

# CITY OF BEAUMONT

## GENERAL PLAN ANNUAL PROGRESS REPORT

Calendar Year 2024

Prepared by the  
Community Development Department



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

**City of Beaumont**  
**General Plan Annual Progress Report**  
**Calendar Year 2024**

**City Council**

Mayor Mike Lara

Mayor Pro Tempore Jessica Voigt

Council Member Lloyd White

Council Member Julio Martinez

Council Member David Fenn

**City Manager**

Elizabeth Gibbs

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Appendix A Government Code Section 65400

## **INTRODUCTION**

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

The General Plan Annual Progress Report summarizes the City of Beaumont's progress towards implementing the goals, policies and programs of the City's 2040 General Plan. This report covers the period of January 1, 2024, through December 31, 2024. This will be the second report on the 2040 General Plan and the first report on the 6<sup>th</sup> Cycle Housing Element that was adopted in September 2022. This report provides an overview of the activities of the Community Development Department which includes Planning, Building and Safety, Community Enhancement and Fire Safety.

### **Review and Acceptance by Local Legislative Body**

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

## **BACKGROUND**

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

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

miles. The City remains part of one of the fastest growing areas in the Nation due to the availability of developable land, the relatively low housing costs, and its desirability as a retirement community. The City's location in relation to the major regional transportation facilities that include the I-10 and SR-60 freeway and the Union Pacific railroad, enhance its desirability as an industrial location.

The geographic area governed by the Beaumont General Plan includes the City's corporate boundaries as of 2020 and the City's established Sphere of Influence.

## **PLANNING**

This section outlines the activities of the Planning Department from January 1, 2024, through December 31, 2024. The day-to-day planning activities include:

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

The City's General Plan Update took effect January 3, 2021. In 2024, the City had one General Plan Amendments, one Pre-Zone, one Specific Plan, one Annexation and one Plan of Service associated with the project called Beaumont Pointe were completed. Additionally, two Specific Plan Amendments were completed to bring the Oak Valley SCPGA Specific Plan and Heartland Specific Plan in conformance with the General Plan Land Use Designations. The following list highlights some of the applications that were received by the Planning Department during 2024:

- 2 Specific Plans
- 12 Plot Plans (new development)
- 8 Minor Plot Plans
- 19 Residential Administrative Plot Plans

- 23 Administrative Plot Plans
- 8 Conditional Use Permits
- 19 Variance Applications
- 4 Parcel Maps
- 2 Tract Maps
- 1 Environmental Review Applications
- 4 Landscaping Applications
- 3 General Plan Amendment Applications
- 3 Re-Zone Applications
- 3 Ordinance/Text Change Applications
- 1 Plan of Service Application
- 3 Annexation Applications
- 16 Pre-Application Reviews
- 38 Public Works Plan Checks
- 549 Building Plan Checks

## **BUILDING AND SAFETY**

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

During calendar year 2024, the City of Beaumont Building and Safety Department issued a total of 2,123 permits as follows:

- 136 New Non-Residential Construction Permits
- 1,982 Residential Permits which includes new single-family units, solar panel permits, patio covers, pools and other types of residential work
- 5 Non-Specified

## **COMMUNITY ENHANCEMENT**

Code Enforcement is responsible for enforcement of building and zoning codes, health and safety and property maintenance. The Code Enforcement Department is also tasked with implementing the weed abatement program, board and secure of vacant structures and community education and compliance.

During calendar year 2024, the City of Beaumont Code Enforcement Department engaged in the following:

- 0 administrative appeals hearings
- 309 inspections resulting in cases opened
- 307 inspections resulting in cases closed
- 515 Acres weed abated

## **FIRE SAFETY**

Fire Safety is responsible for plan check and inspection of all new construction, oversight of fire suppression system installations and the annual safety inspection program. The Fire Safety staff is also tasked with community education related to fire safety.

During calendar year 2024, the City of Beaumont Fire Safety Specialists engaged in the following:

- 254 Fire Plan Reviews
- 815 Building Plan Reviews
- 52 Public Works Plan Reviews
- 162 Planning Case Reviews
- 1,514 Construction Inspections
- 34 Non-State Mandated Life Safety Inspections
- 114 State Mandated Life Safety Inspections
- 27 Special Event Permit Inspections

## **HOUSING ELEMENT REPORTING REQUIREMENTS**

The State Department of Housing and Community Development (HCD) has standardized forms for addressing the Housing Element portion of this Annual Progress Report. A report will be prepared for 2024 and subsequently submitted to HCD once completed.

## **GENERAL PLAN IMPLEMENTATION**

The City's General Plan is made up of nine (9) elements including the seven (7) elements required by State Law:

- Land Use and Community Design
- Mobility
- Economic Development and Fiscal
- Health and Environmental Justice
- Community Facilities and Infrastructure
- Conservation and Open Space
- Safety
- Noise
- Downtown Area Plan

Each of these elements were included in the update with exception of the Housing Element. The Housing Element Update was adopted in September 2022 and certified by the Department of Housing and Community Development on December 12, 2022.

### **Land Use and Community Design**

This Element has been prepared to meet State General Plan law (Government Code Section 65302(a)) which requires that a city's General Plan include:

“ . . . a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry and open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards



of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The required land use element has the broadest scope of the required elements of a general plan, regulating how all land in a city is to be used in the future. As required by law, potential impacts from new development are assessed under CEQA. This element was amended once in 2024 under the Beaumont Pointe entitlement to change the land use designation of 539.9 acres from Rural Residential-1 Acre Minimum to Industrial (226.3 acres), General Commercial (28.8 acres), Open Space (269.4 acres) and the remaining acreage was designated for public roads (15.4 acres).

### **Housing**

The City of Beaumont Housing Element was certified by the State Department of Housing and Community Development on December 12, 2012, for the 2021-2029 planning period. The Housing Element was not amended during Calendar Year 2024.

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City’s Housing Element using forms and definitions adopted by the Department of Housing and Community Development. Staff will work to prepare the 6<sup>th</sup> Cycle Housing Element annual progress report for 2024 using the required forms.

In 2024, the City launched the Accessory Dwelling Units (ADU) Standards Plans Program and were made available to the community via the City’s website. This will further assist in the development of housing units and assist the City in meeting the Regional Housing Needs Allocation which is in line with the goals and policies of the Housing Element.

### **Mobility**

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

The City's Mobility Element of the General Plan incorporates policies addressing the California Complete Streets Act of 2008 (AB 1358), the Global Warming Solutions Act (AB 32), and the Sustainable Communities and Climate Protection Act (SB375). The Mobility Element also addresses SB743 and the CEQA changes deemphasizing Level of Service (LOS), focusing more on vehicle miles traveled (VMT) and automobile trip generation rates.

The Mobility Element is designed to the transportation system from a multi-modal perspective and focus on increased connectivity. This element was not amended during the 2024 calendar year.

### **Economic Development and Fiscal**

While an Economic Development and Fiscal Element is not mandated by California State Law, this Element is consistent with Section 65303 of the State of California Government Code that allows jurisdictions to adopt additional elements that relate to economic development. The 2019 Economic Development Strategic Plan provides a blueprint for attracting targeted new development and business investment, creating jobs, and contributing to the City's long-term fiscal health. The Plan identifies key industries to be the focus of Beaumont's business retention/ expansion/attraction efforts and includes action on closely related issues such as infrastructure, land use and workforce development. This element was not amended in 2024.

### **Health and Environmental Justice**

California law requires that a General Plan include elements (or chapters) that specifically address environmental justice (Section 65302 (h)). These requirements were adopted with Senate Bill 1000 (SB 1000), or the Planning for Healthy Communities Act. This Element is consistent with Section 65303 of the State of California Government Code, which allows local jurisdictions to integrate health-related policies and prioritize existing community health concerns to mitigate the impacts of future health issues and prevent chronic diseases, while supporting improved transportation facilities, infrastructure, and healthy land use design.

The Health, Equity and Environmental Justice Element presents the community's priorities for realizing a healthy and equitable community. It 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. This element was not amended in 2024.

### **Community Facilities and Infrastructure**

The State of California does not require that a city's General Plan include a separate Community Facilities and Infrastructure Element but does require the topic of facilities and infrastructure to be addressed (Section 65302 (b)). 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 was not amended in 2024.

The City has 33 recreational facilities within its boundary. The City's current park ratio requirement is 5 acres of parkland (and full improvements) per 1,000 residents. Based on the City's current estimated population of 53,036 residents (2020 Census), the City requires 265.18 acres of parkland to meet park ratio requirements. Based on the total acres of all parks and facilities maintained by the City, HOAs, and BCVRPD within the City limits, a total of 343.4 acres of parkland is being provided for a current park ratio of 6.47 acres of parkland per 1,000 residents.

### **Conservation and Open Space**

Beaumont's Conservation and Open Space Element meets the State of California requirements for the Conservation and Open Space Elements as defined in Sections 65302(d) and 65302(e) of the Government Code. State law requires all general plans to contain conservation and open space elements, which address conservation, development and utilization of natural resources. A Conservation and Open Space Element must contain goals and policies to protect and maintain state natural resources such as water, forests, soils, wildlife and minerals, and prevent wasteful resource exploitation, degradation and destruction. It must also contain goals and policies for managing open space areas, including undeveloped lands and outdoor recreation areas.

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 not only protects public resources, but also 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. The mountain landscape is a prominent character-defining resource, contributing beautiful views, environmental sanctuaries, and a range of passive and active recreation opportunities for all. 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. This element was not amended in calendar year 2024.

### **Safety**

As required by State law (Government Code Section 65302(g)), the Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. Other locally relevant safety issues, such as police services, crime

prevention, emergency response, and hazardous materials spills, are also included in this Element. This element was not amended during calendar year 2024.

The purpose of the Safety Element is to establish 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 this chapter include seismic, flooding, and geological hazards, and hazardous waste. Crime prevention, police and fire protection, and emergency preparedness and response are also addressed within this Element.

### **Noise**

This Noise Element has been prepared to comply with State General Plan law. California law mandates the development of a Noise Element as part of the General Plan (CGC Section 65302(f)). The Noise Element should also be consistent with guidelines contained within the California Health and Safety Code Section 56050.1. In accordance with these regulations, this Element addresses noise sources and identifies ways to reduce impacts and exposure of sensitive receptors to high levels of noise. This element was not amended in calendar year 2024.

The City's Municipal Code (Title 9, Chapter 9.02) includes detailed noise regulations intended to protect the welfare of its residents from excessive, unnecessary, or unusually loud noises by any and all sources in the community. The noise regulations in this chapter establish criteria and standards for the regulation of noise levels within the City.

The City of Beaumont understands the value of low noise levels to a high quality of life for people living and working in the community. Vehicle traffic is the main source of noise

in Beaumont, exposing residents to potentially unwelcome and unhealthy noise levels. However, noise also results from other sources, including railroads, construction, residences, and businesses. This chapter 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 chapter include: transportation noise, stationary noise, noise standards and land use compatibility.

### **Downtown Area Plan**

This chapter is not required by law, but addresses the vision for Downtown, which is the economic, civic, and retail hub of the community. The Downtown Plan provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. The city currently lacks a defined, recognizable downtown area, but maintains the historic development pattern of a California railroad town.

The City is planning for its revitalization in the proposed Downtown Area Plan. This chapter provides the foundation for the future revitalization and redevelopment of the Downtown core of the community and for guiding future public and private development decisions. Topics addressed include land use and development policies, streetscape improvements, transportation and parking guidance. This is a stand-alone chapter of the General Plan and the goals and policies are consistent with the General Plan's other Elements.

In accordance with the goals and policies of this element, the Downtown Revitalization Plan was adopted by the City Council on September 17, 2024. The plan outlines redevelopment efforts projected to take place between 2025 and 2045.

## **2040 GENERAL PLAN**

The General Plan is the guiding land development document and blueprint of the City. In 2016, the City sent out a Request for Proposals (RFP) to update the City's General Plan and in 2017 began the process of updating the General Plan. Although the 2007 General Plan has served the community well, the City has experienced tremendous growth within the past decade and new development patterns have evolved. Statewide, most developing cities update their general plans every ten to fifteen years to ensure their plans are up to date to better streamline development and protect themselves from legal challenges due to out of date planning documents. The General Plan update provides new, comprehensive direction, relevant goals, policies, and implementation programs that can effectively guide the City forward for the next ten to twenty years. The City of Beaumont 2040 General Plan was adopted in December 2020 and took effect January 3, 2021.

## Appendix A

California Government Code Section 65400 states:

- (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
  - (1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
  - (2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
    - (A) The status of the plan and progress in its implementation.
    - (B) The progress in meeting its share of regional housing needs determined pursuant to [Section 65584](#) and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to [paragraph \(3\) of subdivision \(c\) of Section 65583](#). The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with [Section 11340](#)) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral



testimony and written comments. The report may include the number of units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to [Section 65040.2](#) and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.