

5.2 AGRICULTURE AND FORESTRY RESOURCES

The components of the proposed Project analyzed herein are:

- 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.

Since an Initial Study was not prepared with the issuance of the Notice of Preparation (Appendix A), the focus of the following discussion is related to the Project's potential to: convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; conflict with existing zoning for agricultural use, or a Williamson Act contract; conflict with existing zoning for, or cause rezoning, of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); result in the loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

In response to the Notice of Preparation, the City received a comment letter from the Southwest Regional Council of Carpenters.¹ This letter is included in Appendix A and summarized in **Table 2-A – Summary of Written Comments Received in Response to the Notice of Preparation**. No oral comments were received at the Project's public scoping meeting.

5.2.1 Setting Agriculture

In the late 19th century, prior to its incorporation, the chief industry in what is now the City was grain agriculture. A new water system developed by the San Geronio Water Company, helped spur the development of new houses and fruit orchards in the northern portion of the City. (ECR, p. 4.) Agricultural land uses currently make up a minority of the Planning Area. Several factors determine the feasibility of developing and/or maintaining agricultural land. These generally include soil type, climate, water prices, commodity prices, and proximity to developed lands.

Agricultural operations have been a part of the Beaumont community, particularly in the flat lands, since its incorporation in 1912. Historically, the principal industry in the Beaumont-Cherry Valley area has been agriculture and agricultural related services; specifically, those associated with fruit production (cherries) and egg ranching. However, land use changes over the past decades with a preference for urbanization limit agricultural enterprises within the Planning Area. Over the years, the agricultural areas and other vacant lands were converted to housing tracts as new home buyers seek more affordable homes, particularly within the City. (BCVWD UWMP, p. 3-13.) The only agricultural producing site in the City is Dowling Fruit Orchards, a family owned business located south of SR-60 west of the merger of SR-60 and I-10 in the Interstate Employment subarea of the Beaumont 2040 Plan.

CEQA Statute Section 21060.1 defines "agricultural land" as "prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture [USDA] and

¹ Letter prepared by Wittwer Parkin LLP on behalf of the Southwest Regional Council of Carpenters.

inventory and monitoring criteria, as modified by California.” Agricultural land can include crops that are cultivated for both human and animal use, crops that provide livestock forage, or as a source of raw materials. Non-cultivation activities are included as well, such as fish farms (aquaculture), poultry industry and livestock for production of animal products (e.g., meat, milk, dairy) and non-edible animal products (e.g., wool, leather).

Farmland Mapping and Monitoring Program

Farmland throughout California is classified and mapped by the California Department of Conservation’s (DOC) Farmland Mapping and Monitoring Program (FMMP). The FMMP uses crop data, aerial photography, water use information and soils surveys to identify and rate the quality of lands used for crops and other purposes. FMMP maps for each county are generally updated every two years. The maps identify the following categories of Farmland, as defined by the DOC:

- **Prime Farmland:** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance:** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland:** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Local Important Farmlands:** Land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee. In Riverside County, these are farmlands that include the following (RCGP 2015, p. OS-19):
 - Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
 - Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
 - Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
 - Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
 - Lands identified by Riverside County with Agriculture land use designations or contracts.
 - Lands planted with jojoba that are under cultivation and are of producing age.

The FMMP maps also identify grazing, urban and built-up land, water, and other lands, including brush and timberlands, wetlands and riparian areas, confined livestock, poultry or aquaculture facilities and mines.

The FMMP designated Farmland (and non-Farmland) within the Planning Area is shown on **Figure 5.2-1 – Designated Farmland** (on page 5.2-5). **Table 5.2-A – Farmland in the Beaumont Planning Area** presents the number of acres of each FMMP classification with the Planning Area.

Table 5.2-A – Farmland in the Beaumont Planning Area

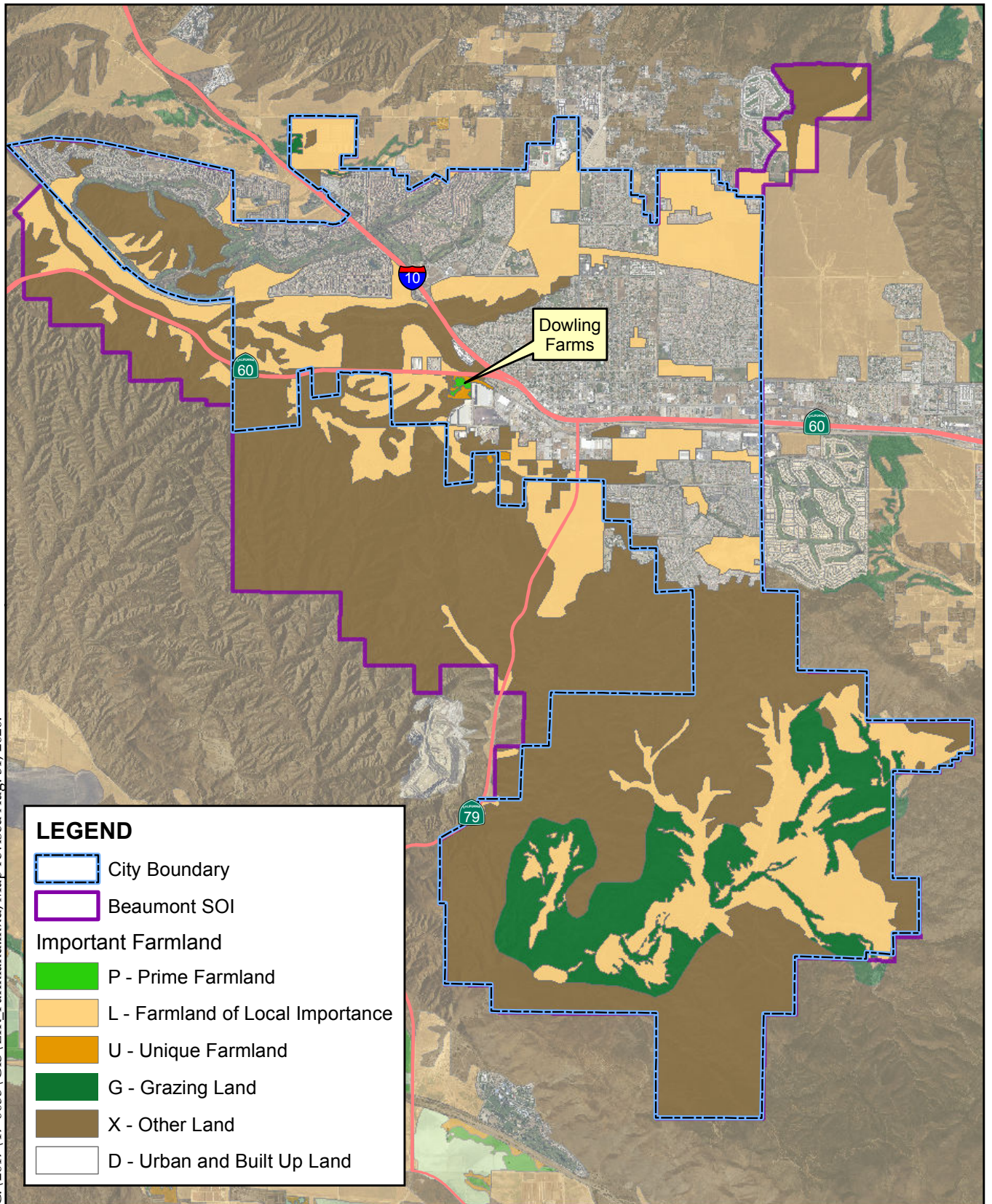
FMMP Categories	City Limits (acres)	Sphere of Influence (acres)	Planning Area City + SOI) (acres)
Designated Farmland			
Prime Farmland	11	0	11
Farmland of Statewide Importance	0	0	0
Unique Farmland	30	5	35
Subtotal Designated Farmland	41	5	46
Non-Farmland			
Farmland of Local Importance	4,528	1,317	5,845
Grazing Land	1,870	2	1,872
Urban and Built-Up Land	6,083	122	6,205
Other Land	6,860	5,706	12,599
Subtotal Non-Farmland	19,340	7,180	26,520
Grand Total	19,381	7,185	26,566

Source: Department of Conservation, 2016 FMMP Data.

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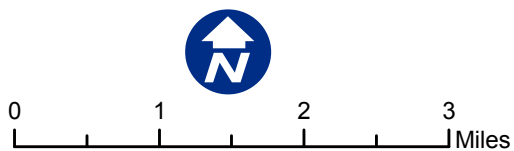
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Sources: CA Dept. of Conservation, FMMP, 2016;
Raimi+ Assoc., 2019; NAIP 2016 (imagery).

Figure 5.2-1 Designated Farmland
City of Beaumont General Plan Update



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Zoning

The City does not have a land use designation in the 2007 General Plan or a zoning district in the existing Zoning Ordinance specifically for “agriculture.” As stated in the Beaumont Municipal Code (BMC), the Residential, Rural zoning designation (R-R Zone) is “...intended to provide for and encourage the development of agriculturally-oriented low density residential development to take advantage of the rural environment (BMC, p. 17:21).” The R-R Zone allows the following agricultural activities (BMC, Table 17.03-3, p. 17:30):

- Animal keeping;
- Animal rescue facilities;
- Apiaries;
- Aviaries;
- Catteries;
- Commercial growing establishments;
- Dairies;
- Kennels (all classes);
- Produce stands; and
- Stables.

Other zoning districts that have agricultural uses as Conditionally Permitted (C) or Permitted as an Accessory Use (A), are shown below in **Table 5.2-B – City Permitted Agricultural Uses for Base Zone Districts**. It should be noted that most of these agricultural uses are not the same as the crop field agriculture that the FMMP or CEQA typically considers as being “agriculture”.

Table 5.2-B – City Permitted Agricultural Uses for Base Zone Districts

Agricultural Uses	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Animal Keeping (Commercial Use)	N	N	P	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	N	N	N	C	C
Apiaries	N	N	P	C	N	N	N	N	N
Aviaries	N	N	P	N	N	N	N	C	N
Catteries	N	N	P	C	N	C	C	C	C
Commercial Growing Establishments	N	N	P	N	N	N	N	C	C
Dairies	N	N	P	N	N	N	N	N	N
Kennels (all Classes)	N	N	P	C	N	C	C	C	C
Produce Stands	N	N	P	N	N	N	N	N	N
Stables	N	N	P	N	N	N	N	N	N

Source: BMC Table 17.03-3, *Permitted Land Uses for Base Zone Districts*

RR Zone: Rural Residential Zone

RSF Zone: Residential, Single-Family Zone

RMF Zone: Residential, Multiple-Family Zone

RC Zone: Recreation/Conservation Zone

PF Zone: Public Facilities Zone

CG Zone: Commercial, General Zone

CC Zone: Community Commercial Zone

M Zone: Manufacturing Zone

CM Zone: Commercial, Light Manufacturing Zone

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

The City's SOI includes land within unincorporated Riverside County. There are several county zones that are designated as an Agricultural Zone; however only one is within the City SOI, which is Light Agriculture with Poultry (A-P Zone) (Ord. No. 348). The A-P Zones are shown with the proposed land use designations in **Figure 5.2-2**. There are approximately 95 acres of county A-P Zone in the City's SOI. The following is a summary of typical uses permitted in the county A-P Zone:

A-P Zone: One-family dwelling. Farms for commercial egg production and poultry. Fish, frogs, chinchilla, and other small animals. Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower, and herb gardening, packing and processing in connection with farm operations. Grazing of farm animals (Max. 5 animals per acre). Agricultural mobile home with approved Plot Plan. (Ord. No. 348, Article XIIIa.)

Forestry Resources

"Forest land" is defined in Public Resources Code (PRC) Section 12220(g) as:

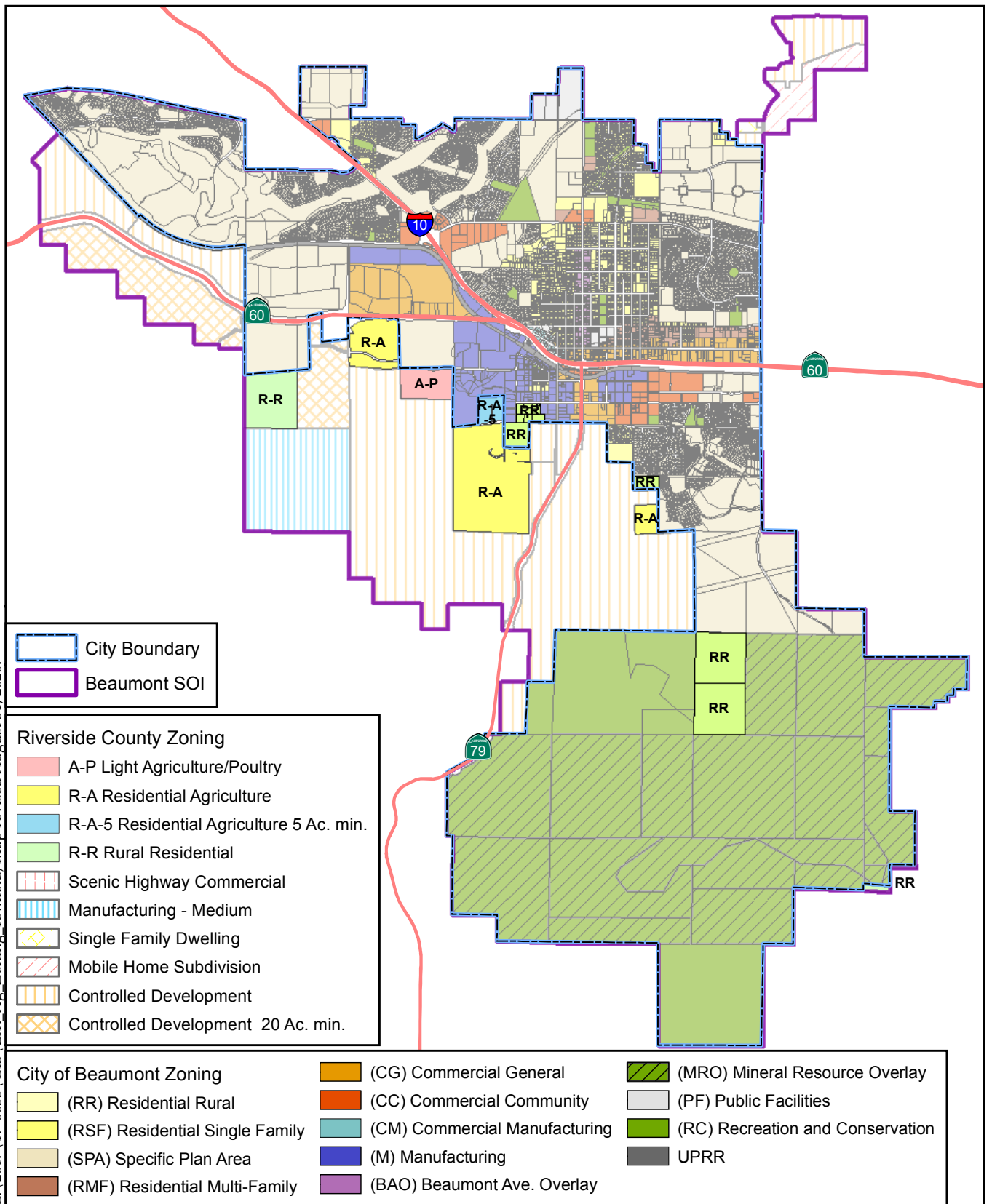
Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

PRC Section 4526 defines "timberland" as:

Land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board [State Board of Forestry and Fire Protection] on a [forest] district basis.

Although Beaumont is near the San Bernardino National Forest (approximately 3 miles) and Mount San Jacinto State Park (approximately 5 miles) where forest land is present, there are currently no commercial forestry or timber production industries within all of Riverside County, including the City, other than Christmas tree farms of nursery stock production (that is, cultivated, rather than wild-harvested). (RCGP EIR 521, p. 4.5-2.)

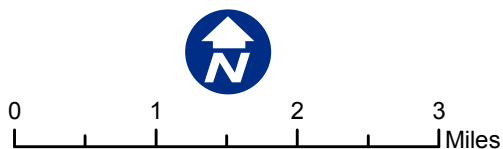
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Sources: City of Beaumont/Raimi + Assoc., 2019; Riverside Co. GIS, 2020.

Figure 5.2-2 Agricultural Zoning Designations

City of Beaumont General Plan Update



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5.2.2 Related Regulations

Federal Regulations

There are no federal regulations for agriculture or forestry resources that are applicable to the proposed Project.

State Regulations

Farmland Mapping and Monitoring Program

The FMMP was discussed in Section 5.2.1.

Williamson Act Contract Lands

The California Land Conservation Act of 1965, also known as the Williamson Act, encourages property owners to continue to farm their land and to prevent the premature conversion of farmland to urban uses. The Williamson Act is a voluntary program that allows property owners to have their property assessed on the basis of its agricultural production rather than at the current market value. The property owner is thus relieved of having to pay higher property taxes, as long as the land remains in agricultural production. Participation requires that the area consist of at least 100 contiguous acres of agricultural land under one or more ownerships. Once established, the land within the preserve is restricted to agricultural and compatible uses for 10 years, with one-year renewals unless cancelled.

As shown on **Figure 5.2-3 – Williamson Act Contracts**, there are no lands with active Williamson Act contracts within the Planning Area.

Right to Farm Act

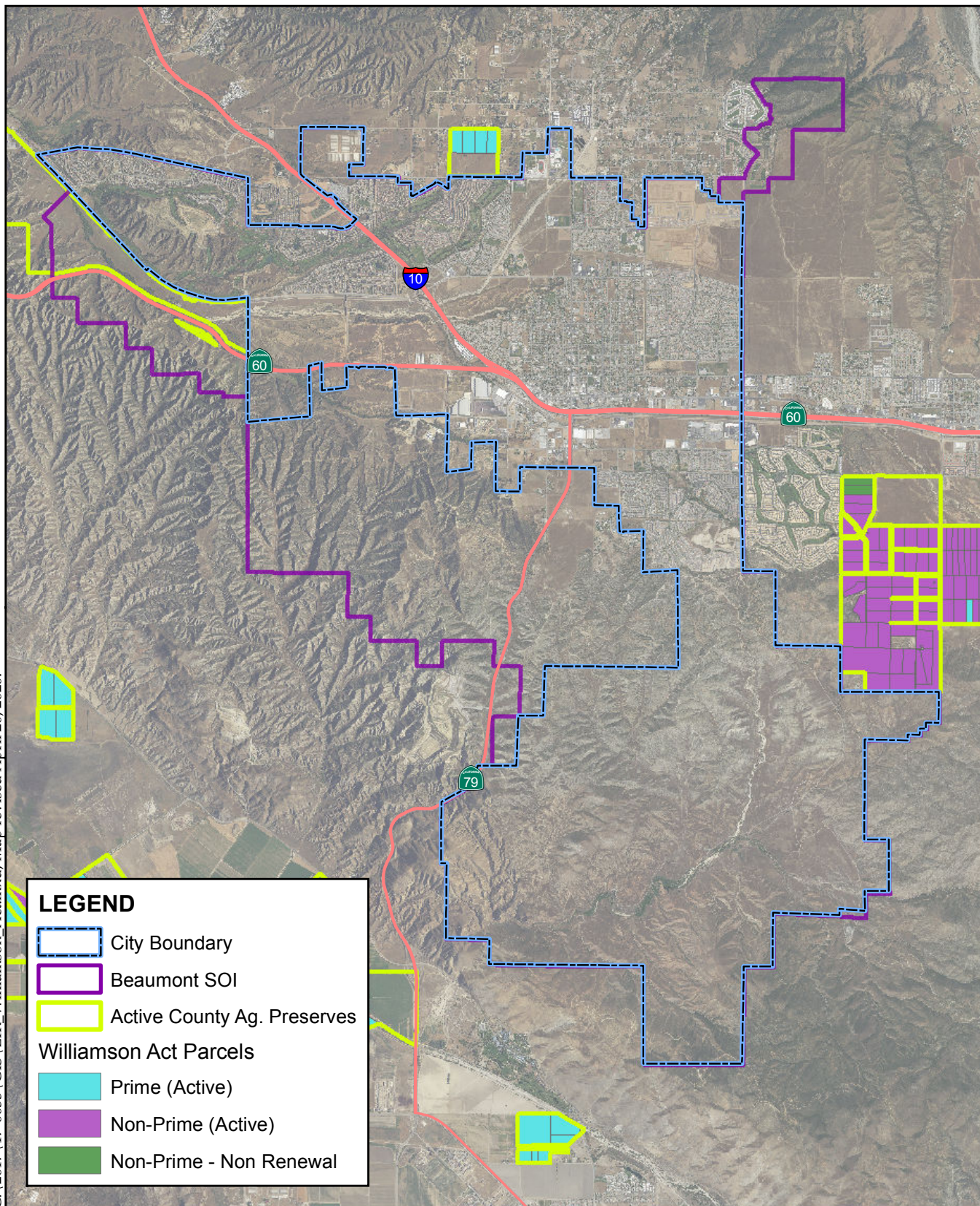
In accordance with California Civil Code Section 3482.5, if a commercial agricultural use operates according to proper and accepted customs and standards (i.e., in compliance with all applicable state and federal statutes and regulations), has existed in its present location for three or more years, and was not considered a nuisance when it began operations, the operations cannot become a private or public nuisance due to any changed condition in the locality, such as encroaching urban development. The Right-to-Farm Act is also enacted by Riverside County Ordinance 625.1. However, it is not specifically enabled by the BMC. (CCC 3482.5)

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code (CGC) Section 56377) sets forth the policies under which the Riverside County Local Agency Formation Commission (LAFCO) operates. These policies include directing LAFCO to consider the impacts on agricultural lands, particularly related to soil quality and irrigation water availability, when evaluating annexation and sphere of influence proposals. Specifically, LAFCO policies direct that development or use of land for other than open space shall be guided away from existing prime agricultural lands, unless detrimental to the orderly, efficient development of an area.

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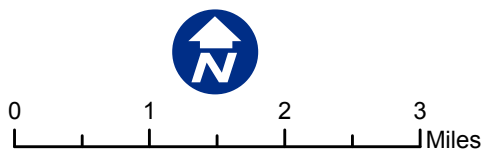
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Sources: CA Dept. of Conservation, 2016;
Riverside Co. GIS, 2020; NAIP 2016 (imagery).

Figure 5.2-3 Williamson Act Contracts

City of Beaumont General Plan Update



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Regional Regulations

County of Riverside Ordinance No. 509 – Establishing Agricultural Preserves

Agricultural preserves are lands identified for, and devoted to, agricultural and compatible uses, and are established through resolutions adopted by the Riverside County Board of Supervisors. The purpose of this ordinance is to ensure that incompatible uses are not allowed within established agricultural preserves. It sets forth the powers of the County of Riverside in establishing and administering agricultural preserves pursuant to the California Land Conservation Act of 1965 (CGC Section 51200, et seq.). The ordinance establishes “Uniform Rules” for the agricultural and compatible uses allowed in an agricultural preserve. Land uses not covered in the ordinance are prohibited within agricultural preserves.

County of Riverside Ordinance No. 625 – Right to Farm

The purpose of this ordinance is to “conserve, protect and encourage the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the county’s residents.” It seeks to “balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy or use land within or adjacent to agricultural uses.” Thus, the ordinance includes regulations to reduce the loss of agricultural resources in Riverside County by limiting the circumstances under which agricultural operations may be deemed a “nuisance.” It states that an agricultural activity that has been operating for more than three years on a site (and assuming it was not a nuisance at the time it began) cannot be later classed as a public or private nuisance due to “any changed condition in or about the locality.” Further, it requires buyers of properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the pre-existing agricultural use and its right to continue.

Riverside County Ordinance No. 625 is only applicable to parcels within the SOL.

Local Regulations

Beaumont Municipal Code

As defined in Section 17.03.050 of the Beaumont Municipal Code (BMC), the Residential, Rural Zone (R-R Zone) is **intended** to “provide for and encourage the development of agriculturally-oriented low density residential development to take advantage of the rural environment.” As shown in **Table 5.2-B – City Permitted Agricultural Uses for Base Zone Districts**, other zones may have certain agricultural uses if conditionally permitted or permitted as an accessory use. The City understands “agricultural uses” to include animal keeping, animal rescue facilities, apiaries, aviaries, catteries, commercial growing establishments, dairies, kennels (all classes), produce stands, and stables. The City does not have any ordinances or other regulations, including a right to farm act, that pertain to agriculture.

5.2.3 Beaumont 2040 General Plan and Revised Zoning Ordinance

Beaumont 2040 Plan

The Beaumont 2040 Plan Land Use Map does not designate any lands specifically and exclusively for agricultural use. It includes one policy in the Land Use and Design Element in support of farms and animal keeping.

General Plan Chapter 3 – Land Use and Design

Goal 3.3: A City that preserves its existing residential neighborhoods and promotes development of new housing choices.

Policy 3.3.12 Encourage and support the keeping of farms, including urban agriculture, and equine animals in suitable locations and upon parcels which are a minimum of one acre in size, with a maximum of two large animals per acre, and shall establish appropriate zoning provisions to accommodate animal keeping.

Revised Zoning Ordinance

Two proposed revisions to the Zoning Ordinance will facilitate agricultural uses within the City. Community Gardens are being added as a permitted agricultural use in all zoning districts except for Recreation/Conservation (RC), Public Facilities (PF), and Manufacturing (M) in BMC Table 17.03-3. The three new proposed zoning districts, R-TN (Residential, Traditional Neighborhood), CN (Commercial, Neighborhood), and UV (Urban Village) allow certain agricultural uses as permitted or conditionally permitted uses.

Community Gardens are a permitted use in the proposed new Traditional Neighborhood (R-TN) Neighborhood Commercial (CN), and Urban Village (UV) zoning districts. Proposed revisions to BMC Table 17.03-3 regarding Agricultural Uses below in **Table 5.2-C** are shown below in underscored text.

Table 5.2-C – Proposed Zoning Ordinance Revisions Regarding Permitted Agricultural Uses in Base Zone Districts

Agricultural Uses	RC	PF	RR	RSF	<u>RTN</u>	RMF	<u>CN</u>	CC	M	<u>UV</u>
Animal Keeping (Commercial Use)	N	N	P	C	<u>C</u>	N	C	C	C	<u>C</u>
Animal Keeping (Accessory Use)	N	A	A	A	<u>A</u>	A	C	C	C	<u>C</u>
Animal Rescue Facilities	N	N	P	C	<u>C</u>	N	N	C	C	<u>N</u>
Apiaries	N	N	P	C	<u>C</u>	N	N	N	N	<u>N</u>
Aviaries	N	N	P	N	<u>N</u>	N	N	C	N	<u>N</u>
Catteries	N	N	P	C	<u>C</u>	C	C	C	C	<u>C</u>
Commercial Growing Establishments	N	N	P	N	<u>N</u>	N	N	C	C	<u>N</u>
<u>Community Gardens</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
Dairies	N	N	P	N	<u>N</u>	N	N	N	N	<u>N</u>
Kennels (all Classes)	N	N	P	C	<u>C</u>	N	C	C	C	<u>C</u>
Produce Stands	N	N	P	N	<u>N</u>	N	N	N	N	<u>N</u>
Stables	N	N	P	N	<u>N</u>	N	N	N	N	<u>N</u>

Source: Revised Zoning Ordinance, Table 17.03-3, *Permitted Land Uses for Base Zone Districts*

RR: Rural Residential Zone

RTN: Traditional Neighborhood

RSF: Residential, Single-Family Zone

RMF Zone: Residential, Multiple-Family Zone

RC: Recreation/Conservation Zone

PF: Public Facilities Zone

CN: Commercial, Neighborhood Commercial Zone

CC Zone: Community Commercial Zone

M Zone: Manufacturing Zone

UV: Urban Village

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

5.2.4 Thresholds of Significance

The City has not established local CEQA significance thresholds as described in Section 15064.7 of the *CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the *CEQA Guidelines*. A significant impact will occur if implementation of the proposed Project will:

- (Threshold A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- (Threshold B) Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- (Threshold C) Conflict with existing zoning for, or cause rezoning, of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- (Threshold D) Result in the loss of forest land or conversion of forest land to non-forest use; and/or
- (Threshold E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

5.2.5 Environmental Impacts before Mitigation

For purposes of the analyses herein, the Beaumont 2040 Plan and Revisions to the Zoning Ordinance/Zoning Map discussion includes the City limits as well as the City's SOI (collectively referred to as "Planning Area"). Future development on properties within the City's SOI that are annexed to the City would be subject to the City's entitlement process while future development within the City's SOI that is under the County's land use control would be subject to the County's entitlement requirements. All future implementing projects would be subject to further CEQA review focusing on the specifics of the proposed project which cannot be foreseen at this time since no specific development proposals are included as part of the Beaumont 2040 Plan.

Threshold A: *Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The Beaumont 2040 Plan does not designate any lands for agricultural use. The Zoning Districts that permit agricultural uses, also allow other non-agricultural uses. The Beaumont 2040 Plan does not mandate that landowners terminate agricultural production or convert vacant Farmland to non-agricultural uses. However, because there are no exclusive agricultural land use designations included as part of the Beaumont 2040 Plan, development facilitated by this plan could eventually convert up to 50 acres of Farmland (see **Table 5.2-A – Farmland in the Beaumont Planning Area**) to non-agricultural uses.

The only active agricultural use in the City is private property known as Dowling Farms (see **Figure 5.2-1 – Designated Farmland**). The FMMP designation for this site is Prime and Unique Farmland. Although in current agricultural use as a fruit orchard, the 2007 General Plan land use designation is Industrial (I) and existing zoning is Manufacturing (M) for this site. The Beaumont 2040 Plan will retain the Industrial land use designation and the proposed revision to the Zoning Map will retain the Manufacturing (M) zoning).

The proposed revisions to the Zoning Ordinance are evaluated as part of the Project throughout this Draft PEIR.

As shown on **Figure 5.2-1**, there are approximately 5 acres of Unique Farmland within the City's SOI. This Unique Farmland area is currently zoned R-A-5 by the County and has been identified as Traditional Neighborhood (TN) in the Beaumont 2040 Plan. However, the proposed Project will not change the land use designation or zoning of any property within the SOI. That action will not occur until property is annexed to the City and annexation of the SOI is not proposed at this time.

There is up to 41 acres within the City Limits (46 acres within the Planning Area) that is designated as Farmland by the FMMP as depicted on **Figure 5.2-1**. As discussed above, none of these state-designated areas are zoned for or planned to be agriculture by the existing General Plan nor by the Beaumont 2040 Plan. As described previously, the proposed Project includes Policy 3.3.12 which will encourage and support the keeping of farms and equine animals in suitable locations and upon parcels which are a minimum of one acre in size, with a maximum of two large animals per acre, and shall establish appropriate zoning provisions to accommodate animal keeping. While this policy and the proposed revisions to the Zoning Code supports and permits small scale agricultural uses in residential areas, there are no policies available to mitigate the irreplaceable loss of Prime and Unique Farmland.

Because the Beaumont 2040 Plan and policies do not require the preservation of designated Farmland, and since the revised Zoning Ordinance/Zoning Map does not include zones exclusively for agriculture, implementation of the proposed Project could convert up to 46 acres of Farmland, which is considered to be potentially significant. Impacts regarding the conversion of Farmland will be reduced to less than significant through the protection of Farmland via an agricultural easement, cancellation of a Notice (or Notices of Non-Renewal) or placement of a new Williamson Act contract on property at another location in California as required by mitigation measure **MM AG-1**. Through compliance with mitigation measure **MM AG-1**, impacts regarding the conversion of Farmland to non-agricultural use are considered **less than significant with mitigation incorporated**.

Threshold B: *Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Neither the 2007 Beaumont General Plan or the City's existing Zoning Ordinance include a specific "agricultural" land use designation or zoning district. As discussed above in Section 5.2.3, the proposed revisions to the Zoning Ordinance will allow a new agricultural use, Community Gardens, as a Permitted or Conditionally permitted agricultural use in all zoning districts except for RC, PF, and MT. Additionally, the three new proposed zoning districts, R-TN, CN, and UV allow certain agricultural uses as permitted or conditionally permitted uses. (See **Table 5.2-C – Proposed Zoning Ordinance Revisions Regarding Permitted Agricultural Uses in Base Zone Districts**.)

In addition to being the only active agricultural site growing row crops in the City, Dowling Farms is a produce stand within the City's Manufacturing zoning district. Produce stands are not permitted uses in the Manufacturing zoning district. Therefore, in order to bring this existing use into compliance with the Zoning Ordinance, mitigation measure **MM AG-2**, which requires the proposed revision to the Zoning Ordinance include produce stands as permitted uses in the Manufacturing (M) zoning district will be implemented. Table 17.03-3 of the existing Zoning Ordinance identifies Commercial Growing Establishments as a conditionally permitted use in the M zoning district and Retail Sales of Products Manufactured or Stored On-site as a permitted use in the M zone district. Because retail sales are already permitted in the M zone district and Commercial Growing Establishments are a conditionally

permitted use, allowing Produce Stands as a as a permitted use is not anticipated to result in any significant impacts. With the implementation of mitigation measure **MM AG-2**, impacts regarding conflicts with existing zoning for an agricultural use are considered **less than significant with mitigation incorporated**.

As shown in **Figure 5.2-3 – Williamson Act Contracts**, there are currently no Williamson Act contract lands within the Planning Area. Therefore, the policies and land use changes proposed by the Beaumont 2040 Plan and revisions to the Zoning Ordinance/Zoning Map will not conflict with any Williamson Act contracts and **no impacts** will occur in this regard. No impacts will occur to Williamson Act contracts, therefore no mitigation is necessary and impacts to Williamson Act contracts are **considered less than significant**.

Threshold C: *Would the Project conflict with existing zoning for, or cause rezoning, of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

There are no properties within the Planning Area that are zoned for forest land, timberland, or timberland production, as shown on **Figure 5.2-2**. In addition, environmental conditions within the Planning Area are not suitable for the creation of forest land or timberland. Therefore, implementation of the proposed Project will not conflict with zoned forest land, timberland, or Timberland Production lands. **No impacts** will occur.

Threshold D: *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

There are no forest lands within the Planning Area and environmental conditions within the Planning Area are not suitable for the creation of a mature stand of forest trees. Therefore, implementation of the proposed Project will not result in the loss or conversion of forest land. **No impacts** will occur.

Threshold E: *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

There are no forest lands within the Planning Area, nor are there suitable environmental conditions for forest land to be developed; therefore, implementation of the proposed Project will not result in the conversion of forest land to non-forest use.

This threshold is about the potential for development and redevelopment facilitated by the proposed Project to cause the indirect conversion of agricultural land to non-agricultural use as a result of land use incompatibilities where agricultural and urban uses interface. Conflicts between agricultural and non-agricultural uses flow in two directions: from existing agricultural use to a newly established non-agricultural use and vice versa.

As discussed under Threshold A, the only location in with City with Prime Farmland is Dowling Farms, which is also the only active agricultural use growing row crops in the City. Dowling Farms is surrounded on three sides by industrial development (warehouses) and SR-60 on the fourth side. Since there are no sensitive receptors associated with industrial development, pressure in the form of complaints from the

industrial users is not anticipated which would adversely affect the ability of the farming to continue on this site Likewise, it is not anticipated that activities from the industrial development will result in Dowling Farms to cease operations.

Because the proposed Project will not exacerbate this historic and on-going urbanization of the Planning Area, impacts with regard to the conversion of Farmland to non-agricultural uses are considered **less than significant**.

5.2.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (CEQA Guidelines, Section 15126.4). Based on the above analysis, there is a potential for impacts to occur from the conversion of Farmland to non-agricultural use and for potential zoning conflicts. The following mitigation measures will be required to reduce potential impacts to less than significant levels.

MM AG 1: Because the State reevaluates and changes Farmland designations approximately every two years, to determine the specific impacts to designated Farmland sites shown on **Figure 5.2-1 – Designated Farmland** as having Prime Farmland or Unique Farmland, as part of any entitlement process for any future development proposal, the project applicant shall use the most current FMMP data available to determine the number of acres of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance that would be permanently converted to a non-agricultural use by the proposed future development. This number shall be referred to as the “Acres of Converted Farmland.”

If the Acres of Converted Farmland for any future development project is greater than zero, the City shall require the project proponent to provide mitigation in the amount equivalent to the Acres of Converted Farmland. This mitigation may be provided by one or more of the following methods: (i) placement of an agricultural easement on property containing soils that meet the physical and chemical criteria for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, (ii) cancellation of a Notice of Non-renewal or an agreement not to file a Notice of Non-renewal for Williamson Act contracts on property (or properties), (iii) placement of a new Williamson Act contract on property or properties, or (iv) any combination of (i), (ii), or (iii). Other feasible measures to protect the soils and lands designated by the State FMMP program not listed here can be implemented as determined by the City. This mitigation shall be made a condition of project approval and evidence of mitigation shall be provided to the Beaumont Planning Department prior to the issuance of a grading permit.

In order to eliminate the existing non-conforming use of a produce stand in the Manufacturing (M) zone, mitigation measure **MM AG-2** will be implemented.

MM AG-2 In order to allow the operation of produce stands in the Industrial Zoning District as part of the revisions to the Beaumont Zoning Ordinance, Section 17.03.100 and Table 17.03-3 shall be revised to include Produce Stands as a permitted use in the Manufacturing (M) Zone.

as City standards and practices will be applied, individually or jointly, as necessary and appropriate. If future project-level impacts are identified, additional specific mitigation measures may be required by CEQA.

5.2.8 References

The following references were used in the preparation of this section of the Draft PEIR:

- BMC City of Beaumont, *Beaumont Municipal Code Title 17, Zoning*. (Available at https://library.municode.com/ca/beaumont/codes/code_of_ordinances, accessed August 30, 2020.)
- CCC 3482.5 State of California, *California Civil Code Section 3482.5*. (Available at https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=3482.5, accessed August 29, 2020.)
- ECR City of Beaumont, City of Beaumont General Plan Update Existing Conditions Report. 2016 (Included as Appendix B.)
- FMMP California Department of Conservation, Farmland Mapping and Monitoring Program. (Available at <https://www.conservation.ca.gov/dlrp/fmmp>, accessed September 1, 2020.)
- RCGP 2015 County of Riverside, *2015 Riverside County General Plan*, December 82018. (Available at <https://planning.rctlma.org/General-Plan-Zoning/General-Plan/Riverside-County-General-Plan-2015>, accessed August 30, 2020.)
- RCGP EIR 521 Riverside County General Plan Environmental Impact Report No. 521, public review draft, Agriculture and Forestry Resources, Section 4.5, Feb 2015. (Available at <https://planning.rctlma.org/General-Plan-Zoning/General-Plan/Riverside-County-General-Plan-2015/General-Plan-Amendment-No960-EIR-No521-CAP-February-2015/Draft-Environmental-Impact-Report-No-521>, accessed August 30, 2020.)
- UWMP Beaumont Cherry Valley Water District. *2015 Urban Water Management Plan*. January 2017. Accessed December 27, 2017. <https://bcvwd.org/wp-content/uploads/2017/09/January-2017-Urban-Water-Management-Plan-Final.pdf>
- Williamson Act California Department of Conservation, Division of Land Resource Protection, Conservation Program. *Riverside County Williamson Act Map FY 2015/2016*. (Available at www.conservation.ca.gov/dlrp/fmm, accessed July 5, 2019).