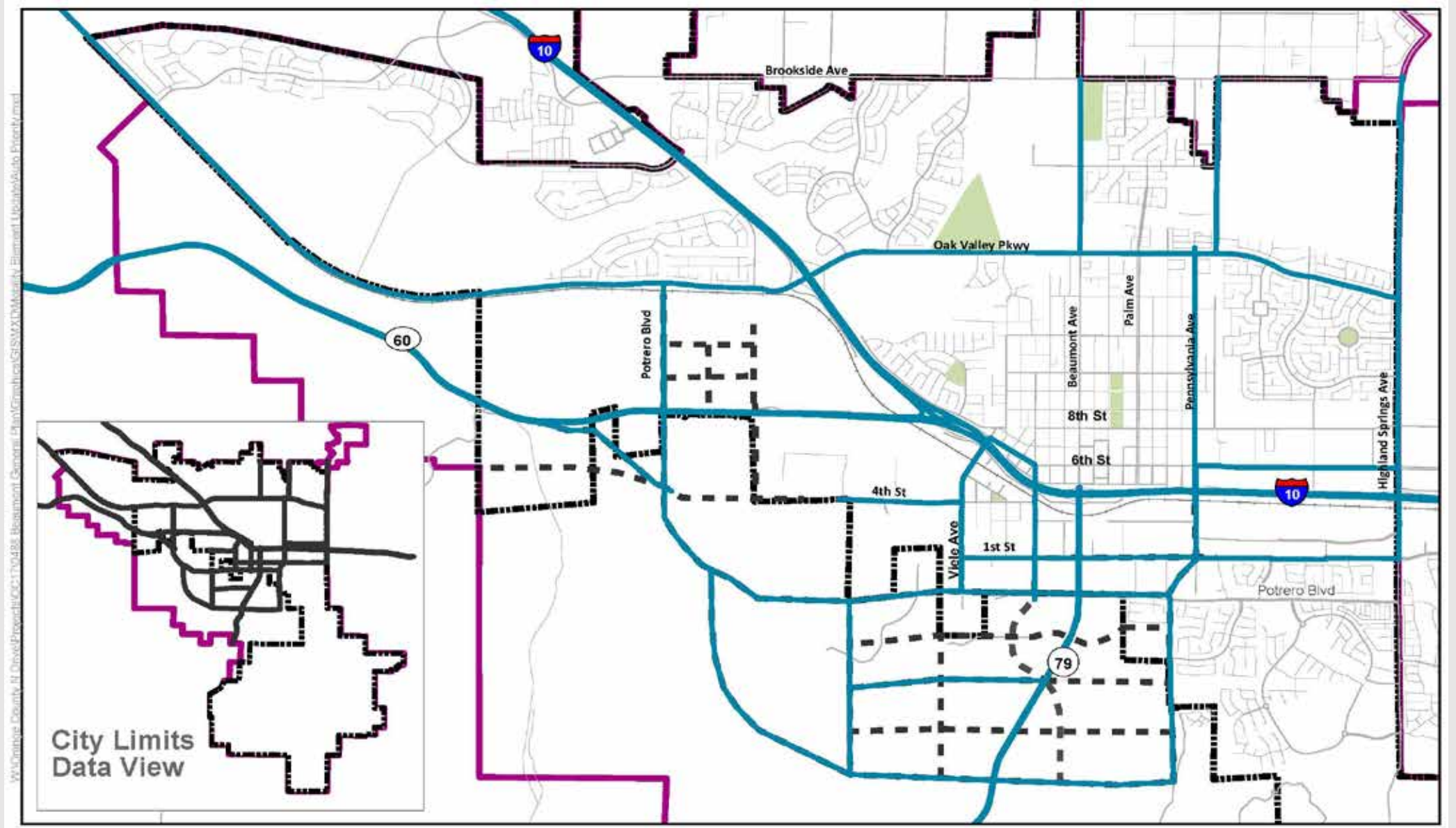
Travel modes were prioritized along certain streets based on:

- *Surrounding land use*
- *Roadway classification*
- *Street typology*

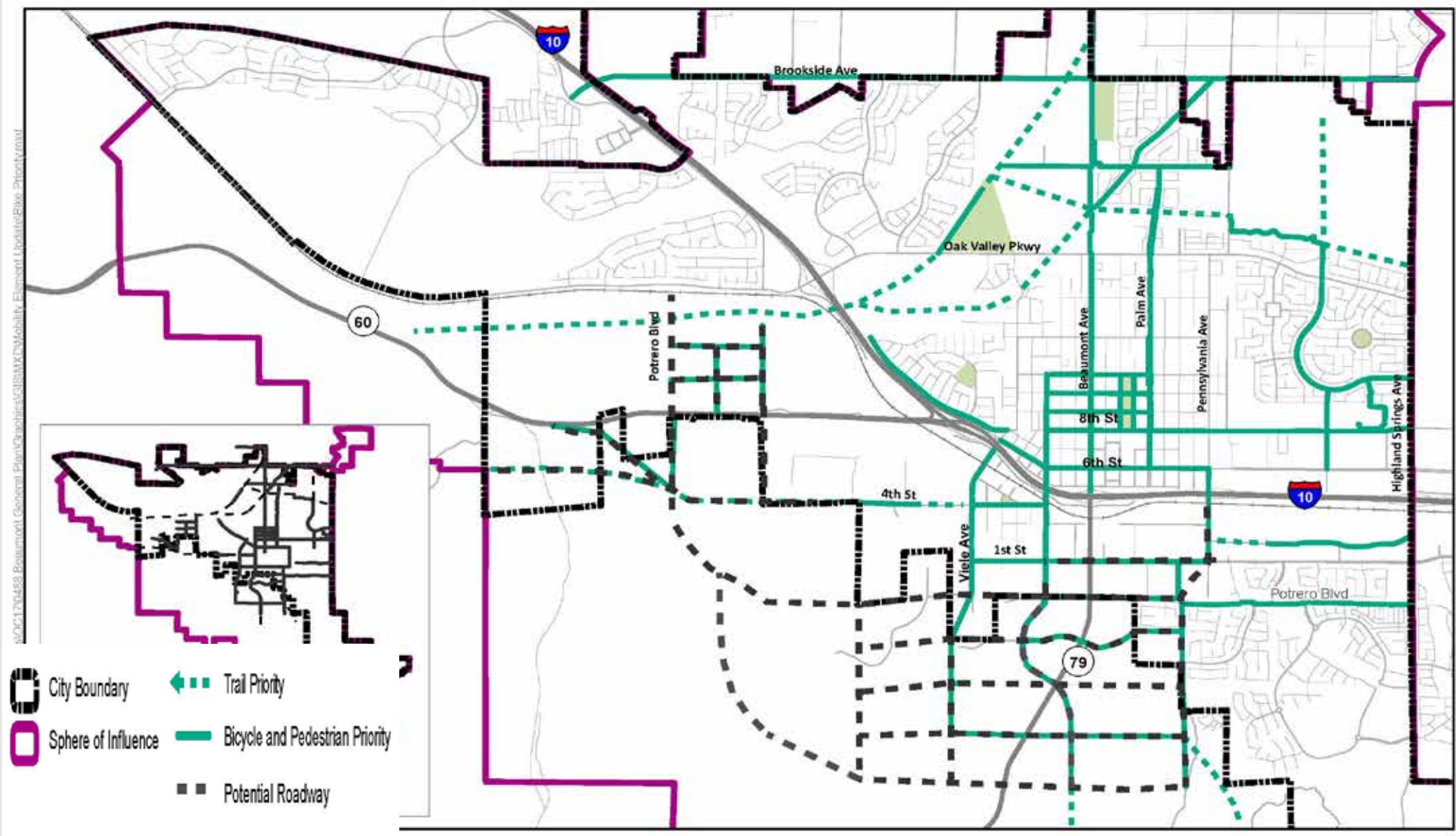
INCREASE CONNECTIVITY



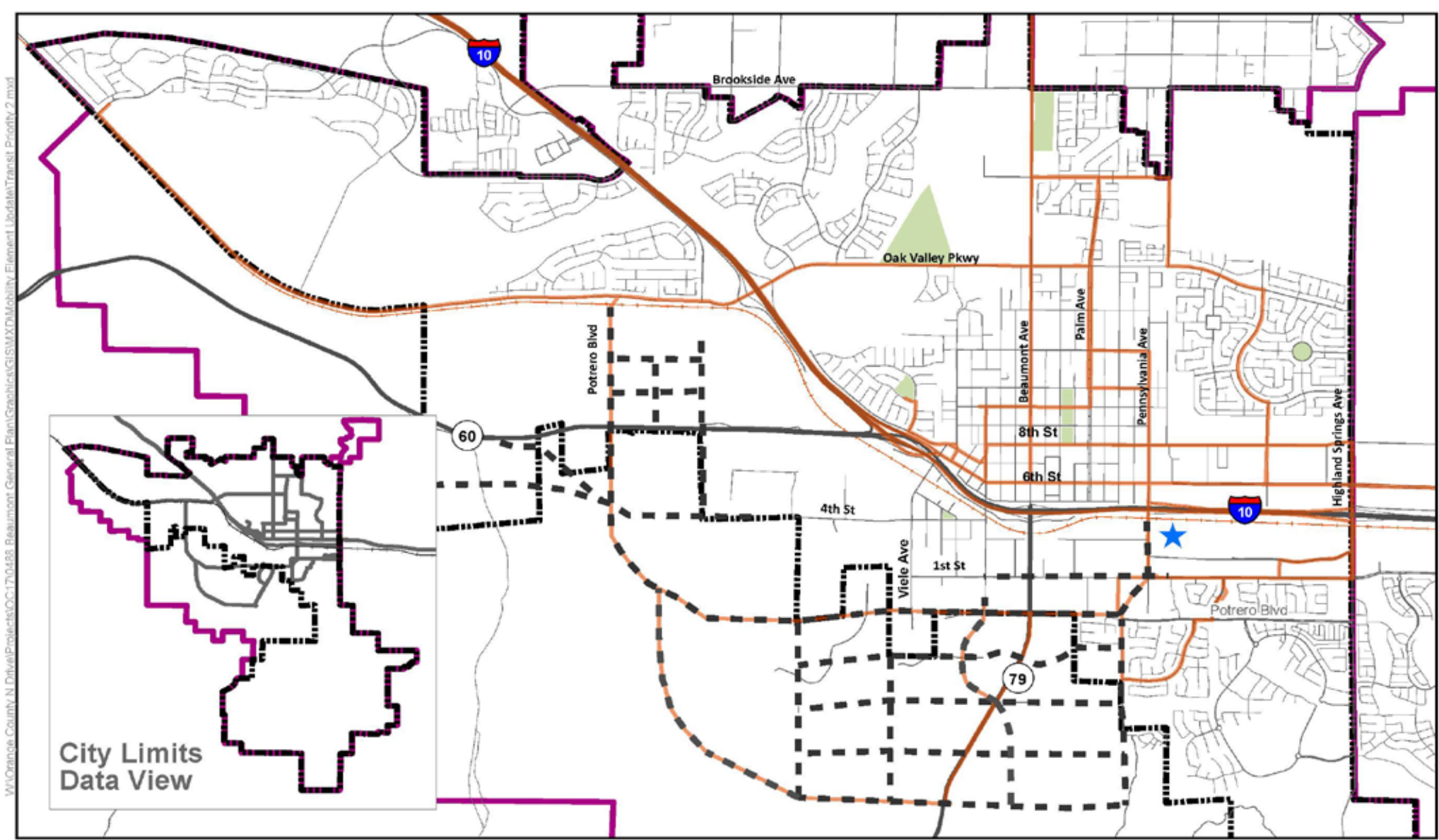
AUTO-PRIORITY STREETS



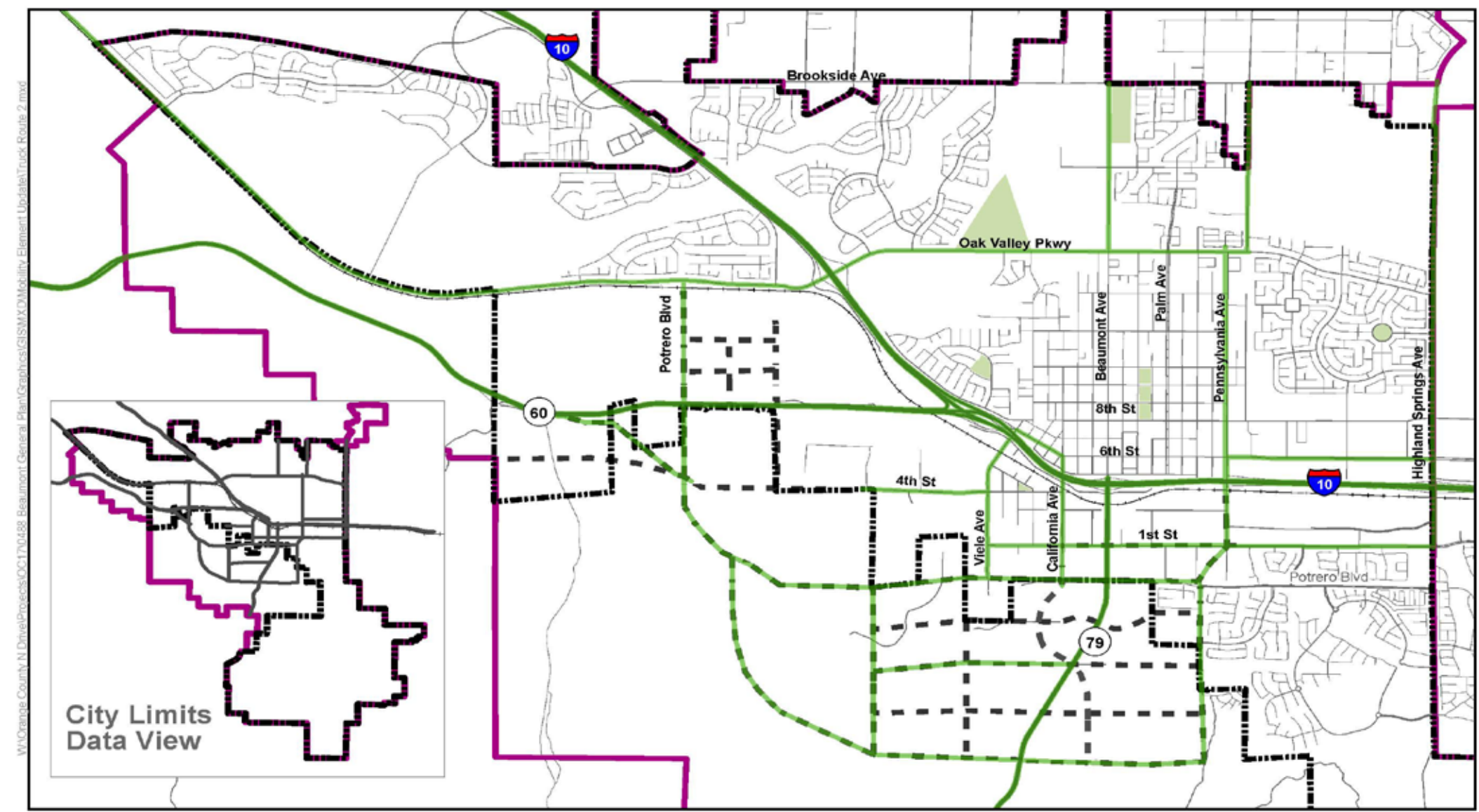
BIKE/PED PRIORITY



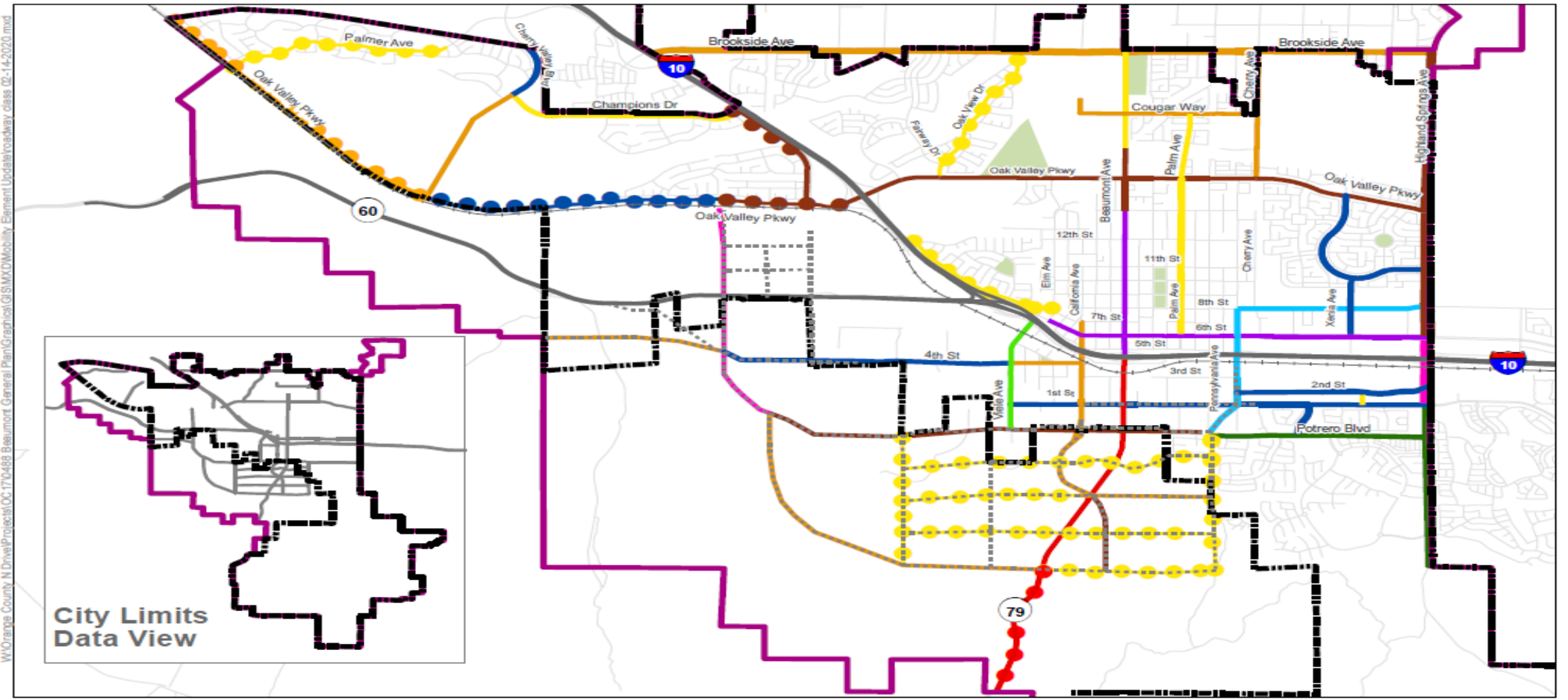
TRANSIT PRIORITY



GOODS MOVEMENT – TRUCK PRIORITY



CONSOLIDATED CLASSIFICATIONS MAP



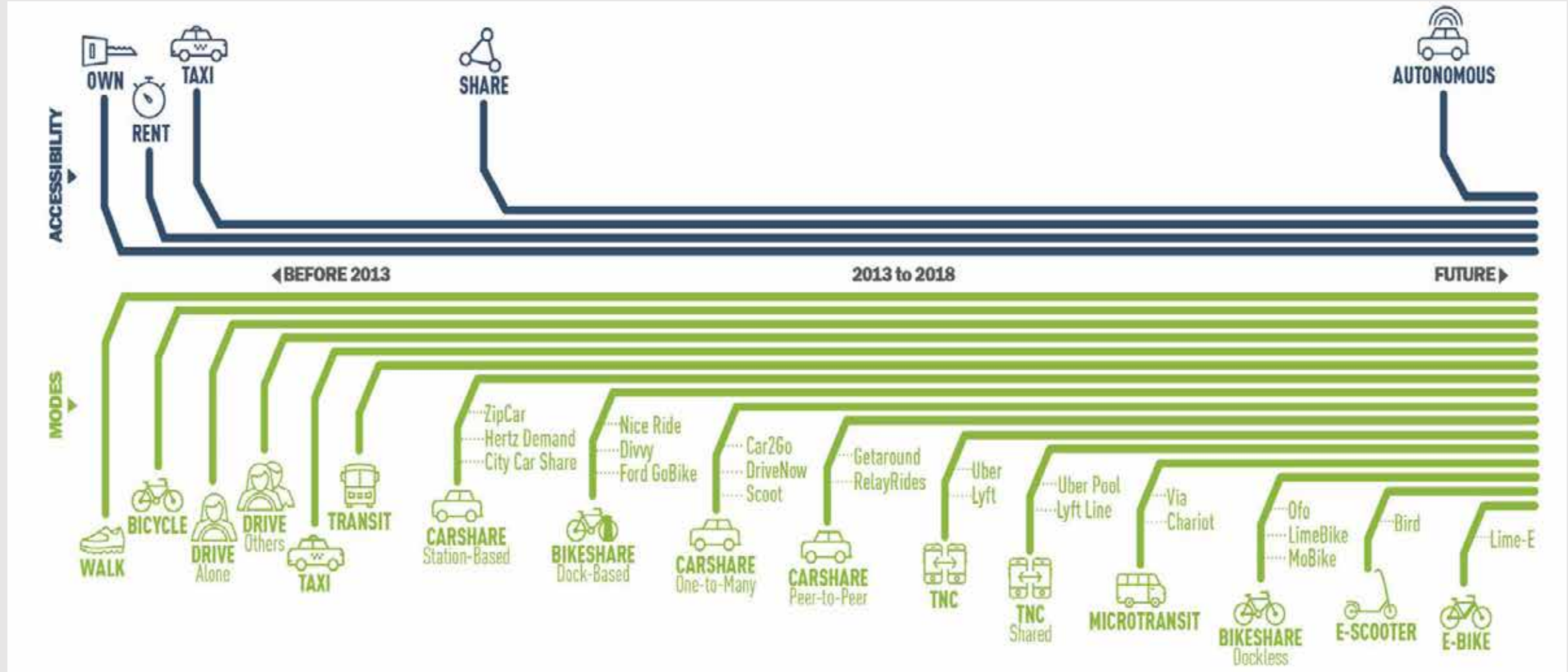
W:\Orange County N Drive\Projects\OC 17\0488 Beaumont General Plan\Graphics\GIS\MXD\Mobility Element Update\roadway class 02-14-2020.mxd

ROADWAY CLASSIFICATION

- | | | | |
|---------------------|------------------------|--------------------------------|---------------------------------------|
| City Boundary | Freeway | Arterial 2 - Lane | Secondary Frontage |
| Sphere of Influence | Expressway | Major Highway (Painted Median) | Collector A - 4 Lane |
| Proposed Roadways | Expressway B | Major Highway (Raised Median) | Industrial Collector (Painted Median) |
| | Urban Arterial Highway | Major Frontage | Industrail Collector (Raised Median) |
| | Arterial Frontage | Downtown Street | |
| | Arterial 4 - lane A | Secondary Highway | |



VEHICLE ACCESSIBILITY & TRAVEL MODELS





DOWNTOWN AREA PLAN

DOWNTOWN VISION

Focused interventions in area along Sixth Street and Beaumont Avenue

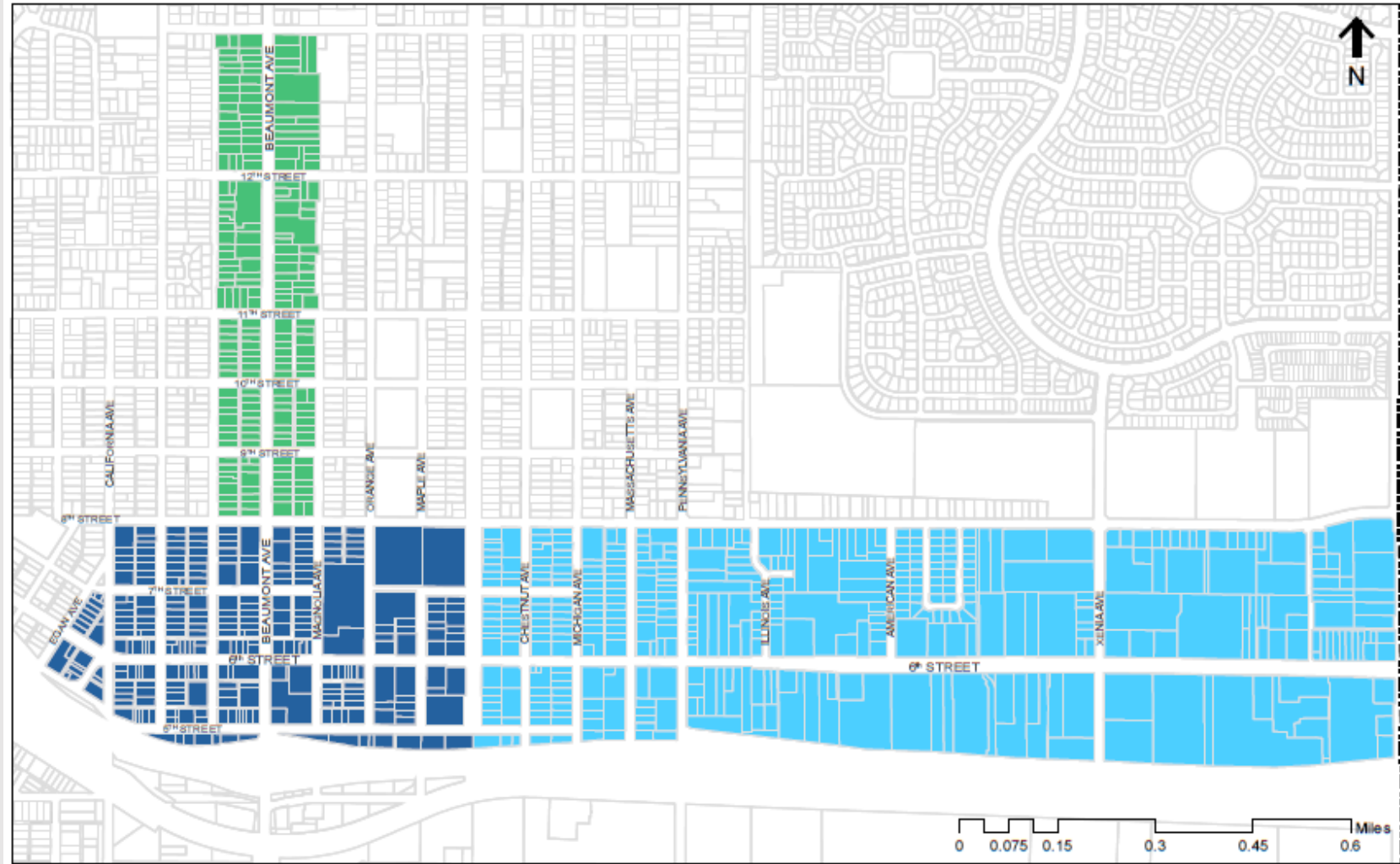
Defining the City's center:

- *Civic anchor*
- *Walkable, active, and pedestrian-oriented*
- *Retail and entertainment*
- *Mixed residential uses*





Downtown Beaumont will be the heart of the City, providing an exciting diversity of economic, residential, and cultural opportunities. It will be a vibrant and dynamic place to work, live, shop, and gather for special events. It will also be a pedestrian-friendly environment with comfortable sidewalks and an inviting streetscape. The Downtown Area Plan will create a balanced and integrated mix of residential, office, retail and civic land uses that generate daily activity in the daytime and evenings and create a lively and dynamic environment. This Plan encourages opportunities for public gathering spaces and parks for civic and cultural events that are supported by a street network which meets the needs of pedestrians, bicyclists, and motor vehicles.



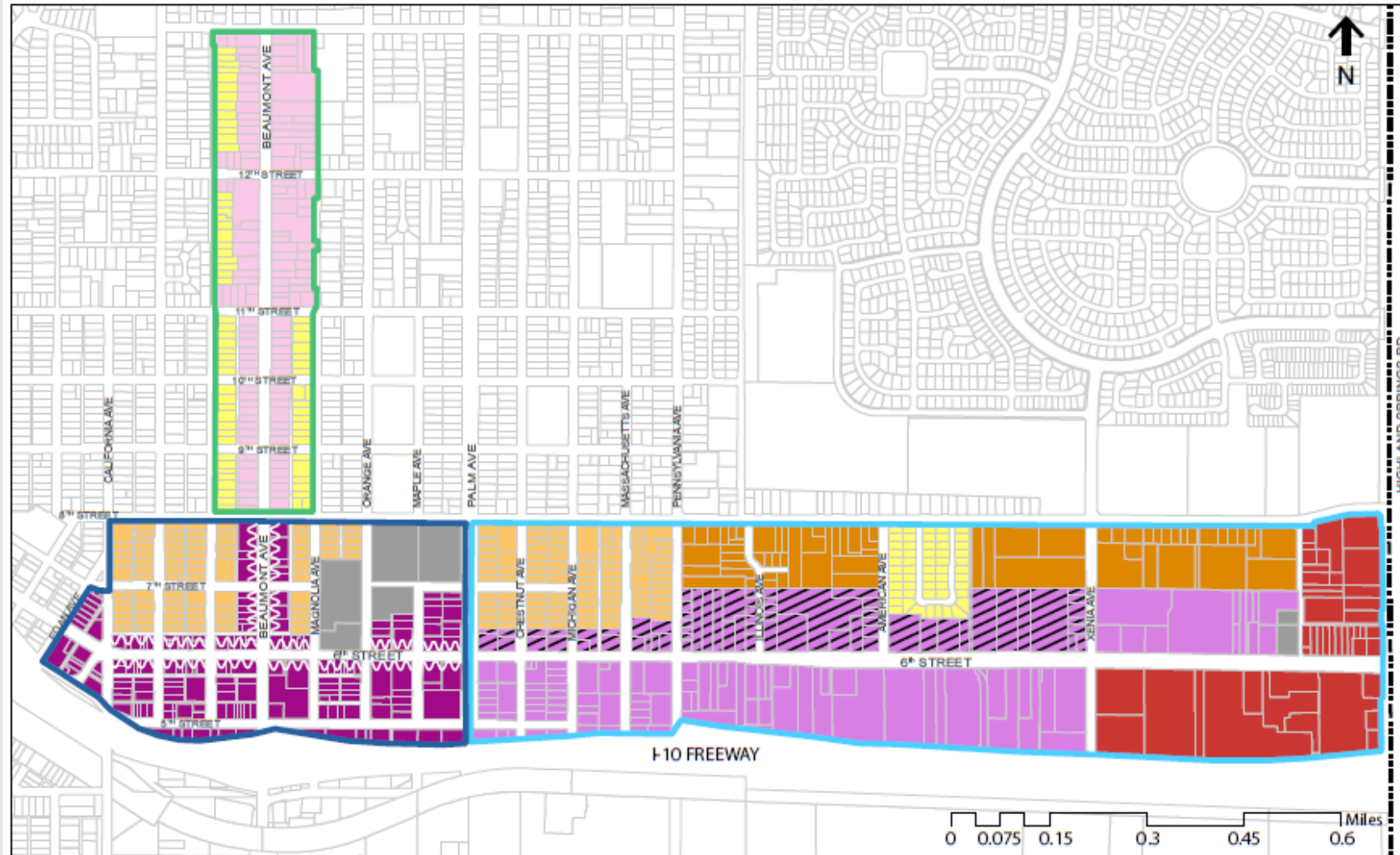
DOWNTOWN AREA PLAN



Downtown Core District

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

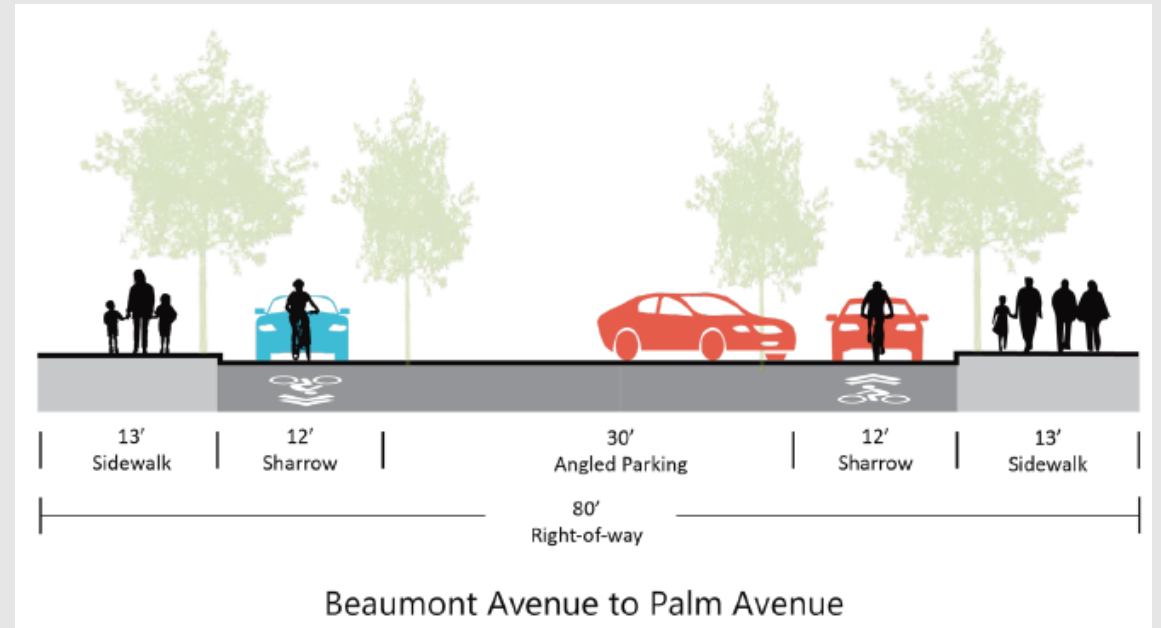
CORE DISTRICTS



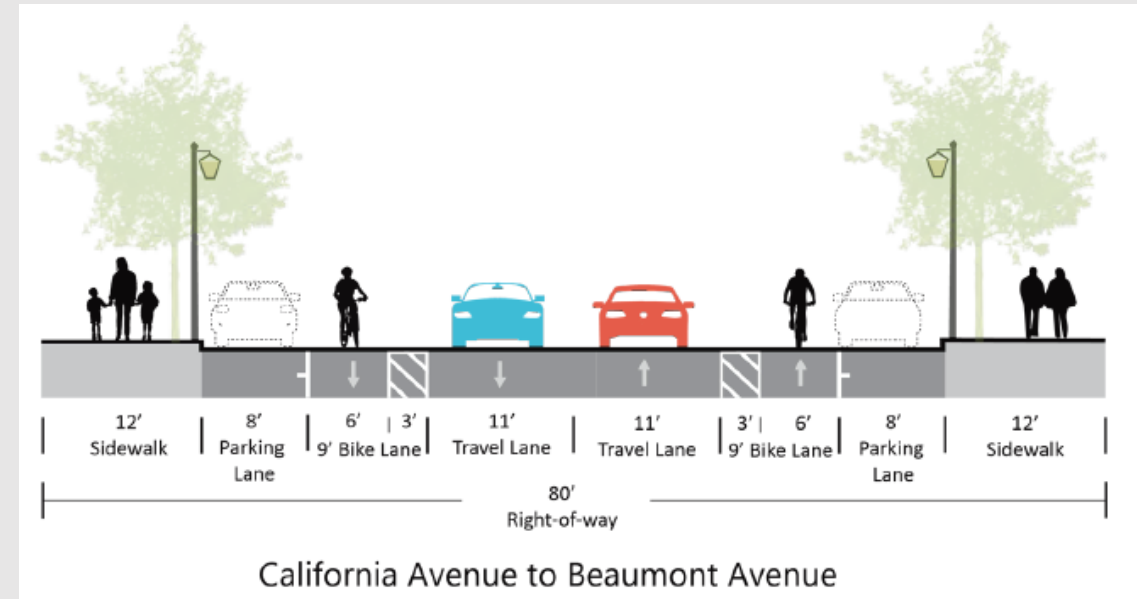
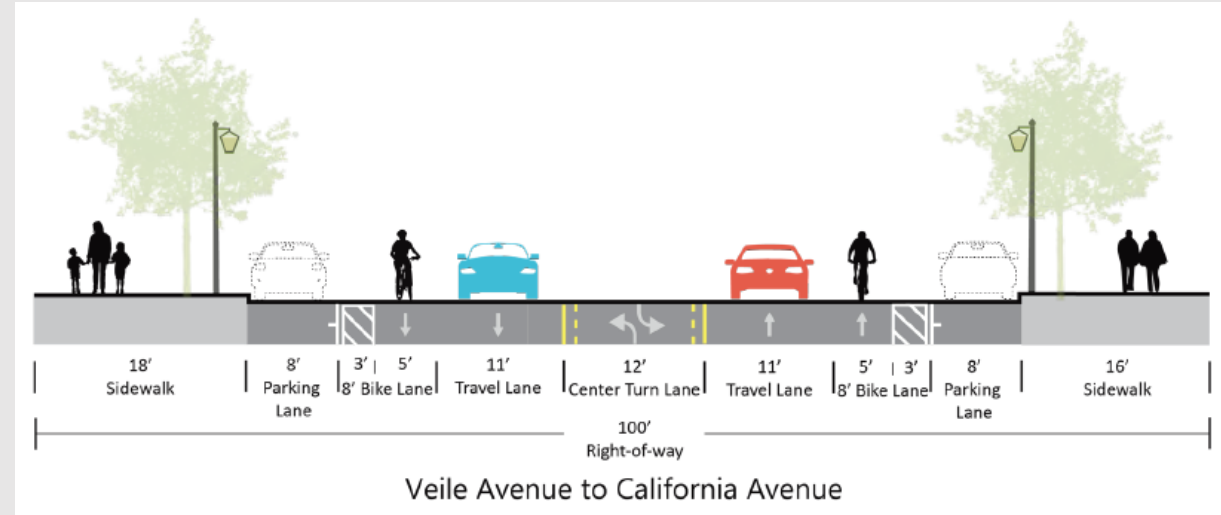
Downtown Core District Land Use



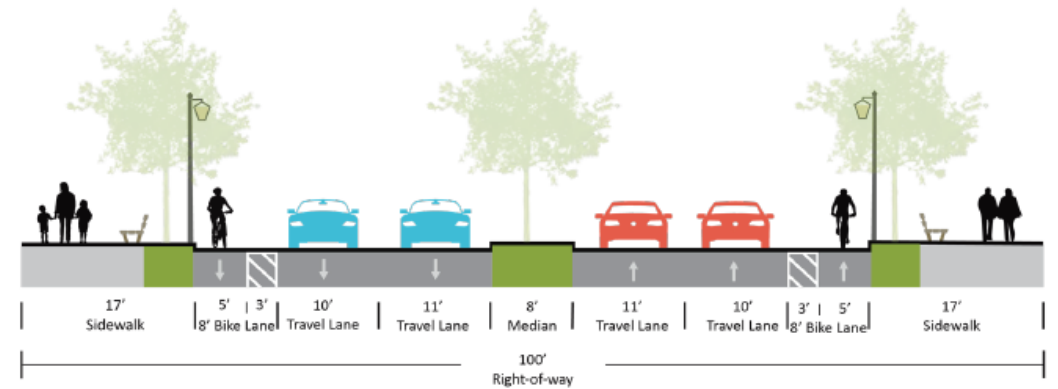
SIXTH STREET



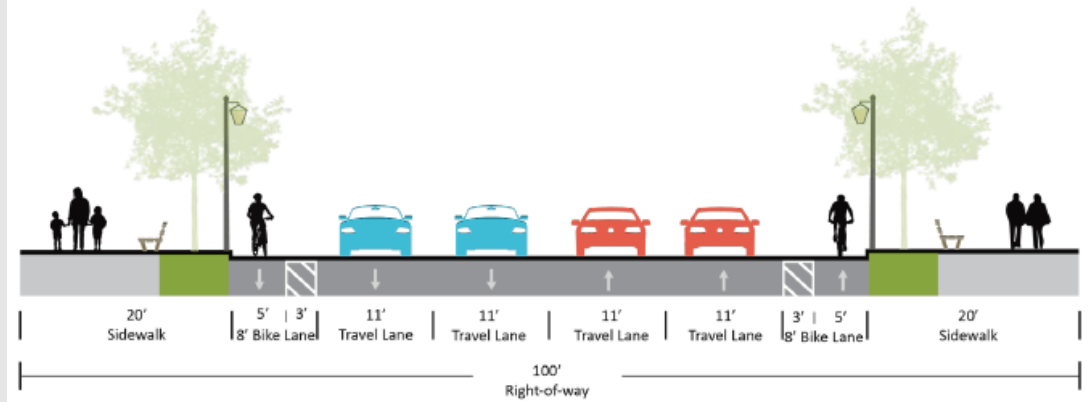
SIXTH STREET



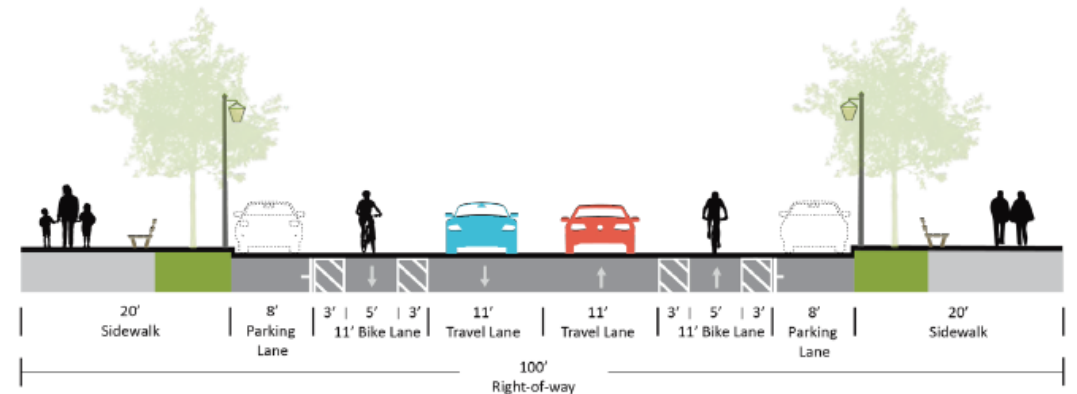
BEAUMONT AVENUE



Fifth Street to Sixth Street



Sixth Street to Eighth Street



Eighth Street to Twelfth Street



**HEALTH +
ENVIRONMENTAL JUSTICE**

HIGH PRIORITY ACTIONS

Health Resources Inventory. Develop an inventory of health resources in the City in cooperation with the RUHS-PH.

Joint Use of Community Facilities. Create a formal shared use agreement with the Beaumont Unified School District where the public and organizations (such as youth and adult intramural leagues) can access school fields/property after normal school hour

Vision Zero Policies. Adopt and implement a Vision Zero program that reduces vehicle related fatalities to zero.





COMMUNITY FACILITIES + INFRASTRUCTURE

HIGH PRIORITY ACTIONS

Zoning and Implementation Ordinances. Update zoning and building codes to enable innovative sustainability measures such as:

- *Greywater capture and reuse systems*
- *Wind generation on residential and commercial buildings*
- *Electric vehicle infrastructure requirements*
- *Green building performance standards*

Debris Recycling Ordinance. Create a construction and demolition debris recycling ordinance to support the diversion of recyclable and recoverable materials. Work with local partners to conduct outreach targeting waste generators.

School District Planning. Work in partnership with Beaumont Unified School District to promote collaborative planning efforts, including analysis of future student impacts, joint use opportunities, and arts and culture programming.





CONSERVATION + OPEN SPACE

HIGH PRIORITY ACTIONS

Green Building Design. Update the Municipal Code to identify and prioritize green building design features that mitigate the impacts of climate change.

Shade Assessment. Partner with local and regional agencies to identify and prioritize areas for shade in public places.

Advanced and Green Industry Workforce Training. Coordinate with local, regional, and state entities to identify or create training and placement programs in advanced and green industries, including advanced manufacturing, green building, and sustainable industries (e.g. renewable energy industries, water treatment, and wastewater management).





SAFETY

HIGH PRIORITY ACTIONS

Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.

Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.

Fire Hazard Risk Assessment. Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.

California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.





NOISE

HIGH PRIORITY ACTIONS

Update the City's Noise Ordinance. Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards for projects exceeding the City's noise standards.

Project Design Guidelines. Integrate project design guidelines that integrate features into new developments that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading, and trash storage facilities.

Construction Noise Limits. Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations.





ECONOMIC DEVELOPMENT + FISCAL

HIGH PRIORITY ACTIONS



Streamline Permit Review. Create a “One Stop Permitting” process to streamline the permit review process that facilitates business attraction, retention, and expansion of projects.

Online Site Inventory. Create and maintain an online inventory of shovel-ready sites and provide individualized site selection assistance to expanding and new businesses.

Retail Recruitment Strategy. Create and implement a retail recruitment strategy that utilizes direct communications with targeted retailers to reverse sales tax leakage in key sectors, such as dining, entertainment, and specialty retail.

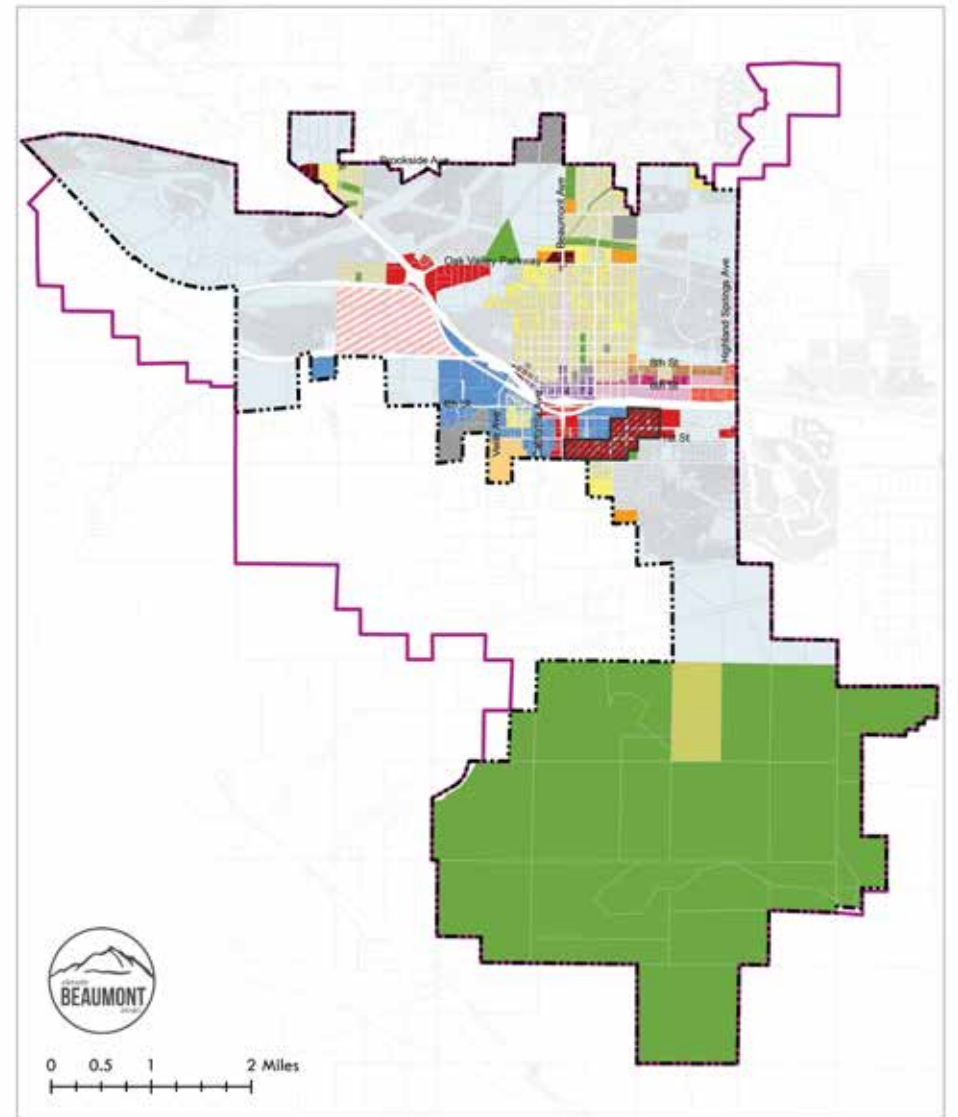


ZONING ORDINANCE + MAP

ZONING ORDINANCE

Zoning Ordinance: establishes zoning districts that govern the use of land, indicates standards for structures and improvements that are permitted, and establishes procedures for the granting of permits and entitlements.

Zoning Map: shows boundaries of the zoning districts applicable to specific properties within the City.



CITY OF BEAUMONT ZONING

9/1/20

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

KEY CHANGES

State law requires consistency between zoning map and zoning code. Zoning language and maps were changed to ensure:

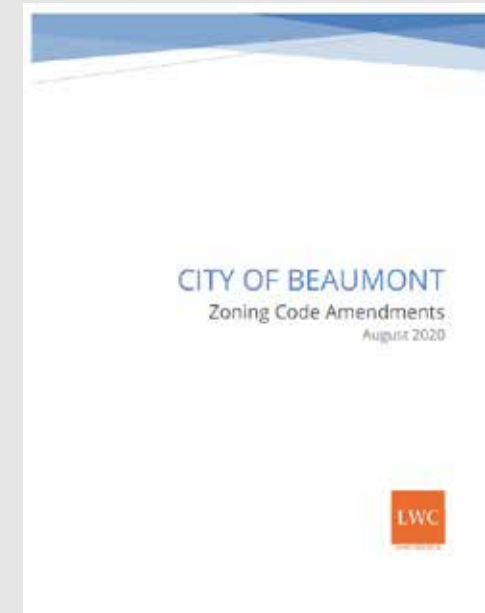
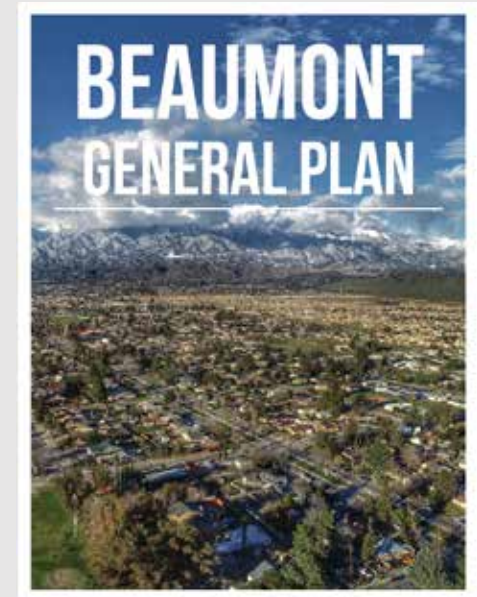
- *Better integration of land use and transportation infrastructure*
- *Walkable, multi-modal streets*
- *Establishment of retail, business and employment centers*
- *Neighborhood commercial uses*
- *Discourage incompatible land uses (e.g., sensitive land uses near air pollution sources)*
- *Preservation of open spaces, greenbelts, and habitat*

ZONING CODE AMENDMENTS

While the General Plan sets the community's long-term vision, the Zoning Code dictates how land can be used to achieve that vision

Focused Zoning Code amendments are proposed to implement the updated General Plan's policies and programs

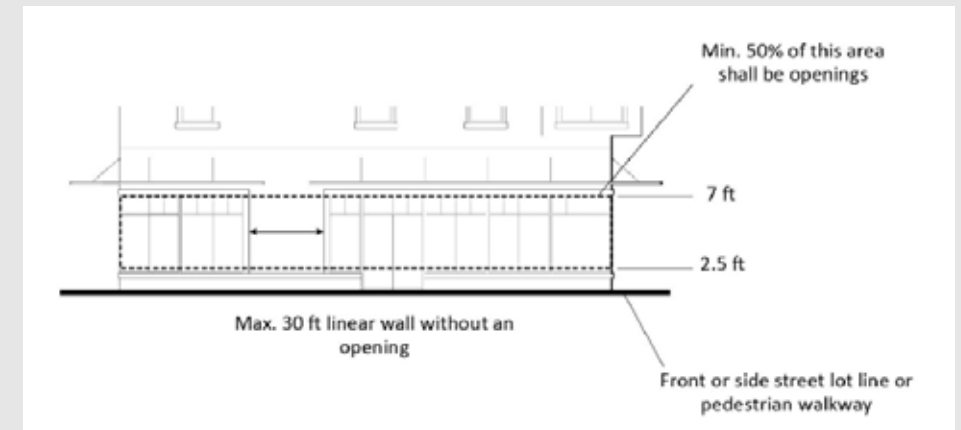
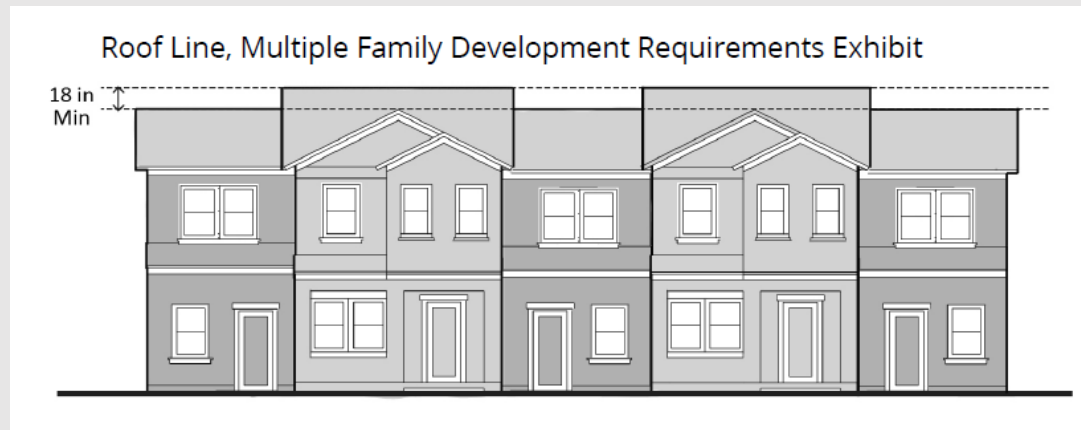
No change to overall Zoning Code organization or structure



ZONING CODE AMENDMENTS - ZONES

Standards and allowed uses updated to reflect those in General Plan (e.g., lot size, density, FAR, lot coverage, height, etc.)

Standards for pedestrian connectivity; building placement, modulation, and transparency; and others added to appropriate zones



Modifications to Existing Zones

Current Zone	Proposed Zone	Notes
Commercial General (CG Zone)	Commercial Neighborhood (CN Zone)	Name change more accurately reflects purpose and intent of zone
Urban Village Overlay	Urban Village Zone	Changed from an overlay to a base zone because functions as a base zone

New Zones

Current Zone	Proposed Zone	Notes
N/A	Residential, Traditional Neighborhood (R-TN Zone)	Implements TN General Plan Land Use Designation
N/A	Transit Oriented District Overlay (TOD Overlay)	Implements TOD Overlay General Plan Land Use Designation

Eliminated Zones

Current Zone	Proposed Zone	Notes
Commercial, Light Manufacturing (CM Zone)	N/A	Area along West Sixth Street. Addressed and zoned with Neighborhood Commercial Zone.
Beaumont Avenue Overlay	N/A	Addressed through Downtown Zone District: Beaumont Mixed Use Zone (BMU Zone)
6 th Street Overlay	N/A	Addressed through Downtown Zone Districts: Sixth Street Mixed Use Zone (SSMU Zone) Sixth Street Mixed Use – Residential Zone (SSMU-R Zone) Downtown Mixed Use (DMU Zone)
Mineral Resources Overlay	N/A	No longer relevant or necessary

ZONING CODE AMENDMENTS - PROCEDURES

Certificates of Appropriateness to address historic resource protection

Temporary uses addressed through administrative site plan review

Minor modification of standards expanded (i.e., solar energy systems, parking, and open space requirement)

NOTIFICATIONS

1,032 letters sent

—

—

Key Themes

—

—



September 21, 2020

Property Owner

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

To whom it may concern:

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

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

Proposed Change

Current zoning: Commercial General (CG)

Proposed zoning: Local Commercial (LC)

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Christina Taylor".

Christina Taylor

Community Development Director



PUBLIC REVIEW

REQUESTS FOR CHANGES

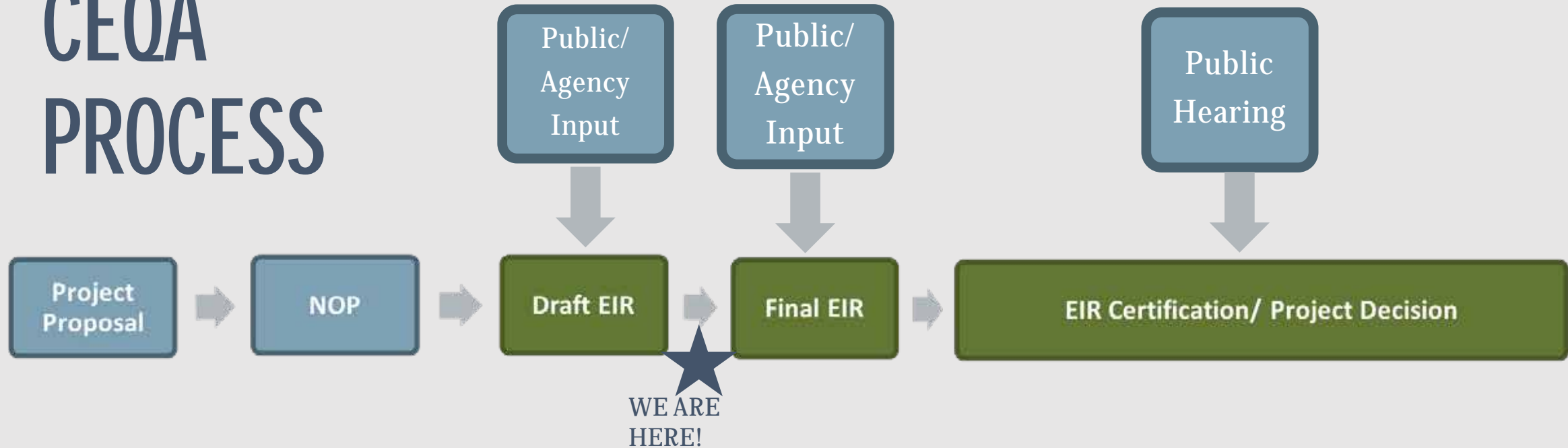
The Public Comment period closed on October 22, 2020

These requests are being complied and will be available as an addendum to this presentation on October 27, 2020



EIR

CEQA PROCESS



Publish Notice of Preparation of Draft Program Environmental Impact Report (PEIR)

– *30-day public review period: March 9 – April 9, 2018*

– *Scoping Meeting: March 13, 2018 (Public Input)*

Prepare and Publish PEIR

– *45-day public review period: Sep 8 – Oct 22, 2020*

Prepare and Publish Final PEIR with Responses to Comments

Present the Final PEIR to the City Council for Certification

DRAFT PEIR RESULTS

Significance Determination	Environmental Issue
Less than Significant	Aesthetics, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Services Systems, Wildfire
Less than Significant with Mitigation	Agriculture and Forestry Resources, Biological Resources
Significant and Unavoidable	Air Quality, Greenhouse Gas Emissions, Noise, Traffic

A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts

DRAFT PEIR PUBLIC REVIEW

The Draft PEIR notice period closed on October 22, 2020

The comment letters are being compiled and will be available as an addendum to this presentation on October 27, 2020

FINAL PEIR

Contents:

- *Written comments received and responses*
- *Errata to the Draft PEIR*
- *Mitigation Monitoring and Reporting Program (MMRP)*

Certification of the Final PEIR

- *The Final PEIR will be considered for certification by the City Council on November 17, 2020*



STAFF RECOMMENDATION

FINAL PEIR

Hold a Public Hearing and; forward the following recommendations to City Council:

- 1) Recommend that City Council adopt the General Plan Update (Beaumont 2040 Plan) and adopt the revised Zoning Ordinance and Zoning Map;
- 2) Recommend to the City Council certification of a Final PEIR in compliance with CEQA and:
 - a. The draft Project PEIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. There are no environmentally superior alternatives to the Project that will avoid or substantially lessen the significant environmental effects as identified in the Draft PEIR; and
 - c. Concur with the findings and mitigation measures contained in the Draft EIR; and
 - d. The City Council adopts a Statement of Overriding Considerations (SOC) prior to certification of the PEIR



GENERAL PLAN UPDATE

Planning Commission
October 27, 2020