

CITY OF BEAUMONT

GENERAL PLAN ANNUAL PROGRESS REPORT

Calendar Year 2019

Prepared by the
Community Development Department



Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation. This document satisfies the Government Code requirement.

City of Beaumont
General Plan Annual Progress Report
Calendar Year 2019

City Council

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Mayor Pro Tempore Mike Lara

Council Member Lloyd White

Council Member Nancy Carroll

Council Member Julio Martinez III

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Appendix A Government Code Section 65400

Appendix B Annual Housing Element Progress Report

INTRODUCTION

Government Code Section 65400 (b)(1) mandates that all cities and counties submit to their legislative bodies an annual report (Progress Report) on the status of the general plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare progress reports. A copy of this progress report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The General Plan Annual Progress Report summarizes the City of Beaumont's progress towards implementing the goals, policies and programs of the City's 2007 General Plan. This report covers the period of January 1, 2019, through December 31, 2019. The report also provides an overview of the activities of the Community Development Department which includes Planning and Building and Safety.

Review and Acceptance by Local Legislative Body

The State of California Governor's Office of Planning and Research and the State Department of Housing and Community Development will also receive a copy of The City of Beaumont's General Plan progress report after it is reviewed and accepted by the Beaumont City Council. The City Council can accept this on consent, or as a discussion item.

BACKGROUND

The City of Beaumont was incorporated on November 18, 1912. Beaumont is a General Law City under the Council/Manager form of government. Located in the Riverside County, Beaumont is located 110 miles north of San Diego, 50 miles east of Los Angeles, 50 miles northeast of the heart of Orange County and 15 miles west of the City of San Bernardino.

The City and its designated sphere of influence, encompass approximately 48 square miles. The land area within the City's corporate boundaries is approximately 26 square

miles. In the coming years, the City will likely be among the fastest growing areas of the Southern California region due to the availability of developable land, the relatively low housing costs, and its desirability as a retirement community. The City's location in relation to the major regional transportation facilities that include the I-10 and SR-60 freeway and the Union Pacific railroad, has also enhanced its desirability as an industrial location.

The geographic area governed by the Beaumont General Plan includes the City's corporate boundaries as they existed in 2005 and the City's established Sphere of Influence. Because there is considerable variation within the area governed by this General Plan, the larger Beaumont Planning Area has been subdivided into eight smaller Planning Areas. These planning areas are described below:

Town Center Planning Area. This planning area corresponds to the original, older residential section of the City. The Planning Area is bounded by 8th Street on the south, Cherry Avenue on the east, Elm Avenue on the west, and Oak Valley Parkway on the north. Residential development within this Planning Area largely consists of single-family residential development with multiple family residential development occupying infill lots.

Oak Valley Planning Area. This Planning Area is dominated by the Oak Valley development, located north of the Oak Valley Parkway and east of the I-10 Freeway and the Three Rings Ranch and Kirkwood developments located to the south of Oak Valley Parkway. The Planning Area is bounded by the I-10 Freeway on the west and south, Elm Avenue on the east, and Brookside Avenue on the north.

North Beaumont Planning Area. This Planning Area is also dominated by residential land uses generally characterized by newer single-family developments such as the Mountain Meadows and Cougar Ranch developments. The Planning Area is bounded by Beaumont Avenue on the west, Cherry Avenue on the east, the Oak Valley Parkway on the south, and Brookside Avenue on the north.

East Beaumont Planning Area. This Planning Area includes the Sundance development. The Planning Area is generally bounded by Brookside Avenue on the north, Cherry Avenue on the west, 8th Street on the south, and Highland Springs Avenue on the east. The Highland Springs resort is also included in this Planning Area.

6th Street Corridor Planning Area. This Planning Area is bounded by 8th Street on the north, the I-10 Freeway on the south, Highland Springs Avenue on the east, and the I-10 and the SR-60 interchange on the west. Commercial and industrial uses located along the 6th Street frontage are the predominant land uses within this Planning Area. A large number of homes are also found in the Planning Area, south of 8th Street.

Southeast Beaumont Planning Area. This Planning Area is located to the south of the I-10 Freeway and east of Highway 79 (Beaumont Avenue) and contains large tracts of undeveloped land and farmland. Industrial development is located south of the I-10 Freeway and Union Pacific railroad. The Planning Area is bounded by the I-10 Freeway on the north and Highland Springs Road on the east.

Southwest Beaumont Planning Area. This Planning Area is located to the south of the I-10 Freeway and west of Highway 79 (Beaumont Avenue). This Planning Area contains large tracts of undeveloped land, farmland, and industrial development located south of the I-10 Freeway and Union Pacific railroad. The Planning Area is bounded by the I-10 and the SR-60 Freeways on the north.

West Beaumont Planning Area. This large Planning Area is located west of the I-10 Freeway and includes the areas located north of the SR-60 Freeway. The majority of the Planning Area is currently undeveloped though new residential projects are planned.

PLANNING

This section outlines the activities of the Planning Department from January 2019, through December 2019. The day-to-day planning activities include:

- Administrating the City's Zoning Ordinance
- Answering public inquiries on the telephone and over the public counter
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the Planning Commission and City Council
- Reviewing development plans for compliance with City standards

During calendar year 2019, the City of Beaumont had no updates to the General Plan. The City had no new specific plans and one (1) completed specific plan amendment. The following list included applications that were processed and completed through Planning during 2019:

- Three (3) Parcel Map Applications
- Three (3) Tract Map Applications
- Seventy-nine (79) Home Occupation Permits
- Nineteen (19) Conditional Use Permits
- Eighty-six (86) Plot Plan Applications
- Twenty-four (24) Variance Applications

BUILDING AND SAFETY

Building and Safety is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and inspections. The Building and Safety Department reviews all plans and permits for compliance with California building codes. New building construction and tenant improvements require plan check review for zoning and building code compliance.

During calendar year 2019, the City of Beaumont Building and Safety Department issued a total of 2,230 permits as follows:

- 124 New Non-Residential Construction Permits
- 2,106 Residential Permits

HOUSING ELEMENT REPORTING REQUIREMENTS

The State Department of Housing and Community Development (HCD) has standardized forms for addressing the Housing Element portion of this Annual Progress Report, which is contained in Appendix B.

GENERAL PLAN IMPLEMENTATION

The City's General Plan is made up of six (6) elements that include the seven (7) elements required by State Law:

- Community Development
 - Land Use
- Housing
- Transportation and Circulation
- Resource Management
 - Open Space
 - Conservation
- Population and Housing
- Safety
 - Safety
 - Noise

Community Development - Land Use

The Community Development-Land Use Element guides the City's land use policy and insures that appropriate development takes place, with adequate provision of public services and utilities. Land use designations are defined and mapped. The land use designations roughly correspond to the City's zoning designations. Although development throughout the City is encouraged, most of the new activity the City experienced was in the East and Southeast Beaumont Planning Areas.

The Community Development Element sets policies and priorities for how the City will develop and takes into account many facets involved in growing a community. The

element goals include preserving existing residential neighborhoods and promoting the development of more housing; expanding the City's commercial, industrial and other employment generating land uses; and ensuring timely provision of services through maintenance and improvement of infrastructure.

As required by law, potential impacts from new development are assessed under CEQA. Additional conditions of approval and mitigation may be required if deemed necessary to provide for issues such as screening, habitat conservation, parking, noise-reduction (etc.), or otherwise address issues per the General Plan's direction.

Population and Housing

The City of Beaumont Housing Element was certified by the State Department of Housing and Community Development on December 17, 2013, for the 2013-2021 planning period. The Housing Element was not amended during Calendar Year 2019.

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. This report has been submitted for 2019 and is required to be used for the Annual Progress Report. The completed forms for Calendar Year 2019 are attached as Appendix B to this report.

Transportation and Circulation

The Transportation and Circulation Element guides the City's decision making regarding transportation, roadways and performance standards. Through the goals and policies of the Transportation and Circulation Element, the City strives to improve both local and regional transportation systems.

This element was not updated during the 2019 calendar year. Several major transportation projects were either started or completed this year:

- **Oak Valley Signalization** - The project included installing signals at Oak Valley Parkway and I-10, re-paving and re-striping the overpass and adjacent street areas. Completing this project has improved traffic flow along Oak valley Parkway

and the overpass serving developments north and south of I-10 in the City of Beaumont.

- **Potrero Interchange Project** – Phase I was completed in 2019 with the bridge opening and providing additional connectivity north and south of SR-60. Phase II being readied and will consist of east and westbound on and off ramps.

Resource Management

The Resource Management Element indicates those policies that are relevant to the preservation, conservation, or management of important natural and man-made resources. The Element addresses soil, hydrology, biology, air quality, cultural resource management and open space. The Land Use Map was not updated in 2019. The Element goals and policies for Resource Management focus on balancing the natural and the built environments. The City works toward achieving this balance through the following:

- Promoting the maintenance of open space and agricultural resources
- Implementing best practices for soil and water conservation
- Encouraging environmentally sensitive development
- Continuing work on local and regional parks and trails

The City continues working toward implementation of the Resource Management Element goals through management, preservation or protection of our resources while still providing a robust environment for our residents to enjoy.

Safety and Noise

The Safety and Noise Element was not amended during calendar year 2019.

Due to the nature of the policies of the Safety and Noise Element, efforts to implement this Element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse impacts to the environment and sensitive receptors.

The Safety Element establishes City policy relative to the reduction and mitigation of natural and manmade hazards that must be considered in future planning and decision-

making. The public's health and safety is an important component of the General Plan due to the City's location in a seismically active region. This Element's scope has been expanded to include noise exposure and abatement.

The Element is concerned with identifying existing hazards and ways to reduce the risk from the hazards on persons and on property. State law requires that every safety element include the following components:

- The identification, mapping, and appraisal of seismic hazards of concern to planning and future development, including areas subject to liquefaction, ground-shaking, surface rupture, or seismic sea waves (Section 65302(f));
- An appraisal of mudslides, landslides, and slope stability that might occur as a result of a seismic disturbance (Section 65302(f); and,
- The identification of the potential for fires and other natural and manmade disasters and measures designed to reduce the loss of life, injury, and damage to property (Section 65302(i).

The State guidelines are also very specific as to the content of noise elements. Government Code Section 65302(f) indicates that the noise element should be prepared according to guidelines established by the State Department of Health Services. At a minimum, the Government Code requires that the Element analyzes and projects noise levels for:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight on-line railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop, and military airport operations; aircraft over flights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operations;
- Local industrial plants, including, but not limited to, railroad classification yards; and,

- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

The City's Safety Element takes all of these requirements into account and adheres to the standards for safety and noise as identified in the General Plan and as required by law.

GENERAL PLAN UPDATE

The General Plan is the guiding land development document and blueprint of the City. The City of Beaumont General Plan was last updated in March 2007. Although it has served the community well, the City has experienced tremendous growth within the past decade and new development patterns have evolved. Statewide, most developing cities update their general plans every ten years to ensure their plans are up to date to better streamline development and protect themselves from legal challenges due to out of date planning documents. The General Plan needs to be updated in order to provide comprehensive direction, relevant goals, policies, and implementation programs that can effectively guide the City forward for the next ten to twenty years. In 2016, the City sent out a RFP (Request for Proposals) to update the City's General Plan and in 2017 began the process of updating the General Plan. The comprehensive General Plan Update will be released for public review in mid-August and is anticipated to be adopted by the end of 2020.

Appendix B

Jurisdiction	Beaumont	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		528
Total Units		528

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	355
Total Housing Units Approved:	354
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	2
Number of Streamlining Applications Approved	94
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas