

1.0 EXECUTIVE SUMMARY

1.1 Project Location

The City and City's Sphere of Influence (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 1-1 – 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) (**Figure 1-2 Vicinity Map**).

Existing land uses within the 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.

1.2 Project Description

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.

General Plan Update

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.

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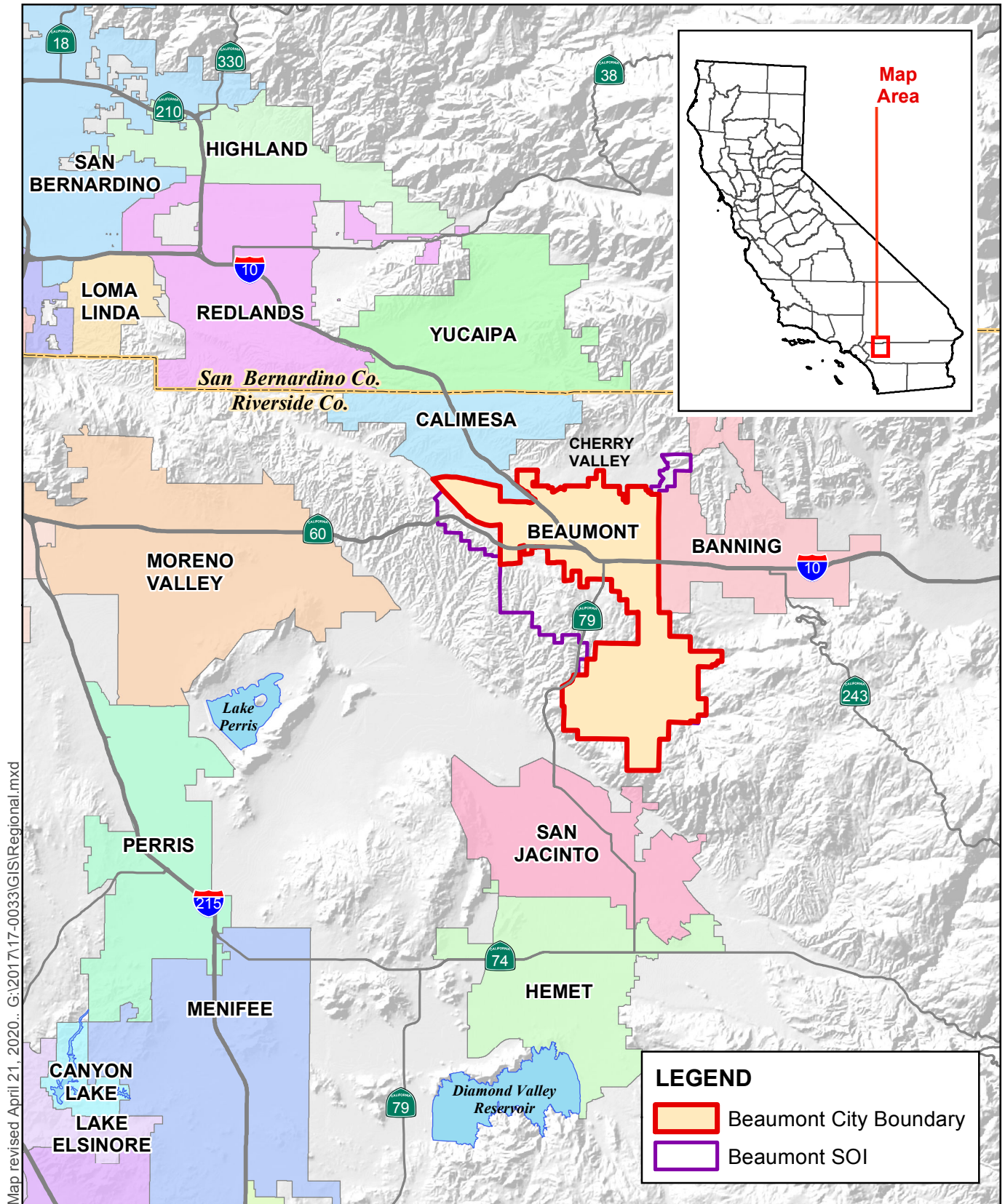
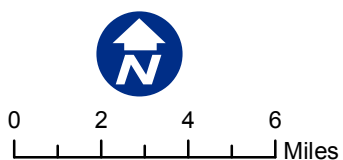
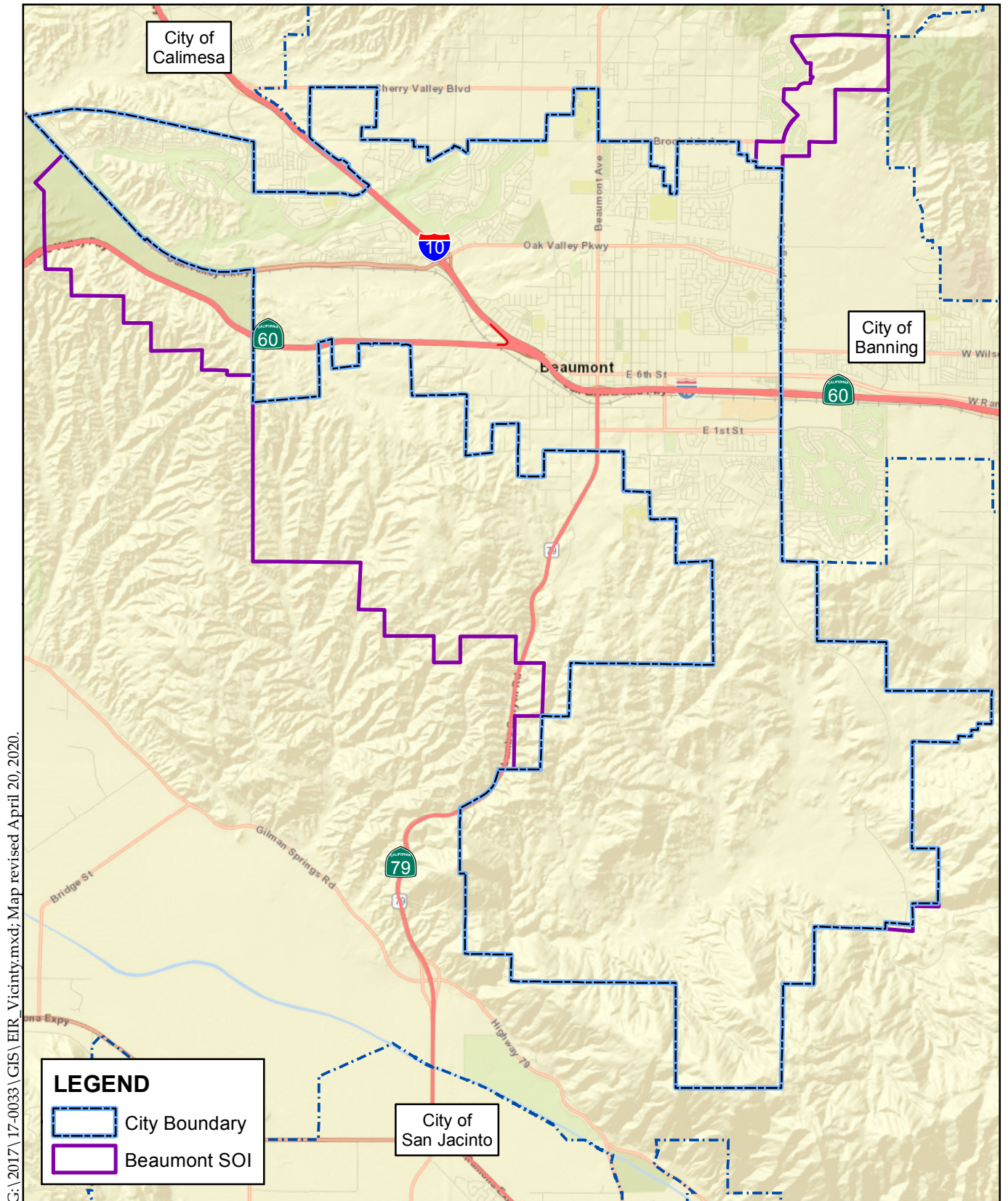


Figure 1-1 - Regional Map
City of Beaumont General Plan Update



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Sources: Raimi + Assoc, 2019;
Riverside Co. GIS, 2020; ESRI.

Figure 1-2 - Vicinity Map
City of Beaumont General Plan Update

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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 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:**¹ 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.

Each element of the Beaumont 2040 Plan includes goals, policies, and implementation measures. The General Plan includes the following Elements:

- Land Use + Community Design Element
- Mobility Element
- Economic Development and Fiscal Element
- Health + Environmental Element

¹ 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.)

- Community Facilities + Infrastructure Element
- Conservation + Open Space Element
- Safety Element
- Noise Element

The General Plan also includes a chapter related to the Downtown Area Plan, because 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 subareas: Sixth Street Corridor, Sixth Street Corridor Extended, and Beaumont Avenue.

Zoning Ordinance and Zoning Map Updates

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.

1.3 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

1.4 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 Program Environmental Impact Report (PEIR) and supporting documents to consider whether or not to take the following actions:

- Certification of a PEIR.
- Approval of the PEIR 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.

1.5 Potential Areas of Controversy and Issues to be Resolved

CEQA Guidelines Section 15123(b)(2) requires that areas of controversy known to the Lead Agency must be stated in the EIR summary. Issues of interest to the public and public agencies were identified during the 30-day public comment period of the Initial Study and Notice of Preparation (NOP), as well as comments received during the public scoping meeting that was held on March 13, 2018, for the proposed Project at the City of Beaumont.

An NOP for the Draft PEIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties via overnight mail or delivery on March 8, 2018. A notice advising of the availability of the NOP was also posted by the Riverside County Clerk on March 8, 2018. The objective of distributing an NOP is to solicit public comment in order to identify and determine the full range and scope of issues of concern so that these issues might be fully examined in the Draft PEIR. Comments received regarding

the NOP were used to help identify impacts that could result from implementation of the proposed Project.

The comment letters received in response to the NOP are included in Appendices A of this Draft PEIR. By the close of the 30-day public review period, twelve responses to the NOP had been received which will be addressed in the Draft PEIR. A summary of NOP comments has been included in Section 2, **Table 2-A – Summary of Written Comments Received in Response to the Notice of Preparation**

Section 15123(b)(3) of the State *CEQA Guidelines* requires that a DEIR identify issues to be resolved; this includes the choice among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved for the proposed Project include decisions by the City of Beaumont as to whether:

- this Draft PEIR adequately describes the potential environmental impacts of the proposed Project;
- the recommended mitigation measures should be adopted or modified;
- additional mitigation measures need to be applied;
- the Project should or should not be approved as proposed; or
- the Project should be modified based on the alternatives considered in this Draft PEIR.

1.6 Environmental Analysis

The following table, **Table 1-A – Draft PEIR Impact Summary Matrix**, provides a summary of impacts related to the proposed Project. The table identifies significant environmental impacts resulting from the Project along with applicable mitigation, pursuant to *CEQA Guidelines* Section 15123(b) (1).

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Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
5.1 Aesthetics		
Have a substantial adverse effect on a scenic vista?	No mitigation required	Less Than Significant Impact
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation required	Less Than Significant Impact
In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No mitigation required	Less Than Significant Impact
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No mitigation required	Less Than Significant Impact
5.2 Agriculture and Forestry Resources		
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?	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	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	<p>number shall be referred to as the “Acres of Converted Farmland.”</p> <p>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.</p>	
Conflict with existing zoning for agricultural use, or a Williamson Act contract?	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.	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
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))?	No mitigation required	No Impact
Result in the loss of forest land or conversion of forest land to non-forest use?	No mitigation required	No Impact
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?	No mitigation required	Less Than Significant Impact
5.3 Air Quality		
Conflict with or obstruct implementation of the applicable air quality plan?	No mitigation required	Less Than Significant Impact
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	MM AQ 1: In order to reduce future impacts related to exceedance of air quality standards from criteria pollutants and from TACs impacting sensitive receptors, prior to discretionary approval for development projects subject to CEQA review, project applicants shall prepare and submit a technical analysis evaluating potential air quality impacts, including TAC's where appropriate, to the City of Beaumont for review and approval. The analysis shall be prepared in conformance with current South Coast Air Quality Management District (SCAQMD) methodology for assessing air quality impacts and TACs. Feasible mitigation measures	Significant and Unavoidable Impacts

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	for each future project shall be incorporated, if applicable.	
Expose sensitive receptors to substantial pollutant concentrations?	MM AQ-1 <i>See Above</i>	Significant and Unavoidable Impacts
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation required	Less Than Significant Impact
5.4 Biological Resources		
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<p>MM BIO-1: For impacts identified to Species Not Covered by the MSHCP, potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory will require habitat assessments prepared by a qualified biologist for future implementing projects. The habitat assessment report identifying potential impacts to the Not Covered MSHCP species shall be provided in a report and submitted to the City Planning Department prior to issuance of grading permits. The following determinations shall be made by the City based on the habitat assessment:</p> <ul style="list-style-type: none"> • If the findings of the habitat assessment show no suitable habitat or sensitive species Not Covered by the MSHCP occur on site, then no additional surveys or mitigation measures are required. • If the potential for sensitive species exist or suitable habitat exists on site, focused 	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	<p>surveys shall be completed within one year of the submittal to the City for review. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.</p> <ul style="list-style-type: none"> • If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required. • If sensitive species Not Covered by the MSHCP are found on site and are not avoided by project design, coordination with the appropriate regulatory agencies (i.e. USFWS and/or CDFW) would be required to obtain necessary take permits and implement project-specific mitigation prior to any ground disturbing activities. <p>MM BIO-2: If future implementing project activities are planned during the bird nesting (February 15 to August 31) season and there are trees or vegetation on site, nesting bird survey(s) consisting of up to three (3) site visits within 7 days prior to ground disturbance, clearing and/or demolition activities shall be conducted to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required.</p>	

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	<p>If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.</p>	
<p>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<p>MM BIO-3: The City shall require the following for all future implementing projects in order to mitigate for impacts to riparian/riverine or sensitive habitats associated with waters of the US and State:</p> <ul style="list-style-type: none"> • Preparation of a Jurisdictional Delineation of Waters of the U.S. and wetlands pursuant to the RCA as well as CWA and ACOE protocol where drainages are located on site. If avoidance of the drainages is infeasible, then applicants must obtain a CWA Section 404 permit from the ACOE prior to project grading. These permits must include measures or other equivalent requirements necessary to reduce impacts to riparian and wetlands 	<p>Less Than Significant Impact</p>

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	<p>resources and ensure no net loss of wetlands.</p> <ul style="list-style-type: none"> • Preparation of a Jurisdictional Delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to CDFW and California Fish and Game Code Sect 1600 <i>et seq.</i> Where necessary, applicants are required to obtain a Section 1601 or 1603 permit and a Streambed Alteration Agreement from CDFW. These permits must include measures or other equivalent requirements that reduce impacts to riparian and wetlands resources ensure no net loss of wetlands. • Riparian/Riverine evaluation pursuant to Section 6.1.2 of the MSHCP. Applicants must avoid impacts to riparian areas to preserve the function and value of such habitats. Avoided areas shall be protected in perpetuity through a legal instrument such as a conservation easement or deed restriction. Where avoidance is infeasible, a DBESP will be required to be reviewed and approved by the RCA and/or US Fish and Wildlife Services and California Department of Fish and Game. 	
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	MM BIO-3 <i>See Above</i>	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	MM BIO-2 <i>See Above</i>	Less Than Significant Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No mitigation required	Less Than Significant Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	MM BIO-3 <i>See Above</i>	Less Than Significant Impact
5.5 Culutral Resources		
Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	No mitigation required	Less Than Significant Impact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No mitigation required	Less Than Significant Impact
Disturb any human remains, including those interred outside of formal cemeteries?	No mitigation required	Less Than Significant Impact
5.6 Geology and Soils		
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	No mitigation required	Less Than Significant Impact
Strong seismic ground shaking?	No mitigation required	Less Than Significant Impact
Seismic-related ground failure, including liquefaction?	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
Landslides?	No mitigation required	Less Than Significant Impact
Result in substantial soil erosion or the loss of topsoil?	No mitigation required	Less Than Significant Impact
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No mitigation required	Less Than Significant Impact
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation required	Less Than Significant Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No mitigation required	Less Than Significant Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No mitigation required	Less Than Significant Impact
5.7 Greenhouse Gas Emissions		
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	MM GHG 1: In order to address effects of GHG emissions from future development, the City of Beaumont shall evaluate the feasibility of the potential GHG reduction strategies in Table 5.7-F and update the Sustainable Beaumont Plan or similar document every five years to ensure the City is monitoring the plan's progress toward achieving the City's greenhouse gas (GHG) reduction targets and to require amendment if the plan is not achieving the specified level. The updates shall identify targets for years 2030, 2040, and 2050 and subsequent applicable	Significant and Unavoidable Impacts

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
	statewide legislative targets that may be in effect at the time of the update.	
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No mitigation required	No Impact
5.8 Hazards and Hazardous Materials		
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No mitigation required	Less Than Significant Impact
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No mitigation required	Less Than Significant Impact
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation required	Less Than Significant Impact
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation required	Less Than Significant Impact
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation required	Less Than Significant Impact
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation required	Less Than Significant Impact
5.9 Hydrology and Water Quality		
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation required	Less Than Significant Impact
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation required	Less Than Significant Impact
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		
Result in substantial erosion or siltation on- or off-site;	No mitigation required	Less Than Significant Impact
Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	No mitigation required	Less Than Significant Impact
Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	No mitigation required	Less Than Significant Impact
Impede or redirect flood flows?	No mitigation required	Less Than Significant Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation required	Less Than Significant Impact
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
5.10 Land Use and Planning		
Physically divide an established community?	No mitigation required	Less Than Significant Impact
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation required	Less Than Significant Impact
5.11 Mineral Resources		
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No mitigation required	Less Than Significant Impact
Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No mitigation required	Less Than Significant Impact
5.12 Noise		
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No feasible mitigation at a programmatic level.	Significant and Unavoidable Impacts
Generation of excessive groundborne vibration or groundborne noise levels?	No mitigation required	Less Than Significant Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
5.13 Population and Housing		
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No mitigation required	Less Than Significant Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No mitigation required	Less Than Significant Impact
5.14 Public Services		
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:		
Fire protection	No mitigation required	Less Than Significant Impact
Police protection	No mitigation required	Less Than Significant Impact
Schools	No mitigation required	Less Than Significant Impact
Parks	No mitigation required	Less Than Significant Impact
Other Public Facilities	No mitigation required	Less Than Significant Impact
5.15 Recreation		
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No mitigation required	Less Than Significant Impact
Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
5.16 Transportation		
Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	No mitigation required	Less Than Significant Impact
Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No feasible mitigation at a programmatic level.	Significant and Unavoidable Impacts
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No mitigation required	Less Than Significant Impact
Result in inadequate emergency access?	No mitigation required	Less Than Significant Impact
5.17 Tribal Cultural Resources		
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	No mitigation required	Less Than Significant Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	No mitigation required	Less Than Significant Impact
5.18 Utilities and Service Systems		
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
relocation of which could cause significant environmental effects?		
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation required	Less Than Significant Impact
Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No mitigation required	Less Than Significant Impact
Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No mitigation required	Less Than Significant Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation required	Less Than Significant Impact
5.19 Energy		
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation required	Less Than Significant Impact
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation required	No Impact
5.20 Wildfire		
Substantially impair an adopted emergency response plan or emergency evacuation plan?	No mitigation required	Less Than Significant Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	No mitigation required	Less Than Significant Impact

Table 1-A – Draft PEIR Impact Summary Matrix

Impact	Mitigation Measure	Level of Significant After Mitigation
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No mitigation required	Less Than Significant Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No mitigation required	Less Than Significant Impact

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1.7 Summary of Project Alternatives

CEQA Guidelines Section 15126.6 identifies the parameters within which consideration and discussion of alternatives to a proposed project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and which attain most of the basic objectives of a project. Each alternative must be capable of avoiding or substantially lessening any significant effects of the proposed project. The rationale for selecting the alternatives to be evaluated and a discussion of the “no project” alternative are also required, pursuant to Section 15126.6.

This Draft PEIR evaluates 1) a No Project/Existing 2007 General Plan and 2) Increased Recreation. Summaries of each alternative have been provided below. More detailed descriptions of each alternative and discussion of the environmentally superior alternative are provided in Section 8, Alternatives to the Proposed Project, of this Draft PEIR.

1.7.1 Alterantive 1– No Project/Existing 2007 General Plan

Under this Alterantive, the continued land uses and implementation of the City of Beaumont’s March 2007 General Plan are assumed. The land uses in the 2007 General Plan are not much different than is being proposed by the Project, but there would be less industrial land uses and less higher density residential units under the existing 2007 General Plan compared to the proposed Project.

1.7.2 Alterantive 2 – Increased Recreation

Under this Alternative, there would be a new Land Use Designation for “Recreation” which would include: “Low-impact development, including camping and ATV uses. Caretaker residential units. Residential uses that meet the Rural Residential 40 designation are permitted.” The area where this Recreational land use designation would occur is in the very western edge of the Planning Area and south of SR 60. Under Alternative 2, there would be approximately 547 acres of a Recreation designation, which would replace approximately 547 acres of Rural Residential as proposed by the Project. The area affected by this Alterantive is within the County of Riverside and located within the City’s Sphere of Influence. The underlying County of Riverside Land Use Designation is Rural Residential.

Table 1-B – Comparison of Alternatives Matrix, gives a summary of all Project alternatives considered in detail in the Draft PEIR and identifies the areas of potential environmental effects per CEQA and ranks each alternative as having either less impacts, the same or greater impacts than the proposed Project with respect to each area.

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Table 1-B – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
Air Quality – Significant and Unavoidable	The Project would violate air quality standards or contribute substantially to an existing or projected air quality violation; would result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); and potentially expose sensitive receptors to substantial pollutant concentrations;	Greater – Although potentially less development than the Project, under the Existing General Plan, there would still be land use to generate air quality impacts related to increased traffic and the potential for TAC's to be generated from non-residential projects in proximity to residential projects. Additionally, vehicle miles traveled (VMT) per service population from the 2007 General Plan would increase by 22.4 miles (see Table 5.16-B) compared to the Project which increases air emissions. Therefore, impacts would be greater than the Project. .	Slightly Greater – Air quality impacts would be slightly less than that of the proposed Project due to the change in land use and associated reductions in daily vehicle trips from Rural Residential to Recreation. However, the Recreational uses under this Alternative would also create vehicle trips that would generate air quality emissions from people traveling to use the area and from the off road vehicles that would be using the site. The off road vehicles that could use the Recreational areas could potentially have worse air quality impacts than regular vehicles associated with a residential land use because they typically have less air quality emission prevention technologies and pollute more emissions than regular cars. Under this Alternative, the impacts associated from future uses and TAC exposure would most likely be the same as those encountered by the Project. Under this Alternative, impacts are significant and snavoidable.

Table 1-B – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
Greenhouse Gas (GHG) Emissions- Significant and Unavoidable	The Project would generate GHG emissions, either directly or indirectly, that significant impact on the environment; because GHG standards will be exceeded by future growth.	Greater –GHG emissions would increase but under the 2007 General Plan there would be less intensity and units than proposed by the Project, thereby resulting in less GHG emissions from new residential and nonresidential uses. However, VMT per service population from the 2007 General Plan would increase by 22.4 miles (see Table 5.16-B) compared to the Project, which would result in increased GHG emissions in comparison to the Project. Therefore, impacts would be greater than the Project.	Same – This Alternative would result in about the same GHG emissions since it would eliminate about 550 acres of Rural residential land uses, however, with this area being designated for Recreation, it would generate trips from both inside the City and from other communities. Therefore, the overall GHG emissions most likely would not be much different from the proposed Project. Under this Alternative, impacts remain significant and unavoidable
Noise – Significant and Unavoidable	The Project would contribute to permanent increased noise levels from roadways due to increased traffic and exceed threshold for noise levels resulting in significant and unavoidable impacts after mitigation.	Same – Most area roadways are already exceeding noise standards in close proximity to the roadway. Under the current 2007 General Plan, these noise levels would be expected to result in the same conditions. Impacts would remain significant and unavoidable.	Same – Most area roadways are already exceeding noise standards in close proximity to the roadway. Even with changing the approximately 550 acres from Rural Residential to Recreation under this Alternative, these noise levels would be expected to result in the same conditions as the Project and would remain significant and unavoidable.

Table 1-B – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
Transportation – Significant and Unavoidable	The Project would generate 29.7 VMT per service population in the Planning Area. There are no feasible mitigations available to mitigate impacts to less than significant levels. Therefore Project-related Impacts would be significant and unavoidable.	Greater – The TIA prepared for the PEIR included a VMT per service population calculation for the 2007 General Plan (see Table 5.16-B) and determined that the 2007 General Plan would generate 52.1 VMT per service population in the Planning Area. This is more than the Beaumont 2040 Plan, which would generate 29.7 VMT per service population in the Planning Area. Impacts would be greater and significant and unavoidable.	Same – This Alternative would reduce residential units in the Planning Area, hence reducing service population. The recreational uses proposed under this alternative would decrease the daily trips in this traffic analysis zone; however, because there are a number of off-road vehicle (ORV) parks that operate within unincorporated Riverside County, it is assumed that this Alternative would not substantially change VMT within the WRCOG area (see Table 5.16-D). Therefore, the VMT impacts would be expected to result in similar conditions as the Project and remain significant and unavoidable.
Environmentally Superior to Proposed Project?	Not applicable	No –Alternative 1 would have the same impacts as the Project related to noise. It would create more VMT and the resulting increases in air quality and GHG impacts than the proposed Project because the current 2007 General Plan does not include policies related to non-vehicular transportation priorities and has less dense land uses in the	No – Alternative 2 would not be considered Environmentally Superior to the Project because it will result in the same GHG, noise and transportation impacts as the Project. The reason why it is not environmentally superior is that it does slightly increase air quality impacts from the Project because it would introduce active recreational activities such as off-road vehicles which typically have less air quality

Table 1-B – Comparison of Alternatives Matrix

Environmental Issue – Project Significance	Proposed Project	Alternative 1 No Project/Existing 2007 General Plan	Alternative 2 Increased Recreation
		areas near commercial and office land uses. For this reason, the increase in VMT, this Alternative would not be environmentally superior to the Project.	emission prevention technologies and pollute more emissions than regular cars.
Meets Project Objectives?	Yes	No – This Alternative would not meet the project objectives as it is an outdated vision for the City on the types of development patterns and goals for the future planning.	Yes – Changing the approximately 500-acre area from Rural Residential would still result in most of the objectives for the rest of the General Plan to be met. This Alternative would solidly meet the Objective of providing a diverse network of open space.