



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: October 4, 2022
SUBJECT: Adoption of a Policy on Land Use and Sensitive Receptors (PLUS)

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.

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 developments. Staff worked with the Land Use Subcommittee on a draft policy which was presented to City Council on August 3, 2022. At that 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. On September 6, 2022, staff presented the policy with the additional information requested and additional points of discussion in a redline format. Council held discussion and adopted the Policy. Staff subsequently formalized the policy, clearing the redlines and incorporating Council's comments. Attachment A to this report shows the policy as adopted.

Fiscal Impact:

The cost to prepare this staff report is approximately \$100.

Recommended Action:

Confirm adoption of the policy and direct staff to begin implementation.

Attachments:

- A. Policy on Land Use and Sensitive Receptors (PLUS)