

3.0 PROJECT DESCRIPTION

A “Project,” as defined by the California Environmental Quality Act (CEQA) Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700” (14 Cal. Code of Reg. 15378[a]).

The City of Beaumont’s (City’s) General Plan (proposed Project or Beaumont 2040 Plan) is intended to be a blueprint for the City’s future. The Beaumont 2040 Plan has been prepared in accordance with State planning law, as provided in California Government Code Section 65300. The Beaumont 2040 Plan is meant to be a framework for guiding planning and development in the City and City’s Sphere of Influence (SOI) for the next approximately 20 years and can be thought of as the blueprint for the City’s growth and development. The Beaumont 2040 Plan is comprehensive both in its geography and subject matter. It addresses the entire territory within the City’s incorporated boundaries, SOI, and a broad spectrum of issues associated with the future buildout of the City.

According to California Government Code Section 65302, General Plans are required to cover the following elements or topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that is relevant to planning its future. The City has an adopted Housing Element (2013-2021) that is not a part of this General Plan Update process. The Beaumont 2040 Plan will include the rest of the required topics plus economic development, community/urban design, infrastructure and community facilities, resource management, sustainability, and governance.

3.1 Local and Regional Setting

3.1.1 Project Location

The City and City’s SOI (collectively referred to as the “Planning Area”) is located in the northwestern portion of Riverside County (County), and is bounded by the City of Calimesa to the northwest, unincorporated areas of the County to the west, unincorporated County areas (e.g., Cherry Valley) to the north, unincorporated County areas and the City of San Jacinto to the south, and by the City of Banning to the east. The Planning Area encompasses approximately 41.51 square miles (26,566 acres). Major transportation routes through the Planning Area include Interstate 10 (I-10), State Route 60 (SR-60), and State Route 79 (SR-79) (see **Figure 3-1 – Regional Map**).

The Planning Area includes land within the existing City limits (approximately 19,381 acres) and within the City’s SOI which includes unincorporated areas outside the current City limits (approximately 7,185 acres) (see **Figure 3-2 – Project Vicinity**). In preparing the Beaumont 2040 Plan and planning for the future of the City, it will be important to closely coordinate with neighboring jurisdictions and regional agencies in order to plan for sustainable community growth.

Land uses within the City’s Planning Area may include a combination of undeveloped, developing, and developed properties. At this time, the City is not seeking annexation of land within the SOI into its current jurisdiction. However, new development within the SOI is being contemplated as a part of the Beaumont 2040 Plan as the SOI represents the City’s ultimate future boundary and service area.

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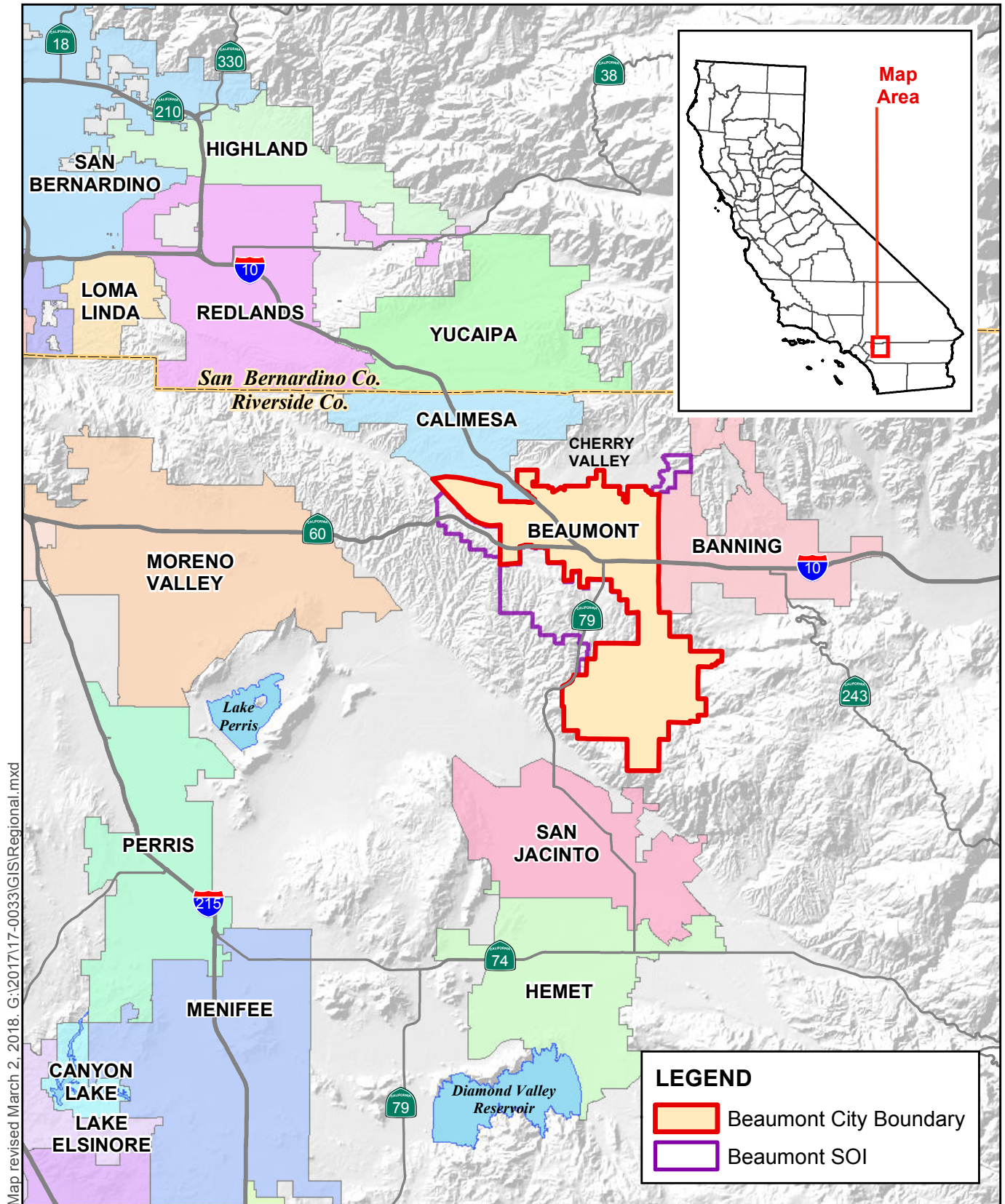
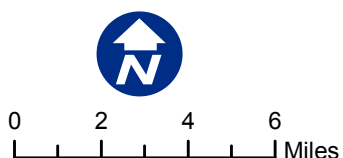
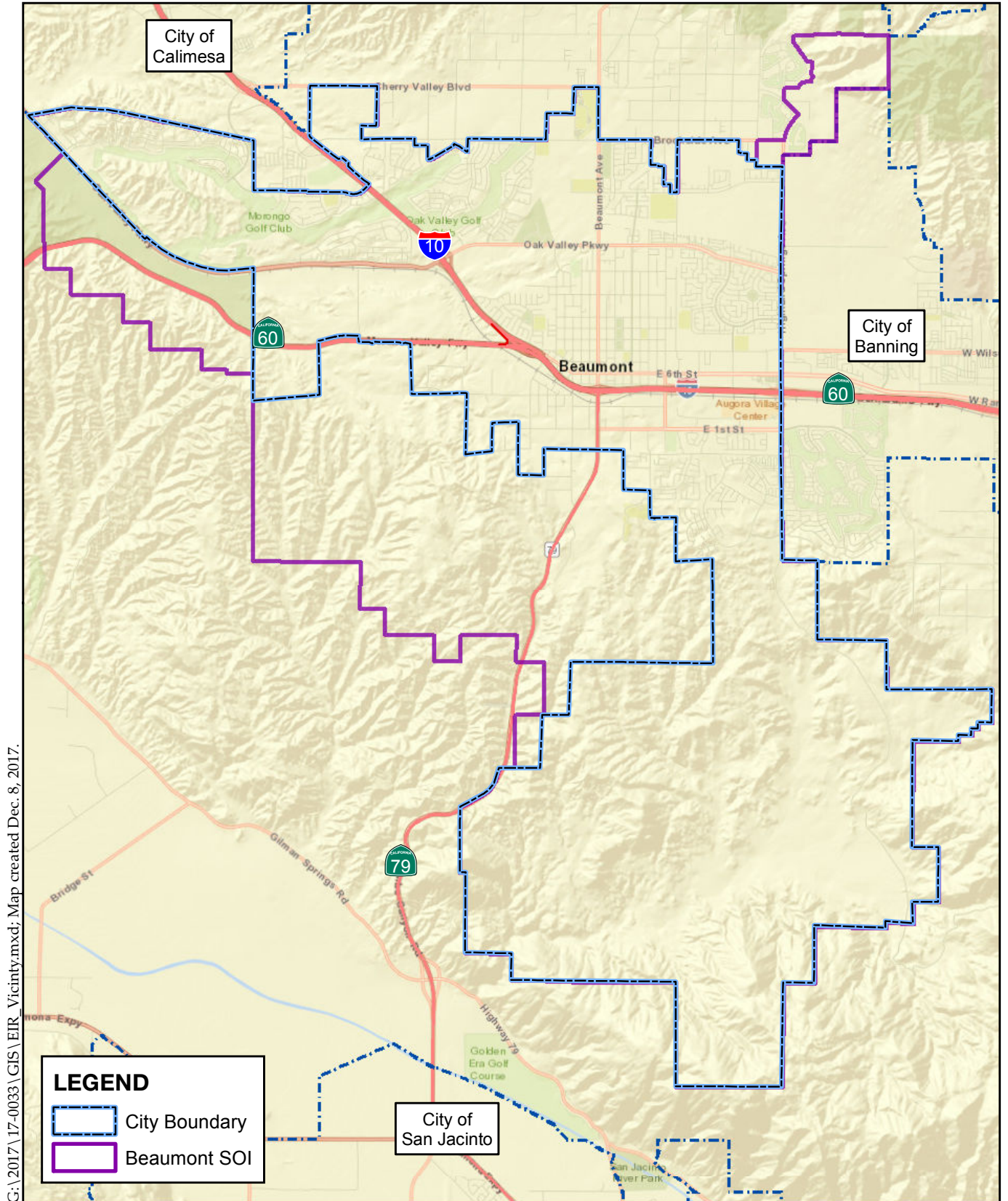


Figure 3-1 - Regional Map
City of Beaumont General Plan Update



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G:\2017\17-0033\GIS\EIR_Vicinity.mxd; Map created Dec. 8, 2017.

Sources: City of Beaumont, 2018;
Riverside Co. GIS, 2018.

Figure 3-2 - Vicinity Map
City of Beaumont General Plan Update

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3.1.2 Project Setting

The Planning Area is at the peak of the San Gorgonio Pass between San Bernardino and Palm Springs, with an elevation range of approximately 2,500 to 3,000 feet above mean sea level. The Planning Area has a warm-summer Mediterranean climate, with temperatures reaching an average of up to 95 degrees Fahrenheit during the summer and 52 degrees Fahrenheit during the winter. Due to its higher elevation, it is usually 5 to 10 degrees cooler than its neighboring lower-elevation areas, such as Riverside, Hemet/Perris/San Jacinto, and the Coachella Valley. Snow is rare, and annual precipitation is approximately 17 inches, with most rain occurring between the months of November and April. The City's unique location provides its residents with beautiful rural views, while maintaining close proximity to urban amenities. Beaumont offers its residents a combination of small-town charm suburban lifestyle, alongside abundant recreational opportunities. The Planning Area has been heavily disturbed by human activity. (ECR, p. 2.)

3.2 Background

The San Gorgonio Pass first drew the attention of white settlers in the 1850s seeking railway connection to the Pacific Ocean. The Southern Pacific Railroad set tracks in the area that is now Beaumont in the 1860s. In the late 19th century, the area was sparsely populated with a railroad depot and telegraph office in 1875. The first stores were built in 1884, the first school in 1885, and three hotels were constructed in 1887. The town's chief industry during this time was grain agriculture. Population growth was slow and limited until the San Gorgonio Water Company, formed in 1907, developed a reservoir and laid 40 miles of piping to bring water and irrigation to town. The new water system helped spur the development of new houses and fruit orchards in the north – the population doubled to over 1,100 by 1910. (ECR, p. 4.)

The City was incorporated in 1912, deriving its name (French for beautiful mountain) from the surrounding picturesque mountains. It soon became well-known for its thriving apple orchards and flourished as a tourist destination. The town's close proximity to Los Angeles, idyllic setting, and affordable housing led to a population boom starting in 2000. A 2008 study by the Public Policy Institute of California noted that Beaumont and its surrounding communities have the highest population growth throughout the Riverside County region. This population explosion has concerned many local residents, who cite increasing student population in schools, rising demand on the water supply, and increasing traffic on the City's road network as key concerns.

The 2040 Beaumont Plan¹ was developed with significant community engagement including in-person interactions at traditional and pop-up workshop events, newsletters and a variety of online activities including:²

- A **project website** (www.elevatebeaumont.com) was the primary forum to provide project updates, survey results, planning meeting materials, and sign-up for a community database. This database was used to inform interested residents, businesses, and other stakeholders, providing information about General Plan Update activities, including upcoming meetings, availability of materials for review, and other information. Announcements were publicized in bilingual (Spanish/

¹ The public draft of the Beaumont 2040 Plan is available here:

<https://www.beaumontca.gov/DocumentCenter/View/36596/Beaumont-GPU-Public-Draft>

² A summary of all of the General Plan Update engagement activities is described in Chapter 1 Introduction of the Beaumont 2040 Plan.

English) format. Additionally, at key points during the project, flyers were also posted at City Hall and branded as part of utility bills.

- A **community workshop** was hosted by the City on Wednesday, June 21, 2017. The workshop included a facilitated group discussion and interactive workshop stations, including a youth table activity for parents and children. The workshop was attended by approximately 16 people, in addition to five General Plan Task Force members and various city personnel. All workshop materials were available in English and Spanish. The workshop summary is included as an appendix to the Beaumont 2040 Plan.
- A **virtual community survey** prior to the first community workshop. The survey included various topics: demographics, geography, quality of life, Beaumont's future, and community engagement. The survey received 564 responses. Based on high response rates to the virtual survey, the community engagement approach shifted from in-person workshops to virtual outreach. A total of three additional surveys were distributed during the General Plan update addressing visual preference, community character, and preferred alternatives. A summary of the survey results is included as an appendix to the Beaumont 2040 Plan.
- Additional **community input** was received through **small group input** consisting of a 15-member General Plan Task Force, a youth focus group and, shareholder interviews, which provided a structured space to engage with certain segments of the population – seniors, youth, parents with children, business owners, etc.

The General Plan Task Force met a total of four (4) times, including one joint meeting with the City Planning Commission during the General Plan update process. One focus group meeting was held with youth from Beaumont High School. The youth focus group was organized as a short presentation followed by an interactive mapping exercise focused on downtown and desired features across the City. Stakeholder interviews were conducted with 12 community representatives including residents, developers, and business owners.

- **Decision-maker updates** were provided to the City Council and Planning Commission. Representatives from the Planning Commission, City Council, Beaumont-Cherry Valley Water District, and the Beaumont Chamber of Commerce served as member liaisons to the General Plan Task Force, attending committee meetings and reporting back to their respective board or commissions about the events and discussions underway. The Economic Development Commission was also briefed as needed during the planning process.

3.3 Proposed Project

The proposed Project consists of two different components, which are collectively referred to as the Project:

1. Adoption and implementation of the General Plan Update (Beaumont 2040 Plan) and
2. Adoption and implementation of the revised Zoning Ordinance and Zoning Map.

These components are further described in the following paragraphs.

3.3.1 Beaumont 2040 Plan

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement General Plans. The General Plan is a comprehensive and general document that

describes plans for the physical development of a city or county and of any land outside its boundaries that in the city's or county's judgement, bears relation to its planning. The General Plan is required to address the following mandatory elements: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that is relevant to planning its future. As previously noted, the City has an adopted Housing Element (2013-2021) that is not a part of this General Plan Update (Beaumont 2040 Plan) process. The Beaumont 2040 Plan will include the rest of the required topics plus economic development, community/urban design, infrastructure and community facilities, resource management, sustainability, and governance.

The Beaumont 2040 Plan functions as a guide to the type of community that Beaumont citizens desire, and provides the means by which that desired future can be achieved. The Beaumont 2040 Plan addresses a range of immediate, mid-, and long-term issues with which the community is concerned. The Beaumont 2040 Plan is intended to allow land use and policy determinations to be made within a comprehensive framework that incorporates public health, safety, and "quality of life" considerations in a manner that recognizes resource limitations and the fragility of the community's natural environment. Under State law, the General Plan must serve as the foundation upon which all land use decisions are to be based, and must also be comprehensive, internally consistent, and have a long-term perspective. State law further mandates that the Beaumont 2040 Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area (i.e., the City's sphere of influence) as they relate to future growth and development;
- Provide a basis for local government decision-making, including decisions on development approvals and exactions;
- Provide citizens the opportunity to participate in the planning and decision-making process of their communities; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

Beaumont is a community that values its small-town feel, community heritage, and natural setting. The City is committed to encouraging economically sustainable, balanced growth that respects its long history, while meeting infrastructure needs and protecting the environment. Beaumont's community pride and rural mountain setting sets the City apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation. Beaumont 2040 Plan's vision for the future focuses on the following guiding values and priorities:

- **Transparent, honest government:** The citizens of Beaumont desire and value a customer-oriented government that adapts to digital technology, improves effectiveness, embraces innovation, and encourages everyone to participate in City government. Local leaders and public employees are accountable to the citizens.
- **Responsible, measured growth:** Beaumont values a good balance of homes, jobs, and retail with access to local urban amenities. Beaumont promotes expanded and enhanced opportunities for employment in the City, while ensuring that population growth does not outpace existing infrastructure capacity.
- **Fiscal responsibility:** Beaumont encourages fiscal transparency, responsible growth and effective management of fiscal revenues. Beaumont promotes policies that create a strong

environment for job creation, build a strong tax base, and improve the fiscal performance of the City.

- **Small-town atmosphere:** Beaumont values its small-town atmosphere with distinct neighborhoods, historic downtown and connection to the natural environment. Beaumont is an inviting place to live and visit, and a desirable place for families. The citizens have a sense of pride and belonging in their City and close ties with their neighbors. Downtown Beaumont is a vibrant, diverse, active and walkable place in the heart of the City with civic, commercial, entertainment and residential opportunities for all residents in with high-quality streetscape design, community gathering spaces, and buildings that support pedestrian comfort and safety.
- **Quality of life provided by efficient infrastructure:** Beaumont has vibrant neighborhoods that provide retail, entertainment and recreational opportunities within close proximity. Beaumont encourages policies that create a multi-modal transportation network that enhances neighborhood connectivity and provides opportunities for active transportation and complete streets. New pedestrian and bicycle connections and programs will make it easier, more comfortable, and safer for residents, workers, and visitors to meet their daily needs and access regional destinations, and adjacent communities. Beaumont supports the improvement of infrastructure systems that keep pace with development.
- **Health and safety:** Beaumont endorses access to a healthy lifestyle for people of all ages by developing a complete city with a wide range of open space and recreation opportunities and walkable environments that are clean, safe, and kid friendly. Beaumont fosters safe neighborhoods through good community and environmental design policies that promote a mix of uses and active streets.
- **Beautiful environment of the Pass Area:**³ The citizens of Beaumont value the natural environment of the City and its surroundings. Beaumont promotes policies that encourage access to these resources for all citizens, enhances opportunities for tourism, and stewards these natural resources and habitat areas. A diverse and extensive open space network with parks and trails within the City and to the surrounding Pass Area enhances access for residents and visitors alike.

The Beaumont 2040 Plan identifies major strategies and physical improvements for the City over the next approximately 20 years. These strategies include revitalizing Sixth Street into a “downtown” for the City, transforming Beaumont Avenue and Sixth Street into mixed use corridors, diversifying housing choices in the City with new affordable and market-rate single family homes and multi-family housing, expanding the jobs base, including development of an employment district and mixed uses along SR-79 in the southern portion of the City. Strategies will also support neighborhood enhancement, connectivity, and sustainable development practices on lands located immediately to the southwest of the City. Transit-oriented development is also contemplated in the area around the potential location of a Metrolink transit station at Pennsylvania Avenue and First Street. To achieve this direction, the City will also need to ensure balanced growth and preservation of the community’s history and identity, open space, and development of a multimodal transportation system.

³ The Pass Area refers to the area bounded by the San Jacinto Mountains to the south and the San Bernardino Mountains to the north. The unincorporated communities of Banning Bench (north of the City of Banning), Cherry Valley (north of the City’s SOI), Cabazon, east of the City of Banning), the Morongo Indian Reservation, and the incorporated cities of Banning, Beaumont, and Calimesa are located within the Pass Area.)

General Plan Elements

Each element of the Beaumont 2040 Plan includes goals, policies, and implementation measures. It should be noted that the Beaumont 2040 Plan goals, policies, and implementation measures are Project components proposed by the City, and are not mitigation measures proposed in this Program EIR (PEIR). Those Beaumont 2040 Plan goals, policies, and implementation measures that will by themselves avoid or otherwise address various potential environmental impacts are listed and discussed in each topic area of this Draft PEIR.

Land Use Element

The Land Use Element provides the long-term vision, goals, and policies for Beaumont over the next 20 to 30 years. The overall focus is on how to accommodate change and growth in the City, while preserving and enhancing the features and attributes that make it such a desirable place to live. The City recognizes that the sustainable future of Beaumont is dependent on both the mix of residential, commercial, employment, and industrial uses, which provide the foundation for a fiscally resilient economy; as well as the design and quality of buildings, streets and public spaces, which make Beaumont an attractive place for its residents.

Specific topics covered include land use designations, revitalization of Downtown, preservation of existing neighborhoods, development of new neighborhoods with varied housing opportunities, and new commercial and mixed-use areas. The Land Use Element also includes goals and policies for the neighborhoods and commercial areas shown on **Figure 3-3 – Beaumont Subareas** (on page 3.0-13).

The Land Use Element of the Beaumont 2040 Plan proposes four main types of land uses: Residential, Non-Residential, Mixed Use, and Other/Public. Within each of these land use types; the Beaumont 2040 Plan identifies several land use designations as described below in **Table 3-A – Beaumont 2040 Plan Proposed Land Use Designations**. **Figure 3-4 – Land Use Plan** (on page 3.0-15) depicts the locations of the various land use designations within the City and City's SOI proposed by the Beaumont 2040 Plan.

Table 3-A – Beaumont 2040 Plan Proposed Land Use Designations

Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: ac = acre; du/ac = dwelling units per acre; FAR = floor area ratio			
Residential Designations			
Rural Residential 40 (RR40)	RR	Single-family detached homes on 40-acre lots in a rural mountainous setting	Minimum 40-acre lots
Rural Residential 10 (RR10)	Not within City Limits	Single-family detached homes on 10-acre lots in a rural setting	Minimum 10-acre lots
Rural Residential 1 (RR1)	Per County Zoning	Single-family detached homes on 1-acre lots in a hillside setting	Minimum 1-acre lots
Single Family Residential (SFR)	R-SF	Single-family residential (attached or detached)	Maximum 4 du/ac
		Neighborhood commercial in specified locations	Maximum FAR 0.35

Table 3-A – Beaumont 2040 Plan Proposed Land Use Designations

Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: ac = acre; du/ac = dwelling units per acre; FAR = floor area ratio			
Traditional Neighborhood (TN)	R-TN	Single-family detached homes and small-scale multi-family housing Neighborhood commercial in specified locations	Average 6 du/acre Minimum 4 du/acre Maximum 12 du/acre Maximum FAR 0.35
High-Density Residential (HDR)	R-MF	Multi-family housing (townhomes, condominiums, apartments, etc.) Neighborhood commercial in specified locations	Minimum 12 du/acre Maximum 30 du/acre Maximum FAR 0.35
Non-Residential Designations			
Neighborhood Commercial (NC)	C-N	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)	C-C	Variety of “big box” and “large format” retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Not within City Limits	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)	M	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)	Refer to Table 3-F	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 to 22 du/ac FAR up to 0.50
Urban Village (UV)	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 to 24 du/ac FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	TOD Overlay	Residential and supportive employment and commercial uses near the future transit station.	18 to 30 du/ac FAR up to 1.0
Other / Public Designations			

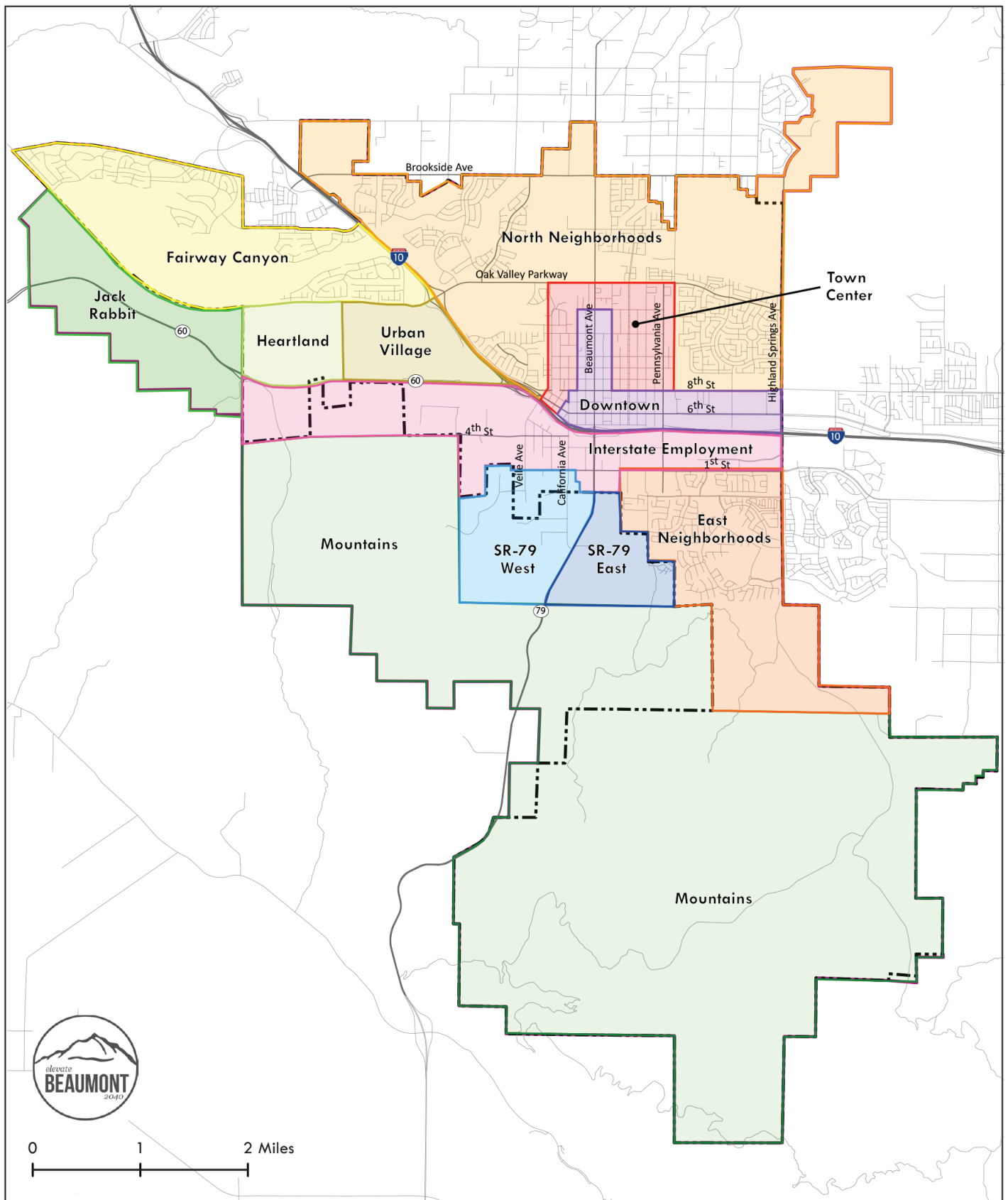
Table 3-A – Beaumont 2040 Plan Proposed Land Use Designations

Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: ac = acre; du/ac = dwelling units per acre; FAR = floor area ratio			
Public Facilities (PF)	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)	R-C	Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.	Not Applicable

Source: Beaumont 2040 Plan, Table 3.3 Land Use Designations.

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City Boundary
Sphere of Influence

Figure 3-3 - Beaumont Subareas
City of Beaumont General Plan Update



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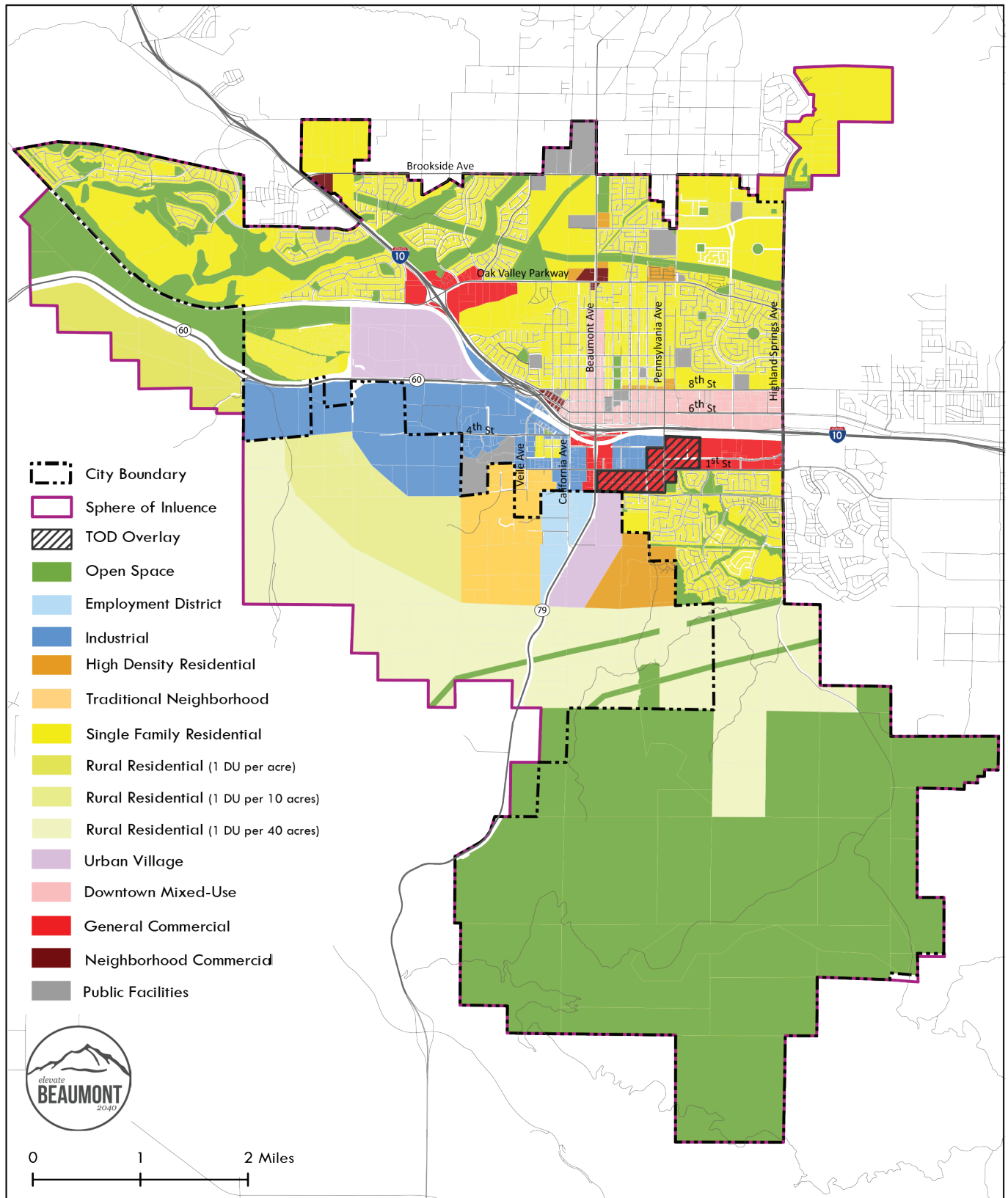


Figure 3-4 - Land Use Plan
City of Beaumont General Plan Update



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Table 3-B – Proposed Beaumont 2040 Plan Land Use Summary for the Planning Area (City and SOI), Table 3-C – Proposed Beaumont 2040 Plan Land Use Summary within the City Limits, and Table 3-D – Proposed Beaumont 2040 Plan Land Use Summary for the City’s SOI presents, for each proposed Beaumont 2040 Land Use designation, the acreages, anticipated developable area, residential capacity (i.e., expected number of units based on the maximum allowable density), development mix (i.e., the percentage of residential, retail, office, and industrial uses), and the projected square footage of non-residential uses expected at buildout of the Beaumont 2040 Plan within the Planning Area, the City, and the SOI, respectively.

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Table 3-B – Proposed Beaumont 2040 Plan Land Use Summary for the Planning Area (City and SOI)

Land Use	Area	City	SOI	Developable Area	Percent of Area Anticipated to Redevelop	Maximum Density (du/acre)	Residential Capacity			Typical Intensity	Non-Res. Development (SF)	Development Mix				Retail / Service	Office	Industrial
							No. of Units	SFR	MFR			Res%	Retail %	Office %	Indus %			
Abbreviations used in this table: SOI = sphere of influence; du/acre = dwelling units per acre; SFR = single family residential; MFR = multi-family residential; SF = square feet or square footage; Non-Res = non-residential; Res = residential, Indus = industrial																		
General Commercial (GC + TOD)	493.53	493.53	0.00	70%														
General Commercial	320.71	320.71	0.00	70%	—	—	—	—	—	0.35	3,422,681	—	100%	—	—	3,422,681	—	—
TOD Overlay	172.82	172.82	0.00	70%	—	30	2,540	508	2,032	0.50	790,444	70%	25%	5%	—	658,703	131,741	—
Downtown Mixed Use	385.75	385.75	0.00	100%	—	22	1,782	89	1,693	0.35	823,360	60%	30%	10%	—	617,520	205,840	—
Neighborhood Commercial	45.93	45.93	0.00	70%	—	—	—	—	—	0.35	490,174		90%	10%	—	441,157	49,017	—
Industrial	1336.38	785.38	551.00	75%	—	—	—	—	—	0.45	19,646,791		3%	2%	95%	589,404	392,936	18,664,451
Employment District	179.1–5	-	179.15	70%	—	—	—	—	—	0.75	4,096,958		30%	15%	55%	1,229,088	614,544	2,253,327
Public Facilities	349.61	349.61	0.00	70%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Open Space	10252.61	9,409.13	843.48	0%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Rural Residential 40	3419.51	929.89	2489.62	70%	—	0.025	60	60	—	—	—	100%	—	—	—	—	—	—
Rural Ranch 10	850.37	-	850.37	70%	—	0.10	60	60	—	—	—	100%	—	—	—	—	—	—
Rural Residential 1	547.46	-	547.46	70%	—	1	383	383	—	—	—	100%	—	—	—	—	—	—
Single Family Residential	5076.29	4,632.74	443.55	70%	—	4	22,735	22,735	-	0.35	270,876	99.5%	0.5%	—	—	270,876	—	—
Traditional Neighborhood	574.36	82.99	491.37	60%	—	6	2,026	1,824	203	0.35	105,080	98%	2%	—	—	105,080	—	—
High Density Residential	322.69	77.40	245.29	60%	—	30	5,692	-	5,692	0.35	59,037	98%	2%	—	—	59,037	—	—
Urban Village	408.13	408.13	0.00	60%	—	24	3,526	705	2,821	0.50	2,133,377	60%	25%	5%	10%	1,333,361	266,672	533,344
Urban Village South	236.61	-	236.61	60%	—	24	2,044	409	1,635	0.50	1,236,818	60%	25%	5%	10%	773,011	154,602	309,205
Streets	2087.90	1,780.67	307.23															
Total	26,566.28	19,381.15	7,185.13				40,848	26,773	14,077	33,075,597						9,499,918	1,815,352	21,760,327

Source: Raimi + Associates 2019.

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Table 3-C – Proposed Beaumont 2040 Plan Land Use Summary within the City Limits

Land Use	City (acres)	Developable Area	Percent of Area Anticipated to Redevelop	Maximum Density (du/acre)	Residential Capacity			Typical Intensity	Non-Res. Development (SF)	Development Mix				Retail / Service (SF)	Office (SF)	Industrial (SF)
					No. of Units	SFR	MFR			Res%	Retail%	Office%	Indus%			
Abbreviations used in this table: SOI = sphere of influence; du/acre = dwelling units per acre; SFR = single family residential; MFR = multi-family residential; SF = square feet or square footage; Non-Res = non-residential; Res = residential, Indus = industrial																
General Commercial (GC + TOD)	493.53	70%		-												
General Commercial	320.71	70%	—	—	—	—	—	0.35	3,422,681	—	100%	—	—	3,422,681	—	—
TOD Overlay	172.82	70%		30	2,540	508	2,032	0.50	790,444	70%	25%	5%	—	658,703	131,741	—
Downtown Mixed Use	385.75	100%	35%	22	1,782	89	1,693	0.35	823,360	60%	30%	10%	—	617,520	205,840	—
Neighborhood Commercial	45.93	70%	—	—	—	—	—	0.35	490,174		90%	10%	—	441,157	49,017	—
Industrial	785.38	75%	—	—	—	—	—	0.45	11,546,264	—	3%	2%	95%	346,388	230,925	10,968,951
Employment District	-	70%	—	—	—	—	—	0.75	—	—	30%	15%	55%	—	—	—
Public Facilities	349.61	70%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Open Space	9,409.13	0%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Rural Residential 40	929.89	70%	—	0.025	16	16	—	—	—	100%	—	—	—	—	—	—
Rural Ranch 10	-	70%	—	0.10	—	—	—	—	—	100%	—	—	—	—	—	—
Rural Residential 1	-	70%	—	1,000	—	—	—	—	—	100%	—	—	—	—	—	—
Single Family Residential	4,632.74	90%	—	5	21,499	21,499	-	0.35	254,271	99.6%	0.4%	—	—	254,271	—	—
Traditional Neighborhood	82.99	60%	—	6	293	264	29	0.35	15,183	98%	2%	—	—	15,183	—	—
High Density Residential	77.40	60%	—	30	1,365	-	1,365	0.35	14,160	98%	2%	—	—	14,160	—	—
Urban Village	408.13	60%	—	24	3,526	705	2,821	0.50	2,133,377	60%	25%	5%	10%	1,333,361	266,672	533,344
Urban Village South	-	60%	—	24	—	—	—	0.50	—	60%	25%	5%	10%	—	—	—
Streets	1,780.67															
Total	19,381.15				31,022	23,081	7,941		19,489,915					7,103,425	884,196	11,502,295

Source: Raimi + Associates 2019.

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Table 3-D – Proposed Beaumont 2040 Plan Land Use Summary for the City’s SOI

Land Use	SOI (acres)	Developable Area	Percent of Area Anticipated to Redevelop	Maximum Density (du/acre)	Residential Capacity			Typical Intensity	Non-Res. Development (SF)	Development Mix				Retail / Service (SF)	Office (SF)	Industrial (SF)
					No. of Units	SFR	MFR			Res%	Retail%	Office%	Indus%			
Abbreviations used in this table: SOI = sphere of influence; du/acre = dwelling units per acre; SFR = single family residential; MFR = multi-family residential; SF = square feet or square footage; Non-Res = non-residential; Res = residential, Indus = industrial																
General Commercial (GC + TOD)	0.00	70%		-												
General Commercial	0.00	70%	—	—	—	—	—	0.35	—		100%	—	—	—	—	—
TOD Overlay	0.00	70%		30	—	—	—	0.50	—	70%	25%	5%	—	—	—	—
Downtown Mixed Use	0.00	100%	35%	22	—	—	—	0.35	—	60%	30%	10%	—	—	—	—
Neighborhood Commercial	0.00	70%	—	—	—	—	—	0.35	—		90%	10%	—	—	—	—
Industrial	551.00	75%	—	—	—	—	—	0.45	8,100,527		3%	2%	95%	243,016	162,011	7,695,500
Employment District	179.15	70%	—	—	—	—	—	0.75	4,096,958		30%	15%	55%	1,229,088	614,544	2,253,327
Public Facilities	0.00	70%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Open Space	843.48	0%	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Rural Residential 40	2489.62	70%	—	0.025	44	44	-	—	—	100%	—	—	—	—	—	—
Rural Ranch 10	850.37	70%	—	0.10	60	60	-	—	—	100%	—	—	—	—	—	—
Rural Residential 1	547.46	70%	—	1.0	383	383	-	—	—	100%	—	—	—	—	—	—
Single Family Residential	443.55	70%	—	4	1,236	1,236	-	0.35	23,668	99.5%	0.5%	—	—	23,668	—	—
Traditional Neighborhood	491.37	60%	—	6	1,734	1,560	173	0.35	89,897	98%	2%	—	—	89,897	—	—
High Density Residential	245.29	60%	—	30	4,327	-	4,327	0.35	44,876	98%	2%	—	—	44,876	—	—
Urban Village	0.00	60%	—	24	-	-	-	0.50	-	60%	25%	5%	10%	—	—	—
Urban Village South	236.61	60%	—	24	2,044	409	1,635	0.50	1,236,818	60%	25%	5%	10%	773,011	154,602	309,205
Streets	307.23															
Total	7,185.13				9,453	3,317	6,136	13,592,745						2,403,556	931,157	10,258,032

Source: Raimi + Associates 2019.

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Mobility Element

The Mobility Element proposes a transportation network for the City that balances modal priorities and addresses the safe and efficient operation, maintenance, and management of the circulation network. The goals and policies in the element have been developed to ensure that all streets within the City are reviewed through a “complete streets” lens – meaning that all streets should provide accessible mobility options for users of all ages and abilities. This approach does not mean that all streets should equally prioritize all modes of travel nor does it imply that one mode should dominate street planning on all streets within the City. Rather, different modes should be prioritized on different streets, providing a layered network of streets that responds to the context of the adjacent land use. The Beaumont 2040 Plan proposed roadway classifications are shown on **Figure 3-5 – Roadway Classification**.

Economic Development and Fiscal Element

The Economic Development and Fiscal Element establishes policy guidance critical to Beaumont’s overall fiscal and economic prosperity. Local business growth and investment, job creation and diversification, and the City’s financial stability are foundational to the success of the community. As market forces beyond the City’s control influence economic outcomes, the Economic Development and Fiscal Element provides a policy framework to give the City greater control of outcomes aimed at resiliency and long-term prosperity through changing economic cycles. The Economic and Fiscal Element includes goals and policies regarding economic development and business growth, visitation and tourism, and economic and fiscal sustainability.

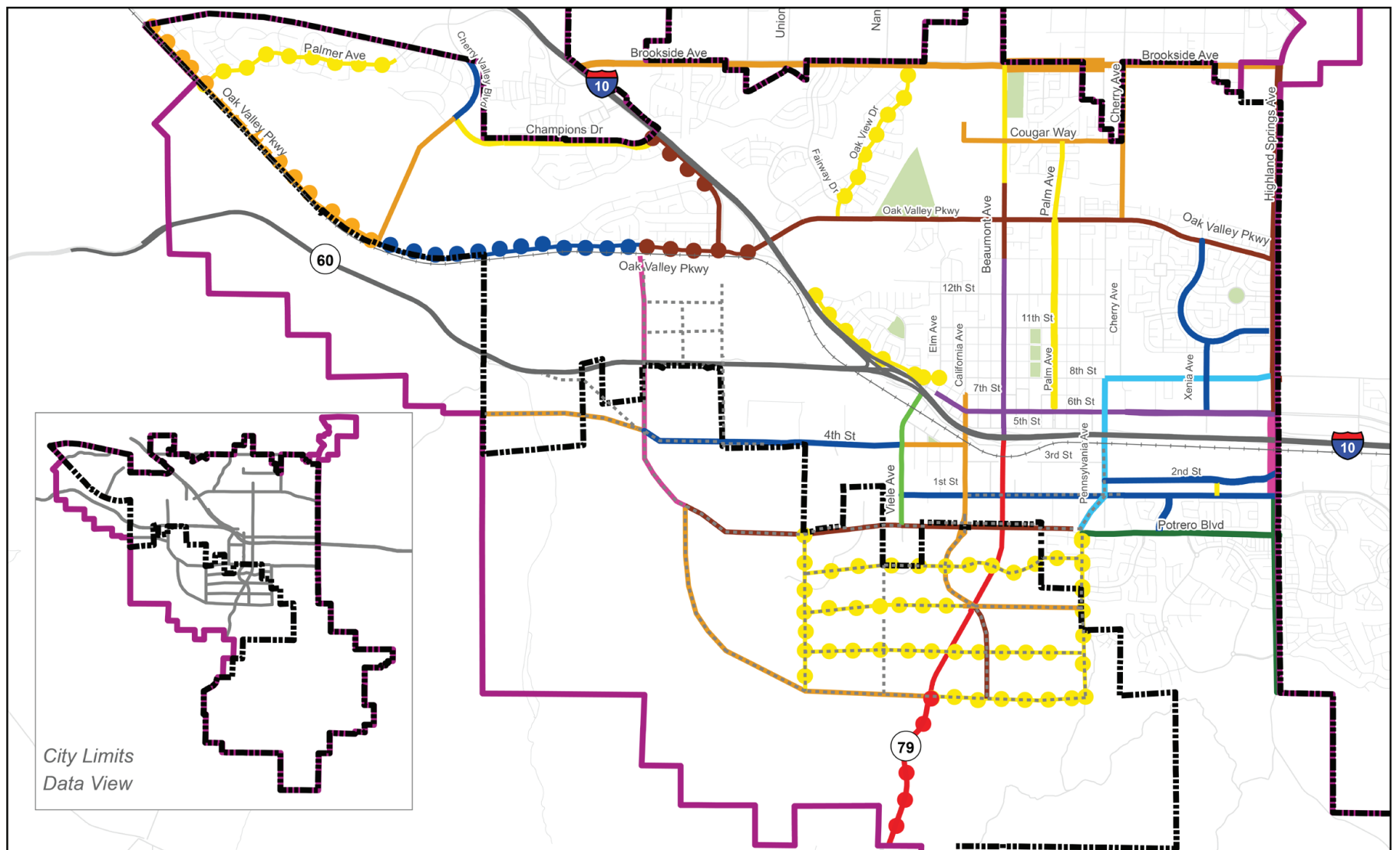
Health + Environmental Justice Element

The Health and Environmental Justice Element presents the community’s priorities for realizing a healthy and equitable community. This element includes goals and policies that address existing community health concerns as well as approaches to managing new development to prevent future health issues, covering topics such as environmental justice, access to healthy food, disease prevention, safe and healthy housing, and opportunities for physical activity. This element also describes how the decision-making process includes underrepresented sections of the population.

Community Facilities and Infrastructure Element

The Community Facilities and Infrastructure Element recognizes that attractive and accessible community facilities, dependable electricity and water supply, and efficient waste removal are important to maintaining and enhancing quality of life in Beaumont – these are critical lifelines that support the wellbeing of residents, provision of basic services, and investments in the City. Community facilities and infrastructure systems must also be adaptable to changes in the City, accounting not only for existing capacity, but also future demand, sustainable design, and creative funding options. This element addresses the following systems: potable water, sewer or solid waste/recycling, storm drain and flood control facilities, recycled water and groundwater recharge, wastewater collection and treatment, electricity and natural gas utilities, public parks, community facilities, library district, and schools.

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



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Figure 3-5 - Roadway Classification

City of Beaumont General Plan Update



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Conservation and Open Space Element

The Conservation and Open Space Element establishes goals and policies to protect, maintain, and enhance natural resources in the City. Responsible stewardship of land, water, and natural resources that protects public resources in addition to the City's ability to promote resiliency and adaptability.

Beaumont's natural resources and open spaces include creeks, wildlife reserves, greenways, and other undeveloped lands. Ensuring the preservation and sustainability of important natural resources will remain a guiding principle for long term decision making, positively impacting the health of residents and the natural infrastructure network. (Open Space areas are shown on **Figure 3-4 – Land Use Plan.**)

Safety Element

The Safety Element establishes a policy framework for maintaining and improving the safety of Beaumont's residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. Public safety challenges include crime prevention and natural hazards and disasters from earthquake, fires, storms, and floods. The Safety Element also promotes education about disasters and hazards, to ensure all members of a community understand how to prepare and recover from potential disasters. Topics covered in the Safety Element include seismic, flooding, geological hazards, hazardous waste, in addition to crime prevention, police and fire protection, and emergency preparedness and response.

Noise Element

The Noise Element identifies noise issues in the community and sensitive noise environments recommended for protection. Additionally, it identifies land use policies that minimize the community's exposure to excessive noise and identifies proactive solutions to addressing existing and foreseeable noise problems. Topics covered in this element include transportation noise, stationary noise, noise standards and land use compatibility.

Downtown Area Plan

Although Beaumont lacks a defined recognizable downtown area, it has great downtown potential. The proposed Downtown Area Plan (DAP) provides development regulations and design guidance for the development of Downtown Beaumont's three districts: Downtown Core, Extended Sixth Street, and Beaumont Avenue. (Refer to **Figure 3-6 – Downtown Area Plan.**)

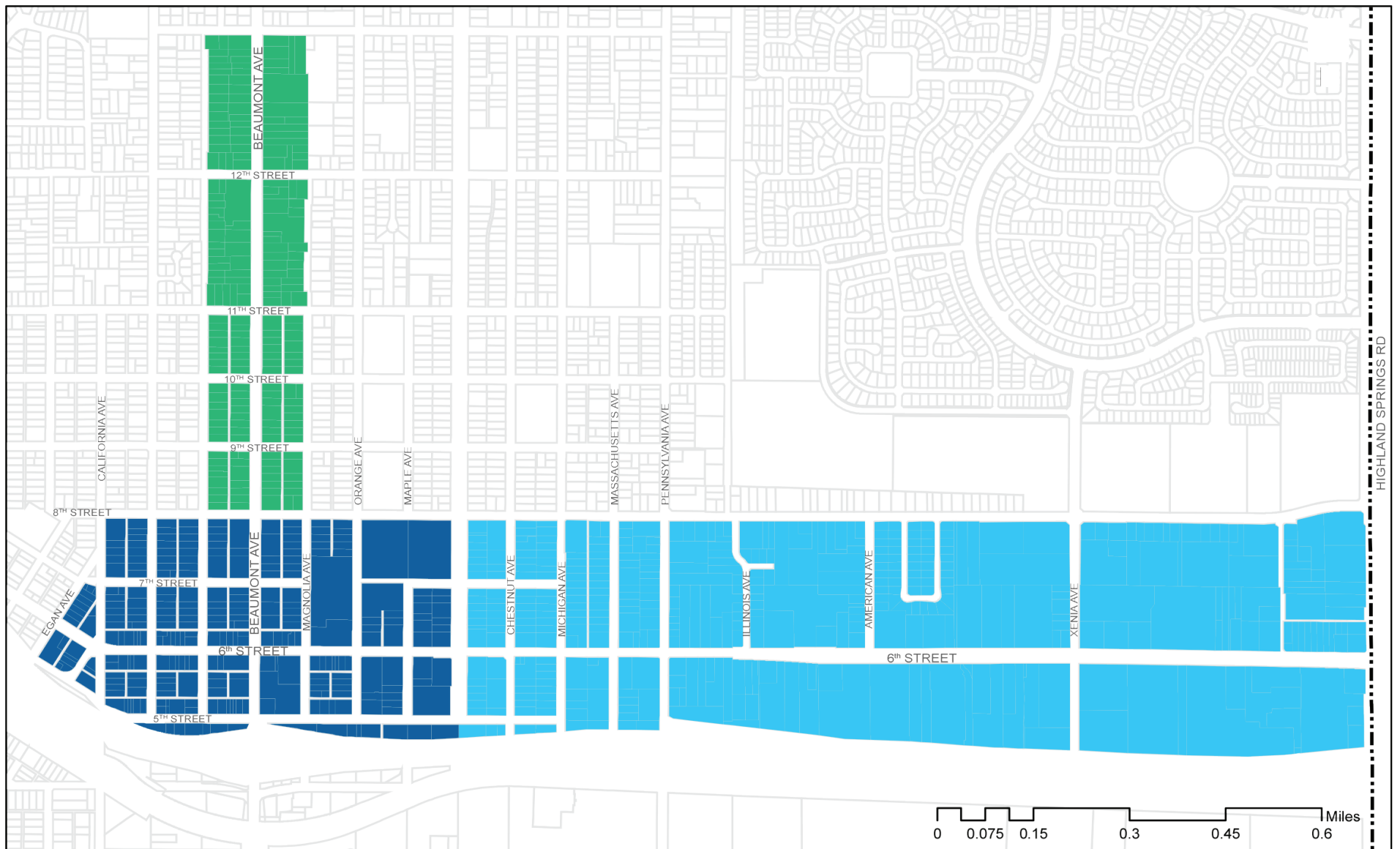
Downtown Core

The Downtown Core district ranges from Egan Avenue on the west to Palm Avenue on the east. It is bordered by 8th Street on the north and Interstate 10 on the south.

The Downtown Core district will be the cultural, civic, entertainment and social heart of the community and represents the main mixed-use area for the Downtown. This district will be the most active and the heart of Downtown Beaumont. It will provide a walkable, family-friendly, and pedestrian-oriented Downtown with active retail uses along Sixth Street and Beaumont. The Downtown Core is also anchored by the Civic Center.

The active pedestrian experience is emphasized with wide sidewalks, narrowed traffic lanes, and median parking. The median parking area is a flexible use space that can be used for public gatherings and events, creating opportunities for civic celebrations.

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

Figure 3-6 - Downtown Area & Boundary

City of Beaumont General Plan Update



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Extended Sixth Street District

The Extended Sixth Street district is located along Sixth Street east of the Downtown Core between 8th Street and Interstate 10. The eastern extent is Highland Springs Avenue and the city limits.

The Extended 6th Street district will provide a wide variety of existing residential and commercial uses and support additional housing and the expansion of neighborhood-serving retail and commercial uses. The future land use pattern in this area is expected to be commercial and mixed uses along Sixth Street. The intent of this district is to provide additional opportunities for multifamily residential development and commercial uses in a mixed-use setting. Residential uses are required north of Sixth Street and stand-alone commercial uses are permitted along the south side of Sixth Street. The residential population will also support retail and commercial uses in the Downtown Core. This district also includes Housing Element sites. (See City of Beaumont Housing Element 6th Cycle 2013-2021)

Beaumont Avenue District

The Beaumont Avenue district extends one block on either side of Beaumont Avenue between 8th Street and 13th Street. The Beaumont Avenue district will maintain existing single-family residential neighborhoods and low-intensity office and retail uses. The intent for this district is to facilitate the corridor's transition to a mixed-use district containing professional office, service, and limited commercial activities alongside residential uses. Future non-residential development must be compatible with existing and future neighboring residential uses.

Proposed Land Use designations for the Downtown Area Plan are shown on **Figure 3-7– Downtown Area Plan Land Use** (on page 3-37). The land use designations, zoning districts, and residential intensity/density for the DAP districts are presented in **Table 3-F – Proposed Zoning Districts for the Downtown Area Plan**.

Table 3-F – Proposed Zoning Districts for the Downtown Area Plan

Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: du/acre = dwelling units per acre; FAR = floor area ratio; N/A = not applicable			
Downtown Core			
Downtown Mixed Use	DTMU* (Downtown Mixed Use)	This designation supports a lively, thriving Downtown area by accommodating up to 3 story, mixed- use buildings. Active and retail uses are required along the 6 th Street and Beaumont Avenue street frontages to create a pedestrian-oriented and vibrant environment. This designation provides for vertical and horizontal mixed-use development.	Maximum 15 du/ac Maximum FAR 0.35 Maximum building height up to 3 stories
Downtown Mixed Residential	R-SF and R-TN*	This designation corresponds to existing areas with a mix of single and multifamily residential uses. The corresponding zoning districts will reflect current densities.	Maximum 15 du/ac Maximum FAR N/A Maximum building height up to 2 stories

Table 3-F – Proposed Zoning Districts for the Downtown Area Plan

Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: du/acre = dwelling units per acre; FAR = floor area ratio; N/A = not applicable			
Public Facilities	P-F	This designation includes the Civic Center, Police Department, Stewart Park, Palm Innovation Academy.	Maximum FAR up to 1.0
Extended Sixth Street			
Sixth Street Mixed Use	SSMU*	This designation provides for commercial uses and multifamily housing along the 6 th Street Corridor east of Palm Avenue and has the highest densities in the Downtown, with nodes of commercial at key intersections. Stand-alone commercial or multifamily uses are permitted. The multifamily housing is supportive of the retail and commercial uses in downtown and is near the future transit station south on Pennsylvania. The typical development is larger than those envisioned in the DMU or BMU designations.	Maximum 22 du/ac Maximum FAR 0.5 Maximum building height up to 4 stories
Sixth Street Mixed Use Residential)	SSMU-R*	This district provides for multifamily housing and commercial uses along the north side of the 6 th Street Corridor, east of Palm Avenue and allows higher densities, with nodes of commercial at key intersections. Multifamily uses are required. The multifamily housing is supportive of the retail and commercial uses in downtown and is near the future transit station south of Pennsylvania. Live/work units are permitted and encouraged. The typical development is larger than those envisioned in the DMU or BMU designations.	Maximum 22 du/ac Maximum FAR 0.5 Maximum building height up to 4 stories
Downtown Residential Multifamily	DMF*	This designation creates walkable, transit ready residential neighborhoods located near concentrated commercial, civic and recreational uses. Housing in these neighborhoods is primarily multifamily in a variety of housing types, such as townhomes, walkups, garden apartments and condominiums.	Maximum 22 du/ac Maximum FAR N/A Maximum building height up to 4 stories
Downtown Residential Single Family	R-SF	The Residential Single-Family zone corresponds to existing residential development within the Downtown Area Plan consisting of single-family detached units.	Maximum 4 du/ac Maximum FAR N/A Maximum building height up to 2 stories

Table 3-F – Proposed Zoning Districts for the Downtown Area Plan

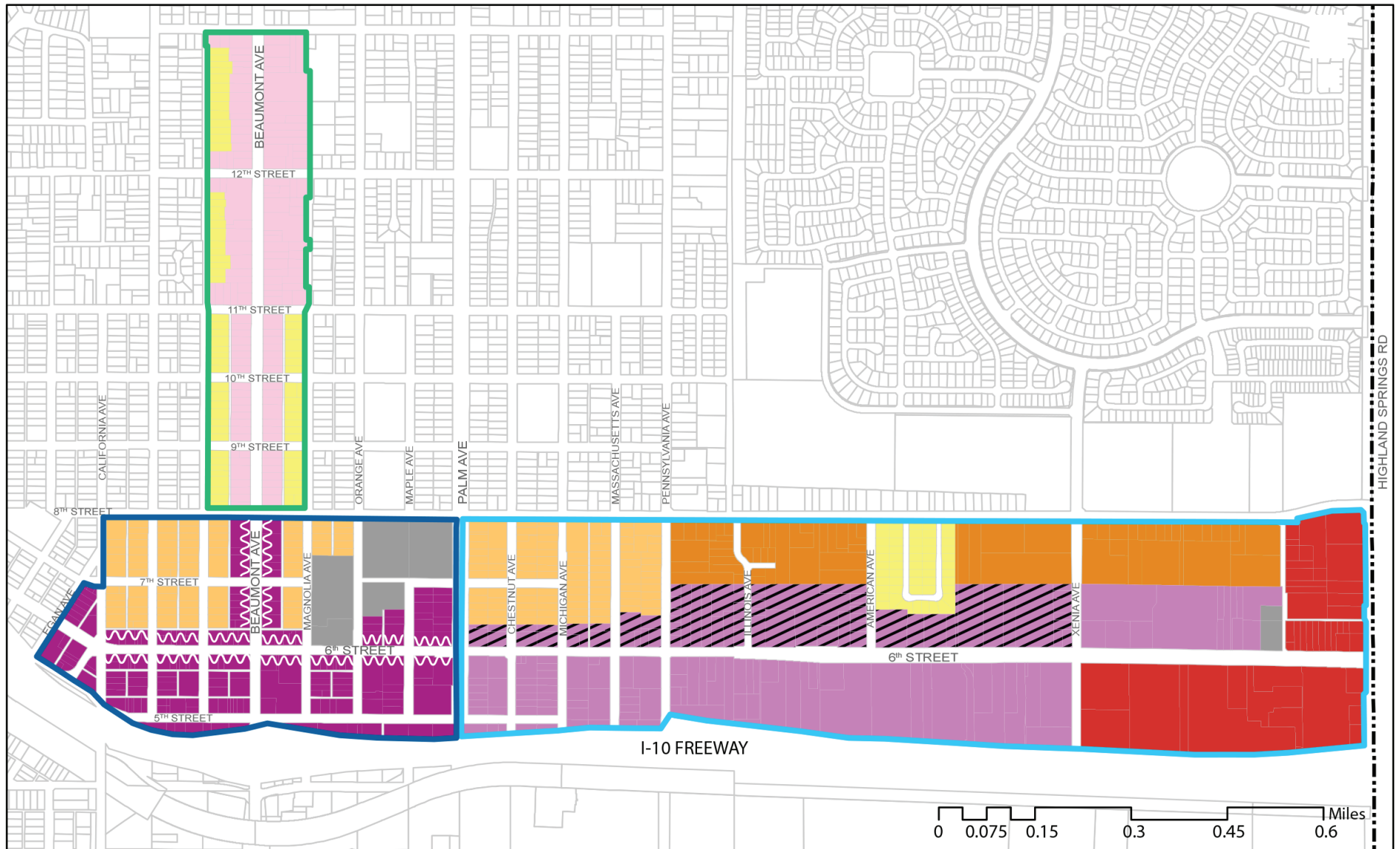
Land Use Designation	Zoning District	Description	Density / Intensity
Abbreviations used in this table: du/acre = dwelling units per acre; FAR = floor area ratio; N/A = not applicable			
Local Commercial	LC*	The Local Commercial designation covers smaller commercial, retail and service-related activities found along Highland Springs Avenue (at the eastern end of the Sixth Street Corridor). This land use designation permits a range of neighborhood supportive retail and service-oriented land uses.	Maximum FAR 0.7 Maximum building height up to 4 stories
Public Facilities	P-F	This designation includes the Civic Center, Police Department, Stewart Park, Palm Innovation Academy.	Maximum FAR up to 1.0
Beaumont Avenue			
Beaumont Mixed Use	BMU*	The intent of the properties along the segment of Beaumont Avenue, located between 8 th Street (on the south) and 13 th Street (on the north) is to facilitate the corridor's transition to a mixed-use district containing professional office, service, and limited commercial activities alongside residential uses. Future nonresidential development shall be compatible with neighboring residential development	Maximum 10 du/ac Maximum FAR 0.35 Maximum building height up to 2 stories
Beaumont Residential Single Family	R-SF	The Residential Single-Family zone corresponds to existing residential development within the Downtown Area Plan consisting of single-family detached units.	Maximum 4 du/ac Maximum FAR N/A Maximum building height up to 2 stories

Source: Beaumont General Plan, Chapter 11 Downtown Area Plan.

Notes: *New zoning districts proposed by the revision to the Zoning Ordinance.

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| City Boundary | Downtown Mixed Residential | Sixth Street Mixed Use - Residential | Public Facilities |
| Beaumont Avenue District | Downtown Residential Multifamily | Local Commercial | Active Ground Uses Required |
| Downtown District | Downtown Mixed Use | | |
| Extended Sixth Street District | Beaumont Mixed Use | | |
| Downtown Residential Single Family | Sixth Street Mixed Use | | |

Figure 3-7 - Downtown Area Plan Land Use

City of Beaumont General Plan Update



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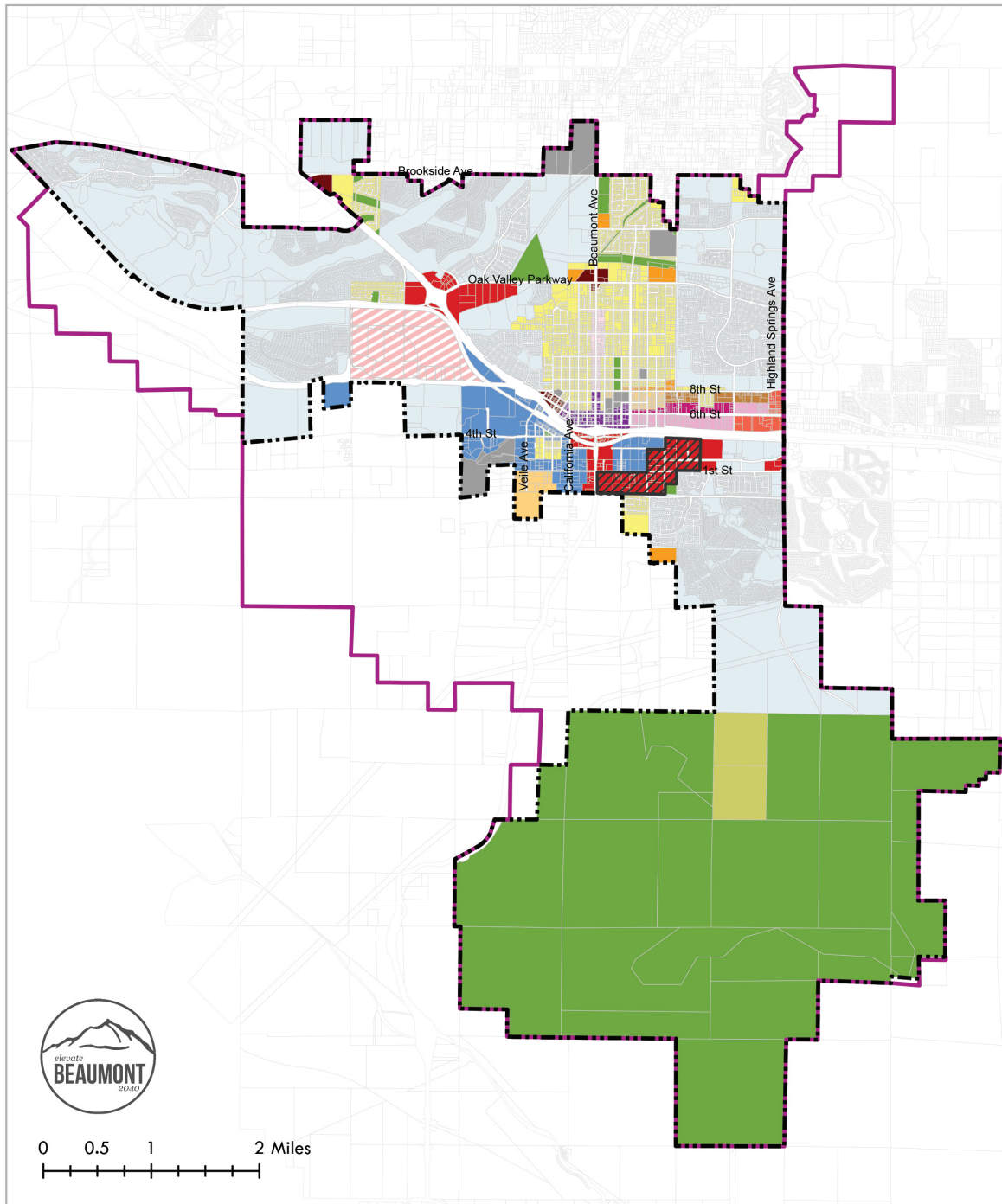
3.3.2 Revised Zoning Ordinance and Zoning Map

Beaumont Municipal Code (BMC) Title 17 is known as the Zoning Ordinance of the City of Beaumont and consists of two main elements, the Zoning Ordinance and Zoning Map. To prevent incompatible land use relationships, the City's Zoning Ordinance and Zoning Map designates different areas or zones for different types of land uses and establishes standards for development. These standards may specify requirements for lot sizes, lot coverages, building heights, setbacks, parking, landscaping, and other development standards. State law (AB 283) requires the City's Zoning designations to be consistent with those of the General Plan.

Because the City's Zoning Ordinance is the primary implementing tool for key portions of the Beaumont 2040 Plan, it must be amended to effectively achieve the City's vision reflected in the Beaumont 2040 Plan. In contrast to the long-term broad-based outlook of the Beaumont 2040 Plan, the Zoning Ordinance provides site-specific controls and guidance on the location, densities, and intensities of various land uses. **Figure 3-8 – Zoning Map**, identifies the zone proposed for each property within the City. **Figure 3-9 – Downtown Area Zoning**, provides a close-up of the zones proposed for properties within the Downtown Area Plan. **Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zone, and Proposed Zoning Ordinance Updates** (commencing on the page following **Figure 3-6**) presents the Beaumont 2040 Plan Land Use Designations, proposed implementing zones, and proposed Zoning Ordinance Revisions.

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CITY OF BEAUMONT ZONING

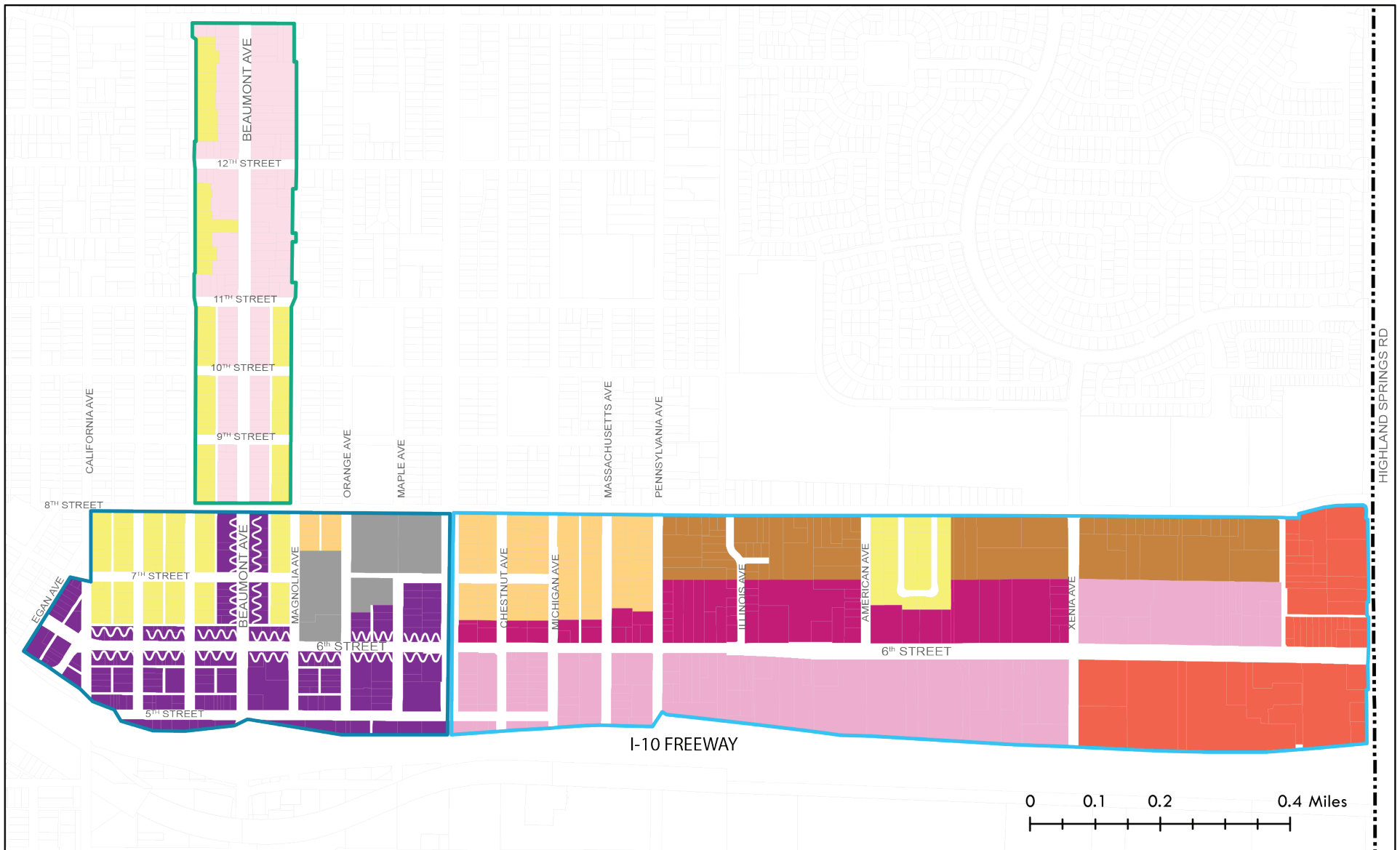
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City Boundary	Rural Residential	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Single Family Residential	Sixth Street Mixed Use	Neighborhood Commercial
TOD Overlay	Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation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

Figure 3-8 - Zoning Map
City of Beaumont General Plan Update



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|---------------------------|--------------------------------------|-----------------------------|
| Beaumont Avenue District | Downtown Residential Multifamily | Local Commercial |
| Extended Sixth Street | Sixth Street Mixed Use - Residential | Public Facilities |
| Downtown District | Sixth Street Mixed Use | Active Ground Uses Required |
| Single Family Residential | Beaumont Mixed Use | |
| Traditional Neighborhood | Downtown Mixed Use | |

Figure 3-9 - Downtown Area Zoning

City of Beaumont General Plan Update

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Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
Residential Designations		
Rural Residential (RR40)	Residential, Rural Zone (RR Zone)	<p>BMC Section 17.03.050 is proposed to be revised as follows:</p> <ul style="list-style-type: none"> • The RR Zone is intended to provide for agriculturally oriented low density residential development. • Min lot size: 40 ac • Min setback: 50 feet along property lines adjoining the RC Zone • Revise BMC Table 17.03-3 to allow Community Gardens, Parks, Day Care Centers, Large Family – 7-14 children, as Permitted uses. • Revise BMC Table 17.03-3 to allow Bed and Breakfast Facilities as a Conditionally Permitted use.
Rural Residential (RR10)	N/A	No Zoning Ordinance revision needed because this designation is only within the SOI.
Rural Residential (RR1)	N/A	No Zoning Ordinance revision needed because this designation is only within the SOI.
Single Family Residential (SFR)	Residential, Single Family Zone (R-SF Zone)	<p>BMC Section 17.03.060 is proposed to be revised as follows:</p> <ul style="list-style-type: none"> • To increase access to shopping, services, and amenities, the R-SF Zone allows for limited appropriately located neighborhood supporting uses in appropriate locations. • Min setback: 50 feet along property lines adjoining the RC Zone • Add a min FAR of 0.35 for commercial uses, only. • Pedestrian Access; Development projects that include 20 or more residential units shall provide on-site pedestrian connections to public sidewalks and transit stops.

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<ul style="list-style-type: none"> Revise BMC Table 17.03-3 to allow Community Gardens, Parks and Day Care Centers, Large Family – 7-14 children as Permitted Uses. Revise BMC Table 17.03-3 to allow Bakeries, Convenience Markets, Grocery Stores/Supermarkets, Grocery Store, Alcohol Sales, Bed and Breakfast Facilities, Barbers and Beauty Parlors, Delicatessens, Sit-Down Restaurants, and Outdoor Displays as Conditionally Permitted Uses for properties on Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th street, Beaumont Avenue, Pennsylvania Avenue, and Highland Springs Avenue; add Bed and Breakfast Facilities as a Conditionally Permitted Use.
Traditional Neighborhood (TN)	R-TN	<p>Revise the Beaumont Zoning Ordinance to add a new Section 17.03-065 – Residential, Traditional Neighborhood (R-TN Zone), the intent of which is to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting with the following development standards:</p> <ul style="list-style-type: none"> Min lot: 5,000 sf Min width: 50 ft Max depth: 100 ft Min front yard setback: 15 ft Max front yard setback: 25 ft (unless waived by the Community Development Director) Min rear yard setback: 15 ft, except a min setback is allowed for a garage abutting an alley. Min side yard setback: 5 ft, except corner lots, which is 10 ft, Max street side yard setback: 20 ft (unless waived by the Community Development Director) <p>Revise BMC Table 17.03-3 to add the RTN Base Zone with the following Permitted Uses: Government Offices, Community Gardens; Satellite Dishes (Private Use); Ham Radio Antennae (Private Use); Public Schools (Elementary, Junior, and High Schools); Parks; Athletic Fields; Accessory Guest Houses; Accessory Dwelling Units; Day Care Centers, Small Family – 1-8 Children; Day Care Centers, Large Family – 7-14 Children; Duplexes, Group of Community Care Facilities – 6 or fewer persons; Home Occupation Businesses; Mobile Homes or Manufactured Housing Units Single Lot; Multiple-Family</p>

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<p>Apartments and Condominiums; Planned Residential Developments; Senior Housing Developments; Single-Family Dwellings, Temporary Structures (Subdivision Sales Office).</p> <p>Revise BMC Table 17.03-3 to add the following Conditionally Permitted Uses in the RTN Base Zone: Animal Keeping (Commercial Use); Animal Rescue Facilities; Apiaries, Catteries, Kennels (All Classes); Private and Charter Schools (Public Schools (Elementary, Junior, and High Schools); College or University, Vocational and Trade Schools; Bed and Breakfast Facilities; Trailer Parks and Campsites; Transitional Housing; Churches, Monasteries, Convents, or Similar Religious Use; Boarding or Rooming Houses; Congregate Care Facilities; Group or Community Care Facilities – 7 or more persons; Mobile Home Parks; Christmas Tree/Pumpkin Lots and Similar, Not Exceeding 30 Days).</p> <p>Revise BMC Table 17.03-3 to add the following Conditionally Permitted Uses in the RTN Base Zone for properties on streets designated as Arterial Roadways or Connector Streets: Bakeries; Convenience Markets; Grocery Stores/Supermarkets; Grocery Stores (Alcohol Sales); Barbers and Beauty Parlors; Delicatessens; Sit-Down Restaurants; and Outdoor Displays.</p> <p>Revise BMC Table 17.03-3 to add Animal Keeping (Accessory Use), and Tutoring and Testing as Accessory Uses.</p>
High-Density Residential (HDR)	R-MF	<p>Revise BMC Table 17.03-3 to add the following Permitted Uses in the RMF Base Zone: Agricultural Uses (Community Gardens); Public and Quasi-Public Uses (Parks); Residential Uses (Day Care Centers, Large Family – 7-14 Children).</p> <p>Revise BMC Table 17.03-3 to add Lodging (Bed and Breakfast Facilities) as a Conditionally Permitted Use in the RMF Base Zone.</p> <p>Revise BMC Table 17.03-3 to add the following Conditionally Permitted Uses in the RMF Base Zone for properties on streets designated as Arterial Roadways or Connector Streets: Food and Beverage Sales (Bakeries; Convenience Markets; Grocery Stores/Supermarkets; Grocery Stores, Alcohol Sales); Personal Services (Barbers and Beauty Parlors); Restaurants (Delicatessens; Sit-Down Restaurants); Temporary Uses (Outdoor Displays).</p>
Non-Residential Designations		
Neighborhood Commercial (NC)	C-N	Revise Section 17.03.080 of the Beaumont Zoning Ordinance to change the name from General Commercial to Commercial Neighborhood Zone (C-N), the intent of which is to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan,

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<ul style="list-style-type: none"> Min setback: 50 ft along the property lines adjoining the R-C Zone. <p>Revise BMC Table 17.03-3 to change CG to CN with the following new Permitted Uses: Agricultural Uses (Community Gardens); Food and Beverage Sales (Grocery Store, Alcohol Sales); Public and Quasi-Public Uses (Parks); Temporary Uses (Street/Craft Fairs and Farmers' Markets; Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days. Outdoor Displays).</p> <p>Revise BMC Table 17.03-3 to change Public Storage Facilities to a Not Permitted use.</p>
General Commercial (GC)	C-C	<p>Revise the Beaumont Zoning Ordinance Section 17.03.090 – Community Commercial Zone (C-C Zone) to indicate the C-C Zone specifically applies to those parcels that may contain more than on business or those properties with large format retailers (e.g. where the floor area ratio of the business exceeds 50,000 sf).</p> <ul style="list-style-type: none"> Change Max FAR from 1.00 to 0.75 Min setback: 50 ft along the property lines adjoining the R-C Zone <p>Revise BMC Table 17.03-3 to add Agricultural Uses (Community Gardens) and Public and Quasi-Public Uses (Parks) as Permitted Use sin the C-C Zone.</p> <p>Revise BMC Table 17.03-3 to add General Merchandise and Trade (Guns and Ammunition) and Temporary Uses (Streets/Craft Fairs and Farmers' Markets; Christmas Tree/Pumpkin Lots and Similar, Not Exceeding 30 Days; Outdoor Displays; and Parking Lot Sales) as Conditionally Permitted Uses C-C Zone.</p>
Employment District (ED)	N/A	<p>No Zoning Code revision needed because this designation is only within the SOI.</p> <p>Delete existing Commercial, Light Manufacturing (C-M) Zone (17.03.095).</p>
Industrial (I)	M	<p>Revise Section 17.03.100 of the Beaumont Zoning Ordinance to state the intent of the M Zone is to maintain the existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.</p> <ul style="list-style-type: none"> Min setback of 50 ft along the property lines adjoining the R-C Zone

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<p>Revise BMC Table 17.03-3 with the following new Permitted Uses: Administrative Professional Services (Architectural/Engineering/Design Services); General Merchandise and Trade (Office Equipment, Furniture, and Supplies; Pet Sales and Supplies; Sporting Good and Equipment); temporary Uses (Christmas Tree/Pumpkin Lots and Similar, Not Exceeding 30 days; Outdoor Displays; Parking Lot Sales).</p> <p>Revise BMC Table 17.03-3 with the following new Conditional Uses: Manufacturing and Industrial (Moving and Storage Establishments); Restaurant (Sit-Down Restaurants).</p>
Mixed-Use Designation		
Downtown Mixed Use (DMX)	DMU, BMU, SSMU, SSMU-R, LC, DMF, R-TN, P-F	<p>New Section 17.19 will be added to the BMC. Refer to discussion below.</p> <p>Revise BMC Section 17.03.180 and Table 17.03-4 to delete the Beaumont Avenue and Sixth Street Overlays and Permitted Uses.</p>
Urban Village (UV)	UV	<p>Revise the Beaumont Zoning Ordinance to delete the Urban Village Overlay from BMC Section 17.03.130 (Overlay Zone) and BMC Section 17.03.150 (Permitted Uses for Overlay Zone Districts).</p> <p>Add BMC Section 17.03.075 – Urban Village Zone (UV Zone), which is applicable to a specific area situated between Interstate 10 and State Route 60 Freeway Corridors, with the following development standards:</p> <ul style="list-style-type: none"> • Lot Area and Dimensions: Not less than 10,000 sf with a minimum average lot depth of 100 feet and a minimum average lot width of 70 feet • No front yard, rear yard, or side yard setbacks are required • Residential uses shall have a min 500 ft setback from State Route 60 and Interstate 10. <p>Revise BMC Table 17.03-3 to add the UV Base Zone with the following Permitted Uses: Administrative and Professional Services (Administrative Professional Offices; Advertising Agencies; Architectural/Engineering/Design Services; Attorney/Legal Services; Business Management Services; Government Offices; Travel Agencies); Agricultural Use (Community Gardens); Communication Facilities (Radio and Television Broadcasting Studios; Recording and Sound</p>

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<p>Studios; Satellite Dishes (Non-Private); Satellite Dishes (Private Use); Ham Radio Antennae (Private Use)); Food and Beverage Sales (Bakeries; Catering Establishments; Convenience Markets; Grocery Stores/Supermarkets; Grocery Stores, Alcohol Sales); General Merchandise and Trade (Antique Sales; Appliance Sales; Art Galleries and Supplies; Beauty Supplies; Books and Magazines; Camera and Photographic Supplies; Candy Stores; Clothing Stores; Department Stores; Discount Stores; Electronic Equipment Sales; Florists; Freight Forwarding Services; Furniture and Home Furnishings; Garden Supply; Gifts, Crafts, and Novelties; Guns and Ammunition; Hardware Stores; Hobby, Toy and Game Stores; Jewelry Sales and Repair; Leather Goods; Luggage Sales; Office Equipment, Furniture, and Supplies; Pet Sales and Supplies; Records, Tapes, and Videos; Retail, Other Specialty; Sporting Goods and Equipment; Wholesale Establishments); Lodging (Bed and Breakfast Facilities; Hotels and Motels; Residence Inns); Medical/Health Care (Animal Hospitals/Veterinaries; Clinics; Medical/Dental Offices; Pharmacies; Pharmacies with Drive-Through; Personal Services (Banking, Credit Unions, and Financial Services; Barbers and Beauty Parlors; Commercial Pet Grooming Services; Dry Cleaners; Laundries and Laundromats; Locksmiths and Key Shops; Photocopying and Photo Developing Services; Photography Studios; Shoe Repair Shops; Tailors); Public and Quasi-Public Uses (Community Recreation Centers; Cultural Facilities; Libraries; Museum; Parks; Public Safety Facilities; Senior Citizen Activity Centers); Recreation and Entertainment (Amusement Parks; Athletic Fields; Batting Cages; Bowling Alleys; Dance Studios; Miniature Golf Courses; Public Auditorium/Auditoriums; Skating Rinks); Religion Institutions (Churches, Monasteries', Convents, or Similar Religious Use); Residential Uses (Accessory Guest Houses; Accessory Dwelling Units; Boarding or Rooming Houses; Caretakers Unit; Congregate Care Facilities; Day Care Centers, Small Family – 1-8 Children; Day Care Centers, Large Family – 7-14 Children; Duplexes; Group or Community Care Facilities – 6 or fewer persons; Home Occupation Businesses; Mobile Homes or Manufactured Housing Units Single Lot; Multiple-Family Apartments and Condominiums; Planned Residential Developments; Senior Housing Developments; Single-Family Dwellings); Restaurants (Delicatessens; Fast-food Restaurants without Drive-Through; Fast-Food Restaurants with Drive-Through; Sit-Down Restaurants); Service Organizations (Philanthropic and Charitable Institutions; Service Organizations); Temporary Uses (Street/Craft Fairs and Farmers' Markets; Temporary Structures (Subdivision Sales Office); Christmas Tree/Pumpkin Lots, and Similar, not exceeding 30 days; Outdoor Displays; Parking Lot Sales; Amusement Enterprises); Transportation Facilities (Bus Passenger Terminals; Charter Bus Companies).</p>

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		Revise BMC Table 17.03-3 to add the following Conditionally Permitted Uses in the UV Base Zone: Agricultural Use (Animal Keeping (Commercial Use), Animal Keeping (Accessory Use); Catteries; Kennels (All Classes); Alcohol Service and Sales (Bars or Cocktail Lounges; Liquor Stores; Restaurants with Alcoholic Beverage Sales); Automotive Services (Automobile, Motorcycle, Marine Craft Sales (new and Used); Automobile Parking Facilities; Automobile Rental Facilities; Car Wash; Gas/Service Stations); Communication Facilities (Wireless Telecommunication Facility – Stealth); Day Care Facilities (Commercial Day Care Facilities); Education Establishments (Public, Private and Charter Schools (Elementary, Junior, and High Schools); College or University; Tutoring and Testing; Vocational and Trade Schools); General Merchandise and Trade (Cigar/Cigarette Shops; Variety Stores); Medical/Health Care (Convalescent Homes; Chemical Dependency Clinics; Hospitals); Personal Services (Funeral Parlors, Mortuaries; Massage Establishment; Tattoo/Body Piercing Services); Recreation and Entertainment (Billiard and Pool Halls; Commercial Athletic Facility; Gold Driving Ranges; Health Clubs and Gymnasiums; Video Arcades; Residential Uses (Group or Community Care Facilities – 7 or more persons); Restaurant (Sit-Down Restaurant with Live Entertainment; Restaurant, serving alcohol).
Transit Oriented District Overlay (TOD Overlay)	TOD Overlay	<p>Revise BMC Section 17.03.130 – Overlay Zone () Zone) to create a Transit Oriented District (TOD) Overlay, which will be applicable to the area around a future Metrolink transit station. The TOD Overlay development standards are:</p> <ul style="list-style-type: none"> • Front yard setback: None required • Max block length: 400 ft measured from curb edge to curb edge. May be up to 600 ft with a mid-block pedestrian connection or the Community Development Director finds a mid-block pedestrian connection to be infeasible. • Cul-de-sacs and Dead-End Streets are not allowed unless the Community Development Directors makes certain findings. <p>Revise Zoning Ordinance Table 17.03-4 to add Transit Oriented Development Overlay with the following Permitted uses: Administrative Professional Services (Administrative/Professional Offices; Architectural/Engineering/Design Services; Attorney/Legal Services; Business Management Services; Travel Agencies); Agricultural Uses (Community Gardens); Automotive Services (Automobile, Motorcycles, and Marine Craft Sales (New and Used); Automobile Parking Facilities; Automobile Rental Agencies; Automobile Repair Facilities; Limousine Services); Communication Facilities (Radio and Television Broadcasting Studios; Recording and Sound Studios; Satellite Dishes (Non-Private); Ham Radio Antennae (Private Use); Day Care Facilities (Commercial Day Care Facilities); Food and Beverage Sales (Bakeries; Catering</p>

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		<p>Establishments; Convenience Markets; Grocery Stores/Supermarkets; Grocery Stores, Alcohol Sales); General Merchandise and Trade (Antique Sales; Appliances; Art Galleries and Supplies; Beauty Supplies; Books and Magazines; Building Materials; Camera and Photographic Supplies; Candy Stores; Clothing Stores; Department Stores; Discount Stores; Electronic Equipment; Florists; Freight Forwarding Services; Furniture and Home Furnishings; Garden Supply; Gifts, Crafts, and Novelties; Guns and Ammunition; Hardware Stores; Hobby, Toy and Game Stores; Jewelry Sales and Repair; Leather Goods; Luggage Sales; Office Equipment, Furniture, and Supplies; Pet Sales and Supplies; Records, Tapes, and Videos; Retail, Other Specialty; Sporting Goods and Equipment; Surplus Stores; Variety Stores; Wholesale Establishments); Lodging (Bed and Breakfast Facilities; Hotels and Motels; Residence Inns); Medical/Health Care (Ambulance Services; Aminol Hospitals/Veterinaries; Clinics; Convalescent Homes; Hospitals; Medical/Dental Offices; Pharmacies); Personal Services (Banking, Credit Unions, Financial Services; Barbers and Beauty Parlors; Check Cashing Services; Commercial Pet Grooming Services; Dry Cleaners; Laundries, Laundromats, Locksmiths and Key Shops; Photocopying and Photo Developing Services; Photography Studios; Shoe Repair shops; Tailors); Public and Quasi-Public Uses (Parks; Public Safety Facilities; Senior Citizen Activity Centers); Recreation and Entertainment (Bowling Alleys; Dance, Marshall Arts, and Fitness Classes (not Open Gym); Public Auditorium/Auditoriums); Religious Institutions (Churches; Monasteries, Convents, or Similar Religious Quarters)); Repair Services (Electrical and Household Appliance Repair; Furniture Refinishing; Lawn Mower Repair/Sales Shops); Residential Uses (Accessory Guest Houses; Accessory Dwelling Units; Caretakers Unit; Day Care Centers, Small Family – 1-8 Children; Day Care Centers, Large Family – 7-14 Children; Duplexes; Group or Community Care Facilities – 6 or Fewer Persons; Home Occupation Businesses; Mobile Home or Manufacturing Housing Units, Single Lot; Multiple Family, Apartments or Condominiums; Planned Residential Developments; Senior Housing Developments; Single-Family Dwellings); Restaurant (Delicatessens; Fast Food Restaurants – Without Drive Through; Sit-Down Restaurant); Service Organizations (Philanthropic and Charitable Institutions; Service Organizations); Temporary Uses (Street/Craft Fairs and Farmers' Markets; Temporary Structures, Such as Subdivision Sales Offices ; Seasonal Outdoor Sales, Less than 30 Days); Outdoor Displays; Parking Lot Sales); Utilities (Utility Company Offices).</p> <p>Revise Zoning Ordinance Table 17.03-4 to add Transit Oriented Development Overlay with the following Conditionally Permitted uses: Agricultural Uses (Animal Keeping (Commercial Use); Animal Keeping (Accessory Use); Catteries; Kennels (All Classes); Alcohol Service and Sales (Bars or Cocktail Lounges; Liquor Stores; Restaurants with Alcoholic Beverage Sales); Automotive Services (Body and Paint Shops; Car Wash; Gas/Service Stations; Towing Services – with Indoor</p>

Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zones, and Proposed Revisions to the Zoning Ordinance

Beaumont 2040 Plan Land Use Designation	Implementing Zone	Proposed Zoning Ordinance Revisions
Abbreviations used in this table: ac = acre; Avg = average; BMC = Beaumont Municipal Code; du = dwelling unit; FAR = floor area ratio; ft = feet; Max = maximum; Min = minimum; sf = square feet		
		Vehicle Service; Truck/Trailer Rentals); Communications Facilities (Wireless Telecommunication Facility/Stealth); Education Establishments (Elementary, Junior, and High Schools/Private and Charter; Elementary, Junior, and High Schools/Public; College or University; Tutoring and Testing Facility; Vocational and Trade Schools); General Merchandise and Trade (Building Materials with Outdoor Sales/Storage; Cigar/Cigarette Shops; Equipment Sales and Rentals (Indoor); Indoor Swap Meets; Thrift and Second-Hand Stores); Lodging (Emergency Shelters; Single-Room Occupant (SRO) Facilities; Transitional Housing); Manufacturing and Industrial (Exterminating Services; Sandblasting and Beadblasting Services); Medical/Health Care (Pharmacies, with Drive-Through); Personal Services (Cemeteries; Funeral Parlors/Mortuaries; Pawn Brokers; Massage Establishment; Tattoo/Body Piercing Services); Public and Quasi-Public Uses: Libraries; Museums); Recreation and Entertainment (Amusement Parks; Batting Cages; Billiard and Pool Halls; Commercial Athletic Facility; Golf Driving Ranges; Health Clubs and Fitness Gyms; Miniature Golf Courses; Skating Rinks; Video Arcades); Recycling (Collection Facilities; Processing Facilities); Repair Services (Furniture Reupholstering; Machine Shops; Welding Shops); Residential Uses (Congregate Care Facilities; Group or Community Care Facilities – 7 or more persons); Restaurant (Fast Food Restaurants – with Drive Through); Sit-Down Restaurants with Live Entertainment; Restaurants that Serve Alcohol); Temporary Uses (Amusement Enterprises); Transportation Facilities (Bus Passenger Terminals; Charter Bus Companies; Motor Vehicles Transportation (Taxi/Shuttle); Transit Stations and Facilities; Truck Stops and Terminals); Utilities (Public Storage Facilities).
Other/Public Designations		
Public Facilities (PF)	PF	Revise Section 17.03.110 – Public Facilities Zone (PF Zone) to add the following development standard: <ul style="list-style-type: none"> Min setback of 50 ft along the property lines adjoining the R-C Zone Max FAR is 1.0 Revise BMC Table 17.03-3 to add the following Not Permitted Use in the PF Base Zone: Agricultural Use (Community Gardens)
Open Space (OS)	R-C	Delete section 17.03.0160 – the Mineral Resources Overlay Zone from the Beaumont Zoning Ordinance.

New Zoning Ordinance Section 17.02.125 – Certificate of Appropriateness

The proposed revision of the Zoning Ordinance includes a new Section 17.02.125 – Certificates of Appropriateness. The purpose of this section is to provide various levels of historic protection and review and to preserve existing elements of historic resources in the City. The City's intent is to be lenient in its review of plans for structures which have little or no historic value, or of plans for new construction, unless such plans would impair the historic value of surrounding structures. The establishment of a certificate of appropriateness is intended to protect structures of historic significance including areas of architectural, cultural, historic, economic, political, and social importance from the adverse effects of any alteration, demolition, or removal. A certificate of appropriateness is required for the exterior alteration, demolition, removal or relocation of any historic resource or potential historic resource. For purposes of this section of the Zoning Ordinance a historic resource includes: a resource identified in a City-approved historic or cultural resources study; a structure over 50 years old; and/or a structure potentially eligible for registration on a local, state, or national register. Minor modifications that do not involve new construction, additions to, or demolition of existing structures shall be reviewed and approved or denied by the Community Development Director. Modifications that do not meet the criteria for Community Development Director review shall be reviewed and approved or denied by the City Planning Commission after a public hearing.

New Zoning Ordinance Section 17.11.140 – Wind Energy Conversion Systems

The proposed revision of the Zoning Ordinance also includes a new Section 17.11.140 – Wind Energy Conversion Systems, the intent of which is to provide regulations for the establishment, maintenance, and operation of wind energy conversion systems (WECs) in the City. Proposed BMC Section 17.11.140 allows private, non-commercial WECs (i.e. a WEC that is installed on developed property for the purpose of providing energy for on-site consumption) as an accessory use in Residential, Commercial, Industrial, and Public Facility Zones. A Conditional Use Permit is required in the Residential and Commercial Zone; a Minor Plot Plan is required in the Industrial and Public Facility Zones. Windfarms, which are multiple WECs installed at a single property or area for the purpose of generating larger quantities of electrical or mechanical power for transmission to a public or private utility are allowed in the Industrial and Public Facility Zones with a Conditional Use Permit.

New Zoning Ordinance Chapter 17.19 – Downtown Zone Districts

In order to implement the Downtown Area Plan (DAP) of the Beaumont 2040 Plan a new chapter, Chapter 17.19 is proposed to be added to the Beaumont Municipal Code (BMC.) A copy of the City's revised zoning ordinance is available at <https://www.beaumontca.gov/121/General-Plan>. This section presents a summary of the provision of proposed Chapter 17.19 Chapter 17.19 will:

- Implement the Downtown Area Plan of the City of Beaumont General Plan and the Land Use Policy Map;
- Identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- Indicate the development standards for each of the Zone Districts; and
- Identify the range of uses permitted within each Zone District.

Chapter 3 17.19.020 proposes to establish the following zone districts to the DAP area:⁴

- Downtown Mixed Use Zone (DMU Zone).
- Beaumont Mixed Use Zone (BMU Zone),
- Sixth Street Mixed Use Zone (SSMU Zone),
- Sixth Street Mixed Use - Residential Zone (SSMU-R Zone),
- Local Commercial Zone (LC Zone), and
- Downtown Residential Multifamily Zone (DMF Zone).

Proposed new Section 17.19.030 sets for the zoning map for the DAP. See **Figure 3-7 – Downtown Area Plan Use Plan**.

Proposed new Sections 17.19.040 through 17.19.090 identifies the development standards for the DMU, BMU, SSMU, SSMU-R, LC, and DMF Zones. **Table 3-H** provides a summary of the proposed lot area and dimensions, setbacks and yards, lot area requirements, and building heights for the new Downtown zones. Refer to the proposed revisions to the Zoning Ordinance (available at <https://www.beaumontca.gov/121/General-Plan>), for the complete development standards.

Table 3-H – Summary of Certain Proposed Development Standards for New Downtown Zones

Zone	Development Standards	
Abbreviations used in this table: ft – foot or feet; max = maximum; min = minimum; I-10 = Interstate 10; du/acre = dwelling units per acre; FAR = floor area ratio; avg = average; MF = multifamily Refer to the proposed revisions of the Zoning Ordinance for the complete development standards.		
DMU (17.19.040)	Lot Area and Dimensions	No minimum requirement
	Setbacks and Yards	
	<ul style="list-style-type: none">Front Yard	Commercial: None Residential: 5-ft max
	<ul style="list-style-type: none">Rear Yard	None, except when adjacent to single family residential use, in which case 20 ft
	<ul style="list-style-type: none">Side Yard	None, except when adjacent to single family residential use, in which case 15 ft
	<ul style="list-style-type: none">Freeway	For residential uses, min 500 ft from I-10
	Density	Max 15 du/acre
	Floor Area Requirements	Max FAR 0.35, applicable only to non-residential uses

⁴ In addition to the proposed new zones, other zoning classifications applicable to the DAP are the R-SF, R-TN, and P-F zones, which are governed by BMC Chapter 17.03.

**Table 3-H – Summary of Certain Proposed Development Standards
for New Downtown Zones**

Zone	Development Standards	
Abbreviations used in this table: ft – foot or feet; max = maximum; min = minimum; I-10 = Interstate 10; du/acre = dwelling units per acre; FAR = floor area ratio; avg = average; MF = multifamily Refer to the proposed revisions of the Zoning Ordinance for the complete development standards.		
	Building Height	Max height: 3 stories or 45 ft
	Street Trees	A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street Trees).
BMU (17.19.050)	Lot Area and Dimensions	No minimum requirement
	Setbacks and Yards	
	<ul style="list-style-type: none">Front Yard	Min 5 ft Max 20 ft
	<ul style="list-style-type: none">Rear Yard	Min 10 ft, except when adjacent to single family residential use, in which case 20 ft
	<ul style="list-style-type: none">Side Yard	Min 5 ft, except when adjacent to single family residential use, in which case 15 ft
	Density	Max 10 du/acre
	Floor Area Requirements	Max FAR 0.35, applicable only to non-residential uses
	Building Height	Max height: 2 stories or 35 ft
	Street Trees	A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street Trees).
SSMU (17.19.060)	Lot Area and Dimensions	Not less than 10,000 sf with a min avg lot depth of 100 ft and a min avg lot width of 80 ft
	Setbacks and Yards	
	<ul style="list-style-type: none">Front Yard	Min 5 ft
	<ul style="list-style-type: none">Rear Yard	Min 10 ft, except when adjacent to single family residential use, in which case 20 ft

**Table 3-H – Summary of Certain Proposed Development Standards
for New Downtown Zones**

Zone	Development Standards	
Abbreviations used in this table: ft – foot or feet; max = maximum; min = minimum; I-10 = Interstate 10; du/acre = dwelling units per acre; FAR = floor area ratio; avg = average; MF = multifamily Refer to the proposed revisions of the Zoning Ordinance for the complete development standards.		
	<ul style="list-style-type: none">Side Yard	Min 5 ft, except when adjacent to single family residential use, in which case 15 ft
	<ul style="list-style-type: none">Freeway	For residential uses, min 500 ft from I-10
	Density	Max 22 du/acre
	Floor Area Requirements	Max FAR 0.5, applicable only to non-residential uses
	Building Height	Max height: 4 stories or 60 ft
	Street Trees	A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street Trees).
SSMU-R (17.19.070)	Lot Area and Dimensions	Not less than 10,000 SF with a min avg lot depth of 100 ft and a min avg lot width of 80 ft
	Setbacks and Yards	
	<ul style="list-style-type: none">Front Yard	Min 5 ft Max 20 ft
	<ul style="list-style-type: none">Rear Yard	Min 10 ft, except when adjacent to single family residential use, in which case 20 ft
	<ul style="list-style-type: none">Side Yard	Min 5 ft, except when adjacent to single family residential use, in which case 15 ft
	Density	Max 22 du/acre
	Floor Area Requirements	Max FAR 0.5, applicable only to non-residential uses
	Building Height	Max height: 4 stories or 60 ft
	Street Trees	A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street Trees).

**Table 3-H – Summary of Certain Proposed Development Standards
for New Downtown Zones**

Zone		Development Standards
Abbreviations used in this table: ft – foot or feet; max = maximum; min = minimum; I-10 = Interstate 10; du/acre = dwelling units per acre; FAR = floor area ratio; avg = average; MF = multifamily Refer to the proposed revisions of the Zoning Ordinance for the complete development standards.		
DMF (17.19.080)	Lot Area and Dimensions	Not less than 6,000 sf with an avg lot width of 60 ft and a min avg lot depth of 100 ft Small lot development may be allowed consistent with BMC Section 17.11.030.D
	Setbacks and Yards	
	• Front Yard	Min 10 Max 20 (may be waived under certain conditions)
	• Rear Yard	Min 15 ft, except when adjacent to single family residential use, in which case 20 ft
	• Side Yard	Min 5 ft, except for corner lots shall be 15 ft if adjacent to a single family residential use and 20 feet for a 3 story building
	• Useable Yard (Open Space)	MF development of less than 20 units, min 100 sf of usable open space per unit MF development of 20 or more units, min 200 sf of usable open space per unit
	Density	Max 22 du/acre
	Building Height	Max height: 3 stories or 45 ft
	Street Trees	A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street Trees).
LC (17.19.090)	Lot Area and Dimensions	Min 10,000 with a min avg lot depth of 100 ft and a min avg lot width of 100 ft
	Setbacks and Yards	
	• Front Yard	Min 5 ft
	• Rear Yard	None, except when adjacent to single family residential use, in which case 20 ft
	• Side Yard	None, except when adjacent to single family residential use, in which case 15 ft

**Table 3-H – Summary of Certain Proposed Development Standards
for New Downtown Zones**

Zone	Development Standards	
Abbreviations used in this table: ft – foot or feet; max = maximum; min = minimum; I-10 = Interstate 10; du/acre = dwelling units per acre; FAR = floor area ratio; avg = average; MF = multifamily Refer to the proposed revisions of the Zoning Ordinance for the complete development standards.		
	Floor Area Requirements	Max area occupied by structures shall not exceed 50% of the lot area Max FAR 0.7
	Building Height	Max height: 60 ft
Developments in the LC zone with 50,000 sf or more of nonresidential floor area on sites of two acres or larger have shall provide 40 sf of open space for every 1,000 sf of nonresidential floor area for the first 100,000 sf of nonresidential floor area plus 20 sf of open space for every 1,00 sf over 100,000 sf. Refer to Section 17.19.090 for specifics.		

Proposed new Section 17.19-1 identifies the proposed permitted uses for the new Downtown zone districts as set forth below in **Table 3-I – Proposed Permitted Uses for Downtown Base Zone Districts**

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Administrative Professional Services						
Administrative/Professional Offices	P ¹	P	P	P	P	N
Advertising Agencies	P ¹	P	P	P	P	N
Architectural/Engineering/Design Services	P ¹	P	P	P	P	N
Attorney/Legal Services	P ¹	P	P	P	P	N
Business Management Services	P ^{1,2}	P	P	P	P	N
Government Offices and Facilities	P ^{1,2}	P ³	P	P	P	N
Travel Agencies	P	P	P	P	P	N
Alcohol Service and Sales						
Bars or Cocktail Lounges (4)	C	N	C	C	C	N
Liquor Stores (4)(5)	C	C	C	C	C	N
Restaurants with Alcoholic Beverage Sales	C	C	C ⁶	C ⁶	C ⁶	N

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Automotive Services						
Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used)	N	N	P	C ⁶	P	N
Automobile Parking Facilities	C	N	C	N	P	N
Automobile Rental Agencies	N	N	C ⁶	N	P	N
Automobile Repair Facilities	N	N	C ⁶	N	C	N
Body and Paint Shops	N	N	N	N	C	N
Car Wash	N	N	C	N	C	N
Gas/Service Stations	N	N	C ⁶	C ⁶	C	N
Limousine Services	N	N	C	N	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.					
Towing Services - With Indoor Vehicle Service	N	N	N	N	C	N
Towing Services - With Outdoor Vehicle Storage	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	C	N
Communications Facilities						
Wireless Telecommunication Facility — Stealth	N	N	C	N	C	N
Radio and Television Broadcasting Studios	N	N	P ^{1,7}	P ^{1,7}	P	N
Recording and Sound Studios	C ^{1,7}	C ^{1,3}	P ^{1,7}	P ^{1,7}	P	N
Satellite Dishes (Non-Private)	P	P	P	P	P	N
Satellite Dishes (Private Use)	P	P	P	P	P	P
Ham Radio Antennae (Private Use)	P	P	P	P	P	P
Day Care Facilities						
Commercial Day Care Facilities (not in-home)	N	P	P	P	C	N
Day Care Centers, In Home -Small Family with 1 to 6 Children (as an accessory use in a residential unit)	P ¹	P	P	P	P	P
Day Care Centers, In Home-Large Family with 7 to 12 Children (as an accessory use in a residential unit)	C ¹	C	C	C	C	C
Educational Establishments						
Elementary, Junior, and High Schools/Private & Charter	C ²	C	C	C	C	C

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Elementary, Junior, and High Schools/Public	C ²	C	P	C	C	C
Colleges or University	P ²	N	P ^{1,6}	N	P	N
Tutoring & Testing	P ^{1,7}	P ³	P ⁷	P ⁷	P	N
Vocational and Trade Schools	C ^{1,7}	C ^{1,3}	N	N	P	N
Food and Beverage Sales						
Bakeries	P ⁷	P ³	P ⁷	N	P	N
Catering Businesses	P	P ³	P	P	P	N
Convenience Markets	P	P ³	P	P	P	N
Grocery Stores/Supermarkets	P	P ³	P	P	P	N
Grocery Stores, Alcohol Sales	P	N	P	C	P	N
General Merchandise and Trade						
Antique Sales	P ⁷	P ³	P ⁷	P	P	N
Appliances Sales	P ⁷	P ³	P ⁷	N	P	N
Art Galleries, Studios and Supplies	P	P ³	P	P	P	N
Beauty Supplies	P	P ³	P	P	P	N
Book and Magazine Sales	P	P ³	P	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	C	N
Camera and Photographic Supplies	P	P ³	P	P	P	N
Candy Stores	P	P ³	P	P	P	N
Cigar/Cigarette Shops (4)	P	P ³	P	P	P	N
Clothing Stores	P	P ³	P	P	P	N
Department Stores	P ^{8,9}	N	P	P	P	N
Discount Stores	N	N	N	N	P	N
Electronic Equipment Sales	P	P ³	P	P	P	N
Equipment Sales and Rentals (indoor storage only)	N	N	P	N	P	N
Equipment Sales and Rentals (outdoor storage)	N	N	C	N	C	N
Florists	P	P ³	P	P	P	N
Freight Forwarding Services	N	N	N	N	P	N
Furniture and Home Furnishings	P	N	C	C	P	N
Garden Supply	P ⁷	P ³	P ⁷	P ⁷	P	N
Gifts, Crafts, and Novelties	P	P	P	P	P	N
Guns and Ammunition	C	N	C	N	P	N
Hardware Stores	P ⁷	P ³	P ⁷	P ⁷	P	N
Hobby, Toy and Game Stores	P	P ³	P	P	P	N
Indoor Swap Meets	N	N	C ⁵	C ⁵	C	N

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU- R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Jewelry Sales and Repair	P	P	P	P	P	N
Leather Goods	P	P	P	P	P	N
Luggage Sales	P	P	P	P	P	N
Office Equipment, Furniture and Supplies Sales	P ⁷	P ³	P ⁷	P ⁷	P	N
Pet Sales and Supplies	P ⁷	N	P ⁷	P ⁷	P	N
Records, Tapes, and Videos	P ⁷	P ³	P	P	P	N
Retail, Other Specialty	P ⁷	P ³	P	P	P	N
Sporting Goods and Equipment	P ⁷	P ³	P ⁷	P ⁷	P	N
Surplus Stores	P ⁷	P ³	P	P	P	N
Thrift and Second-Hand Stores with donation drop off	C	C	C	C	C	N
Thrift and Second-Hand Stores without donation drop off	P ⁷	P ³	P ⁷	P ⁷	P ⁷	N
Variety Stores	P ⁷	P ³	P ⁷	P ⁷	P	N
Wholesale Establishments	N	N	C	C	P	N
Lodging						
Bed and Breakfast Facilities	P ¹	C	C	C	P	C
Emergency Shelters	N	N	C	C	P	N
Hotels and Motels	P ¹	N	P	P	P	N
Residence Inns	P ¹	N	P	P	P	N
Single-Room Occupant (SRO) Facilities	P ¹	C	P	P	N	N
Trailer Parks and Campsites	N	N	N	N	N	N
Transitional Housing	P ¹	C	P	P	N	N
Medical/Health Care						
Ambulance Services	N	N	N	N	P	N
Animal Hospitals/Veterinaries	P ^{2,7,9}	N	P	P	P	N
Clinics	P	P	P	P	P	N
Convalescent Homes	N	N	C	C	P	N
Chemical Dependency Clinics	N	N	N	N	C	N
Hospitals	N	N	N	N	P	N
Medical/Dental Offices	P ¹	P	P	P	P	N
Pharmacies	P ⁷	P ³	P	P ⁷	P	N
Pharmacies with Drive-Through	N	N	C	C	P	N
Personal Services						

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
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Banking, Credit Unions, Financial Services	P	P ³	P	P	P	N
Barbers and Beauty Parlors	P	P	P	P	P	N
Check Cashing Services	P	N	P	P	P	N
Commercial Pet Grooming Services	P	N	P	N	P	N
Dry Cleaners	P	P	P	P	P	N
Funeral Parlors, Mortuaries	C ²	N	N	C	P	N
Laundries, Laundromats	N	N	C	C ⁶	P	N
Locksmith and Key Shops	P	P	P	P	P	N
Massage Establishments	P ¹	P	P	P	P	N
Pawnbrokers	C	N	C	C	C	N
Photocopying and Photo Developing Services	P ⁷	P ³	P ⁷	P ⁷	P	N
Photography Studios	P	P	P	P	P	N
Shoe Repair Shops	P	P	P	P	P	N
Tailors	P	P	P	P	P	N
Tattoo/Body Piercing Services	N	N	C	C	C	N
Public and Quasi-Public Uses						
Community Recreation Centers	P	C	P	P	P	P
Cultural Facilities	P	C	P	P	P	N
Libraries	P	P	P	P	P	N
Museums	P	C	C	C	P	N
Parks	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P
Senior Citizen Activity Centers	P	P	P	P	P	P
Recreation and Entertainment						
Adult-Oriented Businesses	N	N	N	N	N	N
Amusement Parks	N	N	N	N	N	N
Athletic Fields	N	N	N	N	N	N
Batting Cages, Indoor	C ^{2,8}	N	C	C ^{6,8}	C	N
Batting Cages, Outdoor	N	N	N	N	C	N
Billiard and Pool Halls	C	N	C	N	C	N
Bowling Alleys	C ²	N	C	C	P	N
Commercial Sports Facilities	N	N	C	C	C	N
Dance Studios	C	N	C	N	C	N
Golf Driving Ranges	N	N	N	N	N	N

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Health Clubs and Gymnasiums	C ⁷	C ³	C ^{6,7}	C ^{6,7}	C	N
Miniature Golf Courses	N	N	N	N	C	N
Off-Road Mini-Bike and Motocross Courses	N	N	N	N	N	N
Public Auditorium/Auditoriums	C	N	C	C	C	N
Shooting Ranges (indoor)	N	N	C	N	N	N
Skating Rinks	N	N	C	C	P	N
Video Arcades	C	C	N	N	C	N
Recycling						
Collection Facilities	N	N	N	N	C	N
Processing Facilities	N	N	N	N	C	N
Religious Institutions						
Churches	C	C	P	P	C	C
Monasteries, Convents, or Similar Religious Quarters	C	C	P	P	C	C
Repair Services						
Electrical and Household Appliances Repair	N	N	C	C	P	N
Furniture Refinishing	N	N	N	N	P	N
Furniture Reupholstering	N	N	N	N	P	N
Lawnmower Repair/Sales Shops	N	N	C	N	P	N
Machine Shops	N	N	N	N	C	N
Welding Shops	N	N	N	N	C	N
Residential Uses						
Accessory Guest Houses	P	P	P	P	N	P
Accessory Dwelling Units	P	P	P	P	N	P
Boarding or Rooming Houses	C	N	C	C	N	C
Caretaker's Unit	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C
Day Care Centers, Small Family—1 to 8 Children	P ¹	P	P	P	N	P
Day Care Centers, Large Family—7 to 14 Children	P ¹	P	P	P	N	P
Duplexes	P	P	P	P	N	P
Group or Community Care Facilities - 6 or fewer persons	P ¹	P	P	P	P	P

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Group or Community Care Facilities - 7 or more persons	C ¹	C	C	C	C	C
Home Occupation Businesses	P	P	P	P	N	P
Mobile Home Parks	N	N	N	N	C	N
Mobile Home or Manufactured Housing Units Single Lot	N	P	N	N	N	P
Multiple-Family, Apartments & Condominiums	P ^{1,10}	N	P ¹⁰	P ¹⁰	N	P ¹⁰
Planned Residential Developments	P	P	P	P	N	P
Senior Housing Developments	P	P	P	P	N	P
Single-Family Dwellings	N	P ¹⁰	N	N	N	P ¹⁰
Restaurants						
Delicatessens	P	P	P	P	P	N
Fast-Food Restaurants - Without a Drive-Through ^{4,11}	P	P	P	P	P	N
Fast-Food Restaurants - With a Drive-Through ^{4,11}	N	N	C	C	P	N
Sit-Down Restaurants	P	C	P ⁵	P ⁵	P	N
Sit-Down Restaurant with live entertainment	C	C	C ⁵	C ⁵	C ⁵	N
Restaurant, serving alcohol	See Alcohol Sales, Restaurants with Alcoholic Beverage Sales					
Service Organizations						
Philanthropic and Charitable Institutions	P	C	P	P	P	N
Service Organizations	P	C	P	P	P	N
Temporary Uses						
Street/Craft Fairs and Farmers' Markets - Ongoing	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Temporary Structures (Subdivision sales Office)	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	N
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	N
Outdoor Displays	C	C	C	C	C	N
Parking Lot Sales	P	P	P	P	P	N
Amusement Enterprises	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N

Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Abbreviations used in this table: N = Not Permitted; P = Permitted; C = Conditionally Permitted; A = Permitted as an Accessory Use						
Transportation Facilities						
Bus Passenger Terminals	N	N	C	N	C	N
Charter Bus Companies	N	N	C	N	C	N
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	C	N
Utilities						
Public Utility/Service Structures	N	N	N	N	N	N
Sewage Disposal Facilities/Waste Transfer	N	N	N	N	N	N
Utility Company Offices	P ^{1,7}	P ^{1,3}	P ^{1,7}	P ^{1,7}	P	N
Water Storage, Distribution, and Collection Facilities	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N
Wind Energy Conversion Systems	See 17.11.140					

Footnotes:

1. Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
2. Use is not allowed on parcels fronting 6th Street and Beaumont Avenue.
3. Use is limited to 2,500 square feet.
4. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
5. New liquor stores shall not be located within 1,000 feet of another liquor store.
6. Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
7. Use is limited to 5,000 square feet.
8. Use is limited to 10,000 square feet.
9. CUP required if proposed use is larger than 10,000 square feet.
10. A Live/work unit is only permitted in the primary structure.
11. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.
12. Temporary Use Permit required

3.4 Project Objectives

A clear statement of Project objectives allows for the analysis of reasonable alternatives to the proposed Project, assists the City in making the findings required by CEQA, and informs the City's statement of overriding considerations. The City's objectives for each of the Project's major components are described below:

Beaumont 2040 Plan

- Create a vibrant downtown to reduce vacancies and promote mix of active uses and a variety of retail and housing. Develop downtown with human scale design that supports and improves the pedestrian experience, including multi-modal streets.
- Pursue an infill strategy to foster compact development patterns, create walkable communities and preserve the natural environment and critical environmental areas. Within the SOI, limit future development to areas immediately adjacent to existing development and along current and new transportation corridors.
- Improve retail corridors, to enhance development and redevelopment in the City's retail corridors, diversify housing types, encourage mixed-use centers, and foster opportunities for economic growth.
- Expand housing choices to provide a diverse housing inventory to meet the changing needs of the Planning Area, which includes more affordable housing options.
- Protect the City's historic resources. to preserve and enhance the City's rich cultural and historic assets.
- Expand and enhance employment opportunities to diversify the City's job base, promote future growth and economic development in the SOI, and achieve a better balance between jobs and households in the Planning Area.
- Improve fiscal performance of the City to stabilize the City's fiscal health.
- Improve infrastructure and keep pace with development, to enhance the quality of life for the City's residents and the City's fiscal health by linking land use, transportation, and infrastructure development.
- Improve health outcomes, to improve the health of the community by supporting active transportation, access to healthy food, park, healthcare (including mental healthcare), preventative care and fitness, and economic opportunities.
- Create a diverse and extensive open space network to maintain the views of the mountains and provide connectivity between residential neighborhoods and open space resources that provide opportunities for active and passive recreation.
- Enhance opportunities for tourism to create a unique identity for tourism to transform Beaumont into a regional destination.
- Ensure high level of public safety to protect the personal safety and welfare of people who live, work, and visit Beaumont from crime, pollution, disasters, and other threats and emergencies.

Revised Zoning Ordinance and Zoning Map

- Update Zoning Ordinance text and Zoning map to reflect new land use policies contained in the Beaumont 2040 Plan

3.5 Discretionary Actions and Approvals

The following list specifies non-exhaustively and non-exclusively the approvals necessary for the proposed Project. The City Planning Commission and City Council (the City Council is the final approving authority) will review the Beaumont 2040 Plan and its PEIR and supporting documents to consider whether or not to take the following actions:

- Certification of a PEIR.
- Approval of the EIR Findings,
- Adoption of a Mitigation, Monitoring, and Reporting Program in conjunction with the PEIR,
- Adoption of the General Plan Update (Beaumont 2040 Plan), and
- Adoption of the revised Zoning Ordinance and Zoning Map.

Additionally, subsequent development projects may also require review and approval by various departments or agencies outside of the City, including but not limited to those listed below. It should be noted that the following actions are associated with the future development of the City as it builds out pursuant to the Beaumont 2040 Plan. That is, actions of the types listed here would occur whether or not the proposed Project was approved. And, as such, these actions are listed as general items and are not directly associated with the Beaumont 2040 Plan.

- Future development affecting Waters of the U.S. or adjacent wetlands would need to fill out a permit from the U.S. Army Corps of Engineers issued pursuant to Section 404 of the Federal Clean Water Act (CWA).
- Prior to obtaining a CWA Section 404 permit, a future development may also need to obtain a water quality certification or waiver from the Regional Water Quality Control Board pursuant to Section 401 of the Federal CWA.
- Future development affecting native habitat within a streambed may need a Streambed/Bank Alteration Agreement issued by the California Department of Fish and Wildlife pursuant to Section 1600 et seq. of the California Fish and Game Code.
- Future development, as such industrial uses for example, may need air quality operating permits for boilers or other large combustion-based equipment from the Southern California Air Quality Management District (SCAQMD).
- Future development will be required to submit a fugitive dust control plan to the SCAQMD for approval prior to issuance of grading permits (SCAQMD Rule 403).
- Future development within or altering a 100-year floodplain or other FEMA-mapped flood hazard area would need to obtain a Letter of Map Revision (LOMR), Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision Based on Fill (CLOMR-F) that describes the effect that the proposed project or fill would have on the National Flood Insurance Program map.
- Future development, such as industrial or medical, for example may need hazardous material handling, use, storage, and/or disposal permit(s) from the appropriate local, regional, state, or federal agency.
- National Pollutant Discharge Elimination System (NPDES) Construction General Permits will be required for grading activities of 1 acre or larger. The developer must file a Notice of Intent with the Regional Water Quality Control Board (RWQCB) and obtain a General Construction Activity Stormwater Permit pursuant to the NPDES regulations established under the CWA. This permit requires preparation and implementation of a Stormwater Pollution Prevention Plan, which is

intended to prevent degradation of surface and groundwaters during the grading and construction process.