



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: September 6, 2022
SUBJECT: Discussion on a Draft Land Use Policy for Logistics, Warehouse, Distribution and Other Similar Industrial Development

Background and Analysis:

The City of Beaumont is experiencing significant interest from the logistics/warehouse/distribution industries. The City is currently home to Amazon, Wolverine, Icon and CJ Foods all of which operate in the Manufacturing (M) zone south of SR-60 along the Fourth Street corridor. The Planning Department has applications on file for approximately 30 million additional square feet of similar developments in the Manufacturing (M) zone and surrounding sphere of influence.

In light of the current and anticipated growth, the Land Use Subcommittee directed the City Manager's office to prepare a draft policy for management of these types of development. Staff worked with the Land Use Subcommittee on a draft policy which was presented to City Council on August 3, 2022. At the August 3rd meeting, staff received feedback from City Council as well as interested parties. Staff continued to work with stakeholders, with the primary concern related to the 1,000 feet separation between dock doors and sensitive receptors. Attachment A to this report shows the policy with potential revisions in redline format based on City Council and stakeholder feedback.

Below is a general description briefly identifying of what each section of the policy is intended to address:

Purpose

The policy is intended to provide a guide through which logistics, warehouse and similar projects can be planned in a way that lessens their impact on the community and the environment.

The policy will provide standards which applicants and the public can look to and will provide an opportunity for City staff to monitor individual conditions of approval.

Applicability

The policy guidelines will apply to new projects submitted after the policy is approved and will be implemented during the development review process.

The policy will apply to logistics, warehouse or similar projects including any building larger than 100,000 square feet in size or type. It is intended to provide general guidance that will be appropriate for most industrial or logistics, warehouse or similar projects.

Analysis

The analysis section speaks to a variety of studies and other documents which will be required as part of the project review process. Some of the studies will already be required through the CEQA process and some are new items, not currently required as part of the development review process or by CEQA.

Construction Phase

The construction phase requirements are intended to mitigate the impacts of construction activities for both the surrounding area and the environment. The requirements listed address items such as air quality, noise and construction debris. This section also provides for inspection by City staff to ensure compliance.

Siting and Design

The siting and design section addresses concerns with the physical aspects of a project and how it functions in the built environment. Issues addressed include location of loading docks, circulation, screening and overall design of the project.

Operation

The facility operation component of the policy concentrates on post-construction operations of a facility. The intent of this portion is to support measures which reduce air quality and noise impacts while in operation.

Wayfinding

Wayfinding speaks predominately to signage throughout the entire site. The purpose is to direct large truck traffic and employee traffic appropriately, with the intent of minimizing truck-passenger vehicle conflict. The wayfinding section also requires a point of contact be identified as the responsible position for ensuring the conditions and mitigations in this section are being met.

Community Benefit

The community benefit section focuses on two items: meaningful community engagement and future community benefit fee. Meaningful and transparent community engagement will be required prior to an item moving through the public hearing process. The engagement efforts must be quantifiable and make an effort to address community concerns. The future community benefit fee could be implemented at the direction of City Council. Staff would have a nexus study prepared and conduct the appropriate hearings in accordance with California Government Code sections 66000- 66025 (the "Mitigation Fee Act"), and Assembly Bill (AB) 1600 to establish and implement a fee.

Fiscal Impact:

The cost to prepare this staff report is approximately \$350.

Recommended Action:

- Select a name for the policy; and
- Discuss and provide direction to staff on the draft policy; or
- Adopt the policy and direct staff to begin implementation.

Attachments:

- A. Draft Policy
- B. 1,000 foot radius maps