

5.1 AESTHETICS

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, the focus of the following discussion is related to potential impacts to scenic vistas, scenic highways, scenic resources, the visual character or quality of public views, and from new sources of light and glare.

5.1.1 Setting

From the perspective of the California Environmental Quality Act (CEQA), the term “aesthetics” pertain to the perceived visual quality of an area characterized by one or more visual elements such as an open space, scenic view, or architecture. Aesthetically significant features can occur in a diverse array of environments, ranging from urban centers to rural agricultural lands to natural woodlands. Scenic and visual resources are generally defined to include the smaller-scale features within a viewshed, such as individual trees or boulders, as well as components of the built environment. They can also include, though are not limited to, land formations (natural or cultural modification), rock outcroppings, undisturbed natural areas (e.g., riparian areas, oak woodlands, etc.), open space, view corridors associated with designated scenic routes, points of historic or cultural significance, agricultural areas (e.g., vineyards, citrus groves) and other man-made features.

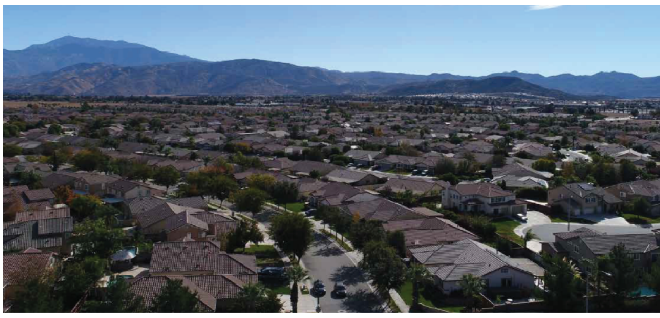
A project can have significant impacts on visual quality if it negatively affects the aesthetically significant features by altering them in part or wholly, e.g., by destroying vegetation integral to a scenic vista, by constructing a building in an architectural style that conflicts with the existing setting, or by obstructing existing viewsheds.

Natural Scenic Resources

The City and City’s Sphere of Influence (SOI) (herein collectively referred to as “Planning Area”) is located in the San Geronio Pass “Pass”, which serves as a link from the central Inland Empire to the west with the Coachella Valley desert to the east. Primary vistas of the Pass area are the San Geronio Mountains and the San Bernardino Mountains located to the north and the San Jacinto Mountains to the southeast. Intermittent views of the mountains can be seen along major thoroughfares in the area. An open space area referred to as the “Badlands” is located within the southerly portion of Planning Area. The Badlands is topographically characterized by deeply dissected ravines with intervening ridgelines. A defining topographic feature of the Badlands is Mt. Davis, which, at approximately 2,681 feet above mean sea level (msl), is the “summit” of this area. (See **Figure 3-3 – Beaumont Subareas** and **Figure 5.1-1 – Natural Scenic Resources**.)

Vegetation within the Badlands consists of extensive stands of native vegetation, comprised primarily of chaparral. The Badlands also evidences limited Riversidean sage scrub and riparian habitats. The southern portion of the Badlands area contains numerous large granite boulders and rock outcrops, with some boulders exceeding 20 feet in diameter.

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Surrounding Mountains



Town Center



SR-79 West



SR-79 East



Jack Rabbit



Figure 5.1-1- Natural Scenic Resources

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Built Environment

Other visual resources within the Planning Area include points of historic or cultural interest (detailed in Section 5.5 – Cultural Resources of this PEIR); small, disaggregated agricultural areas, and other man-made features.

There is a section of the community that exemplifies the old-town character and contains several buildings of historic interest. The old-town community encompasses the segment of 6th Street between Orange Street and Viele Avenue, and 5th and 8th Streets. Buildings of significant historical interest in the old town include the old bank building (currently Precision Stampings, Inc.), the old high school (currently City Hall), Beaumont Carnegie Library (currently Beaumont Library District), Beaumont Woman's Club (currently Beaumont Woman's Club and San Geronio Pass Historical Society Museum), the old church (currently First Christian Church), St. Stephen's Episcopal Church, and San Geronio Catholic Church (currently St. Kateri Tekawitha) the locations of which are shown on **Figure 5.1-2 – Built Environment Resources**. (ECR, p. 34.)

No officially designated State scenic highways, eligible State scenic highways, or officially designated County scenic highways traverse or are in proximity to the Planning Area. (Caltrans (a); Caltrans(b).)

Light and Glare

In its current setting, developed portions of the Planning Area, in and around the City core, exhibit typical urban sources of light and/or glare. Existing nighttime lighting is primarily comprised of vehicular lights from traffic along Interstate 10 (I-10) freeway, State Route 60 (SR-60) freeway, SR-79 freeway, and other area roadways; street lighting; parking lots and walkways; and light emitted from existing developed land uses. Buildings and structures made with glass, metal, and/or polished exterior or roofing materials existing in the Planning Area; combined with existing natural and manmade light sources, can constitute a source of localized glare. These light sources are less evident in more rural or undeveloped portions of the Planning Area that generally lie to the south and southwest of the core urban areas.

The Mount Palomar Observatory, located south of the City of Temecula in San Diego County, has identified that the continued urbanization of southwestern Riverside County contributes to reducing the nighttime usefulness of the Observatory due to the emission of lighting from streetlights, automobiles, residences, and businesses. This type of lighting condition is called “skyglow.” It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines. As shown on **Figure 5.1-3 – Mount Palomar Nighttime Lighting Policy Area**, the entire Planning Area is within a 45-mile radius of the Mt. Palomar Observatory. The Observatory requires unique nighttime lighting standards in order to allow the night sky to be viewed clearly. Both the counties of San Diego and Riverside have adopted ordinances to regulate nighttime or “dark-sky” lighting.

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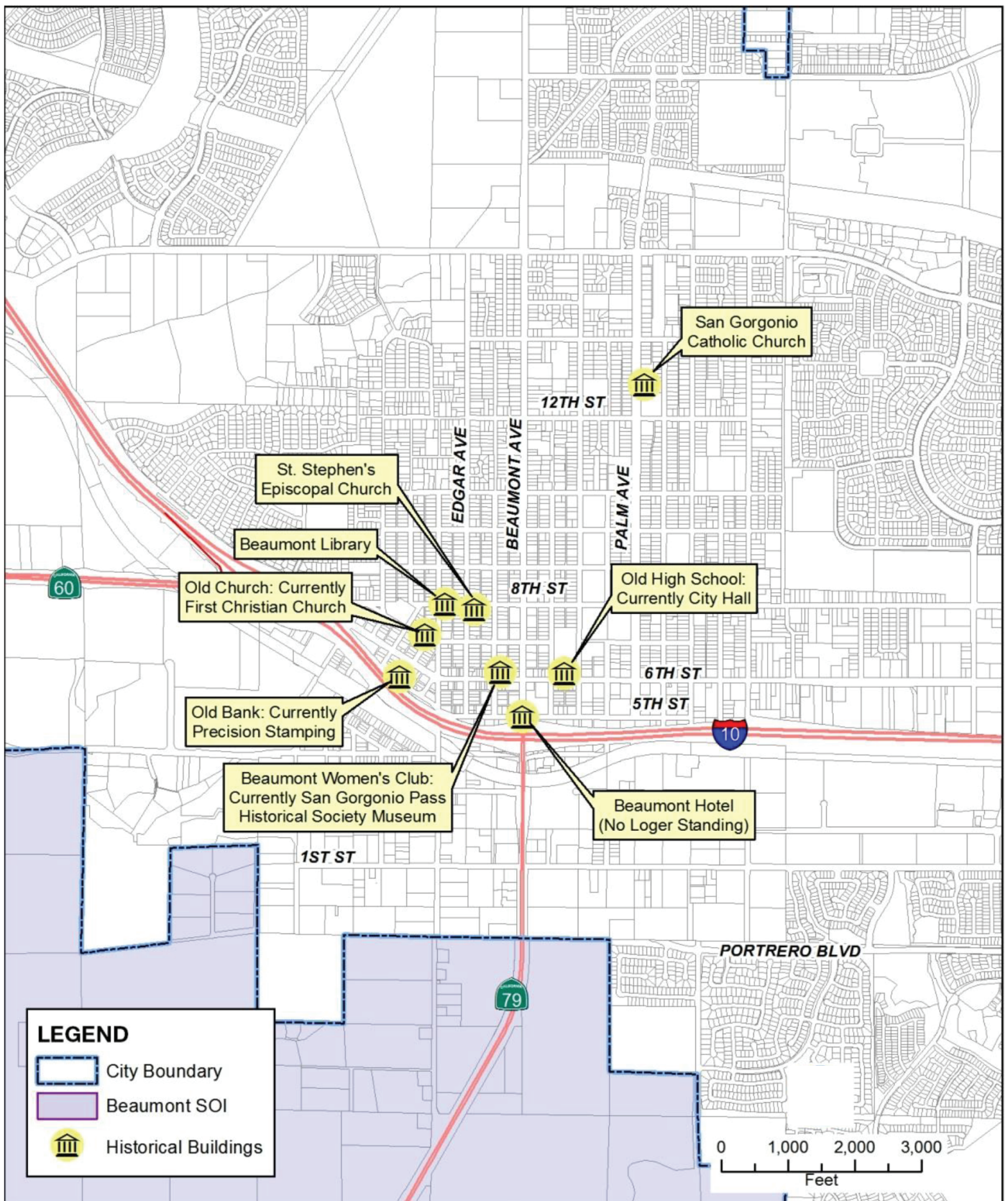


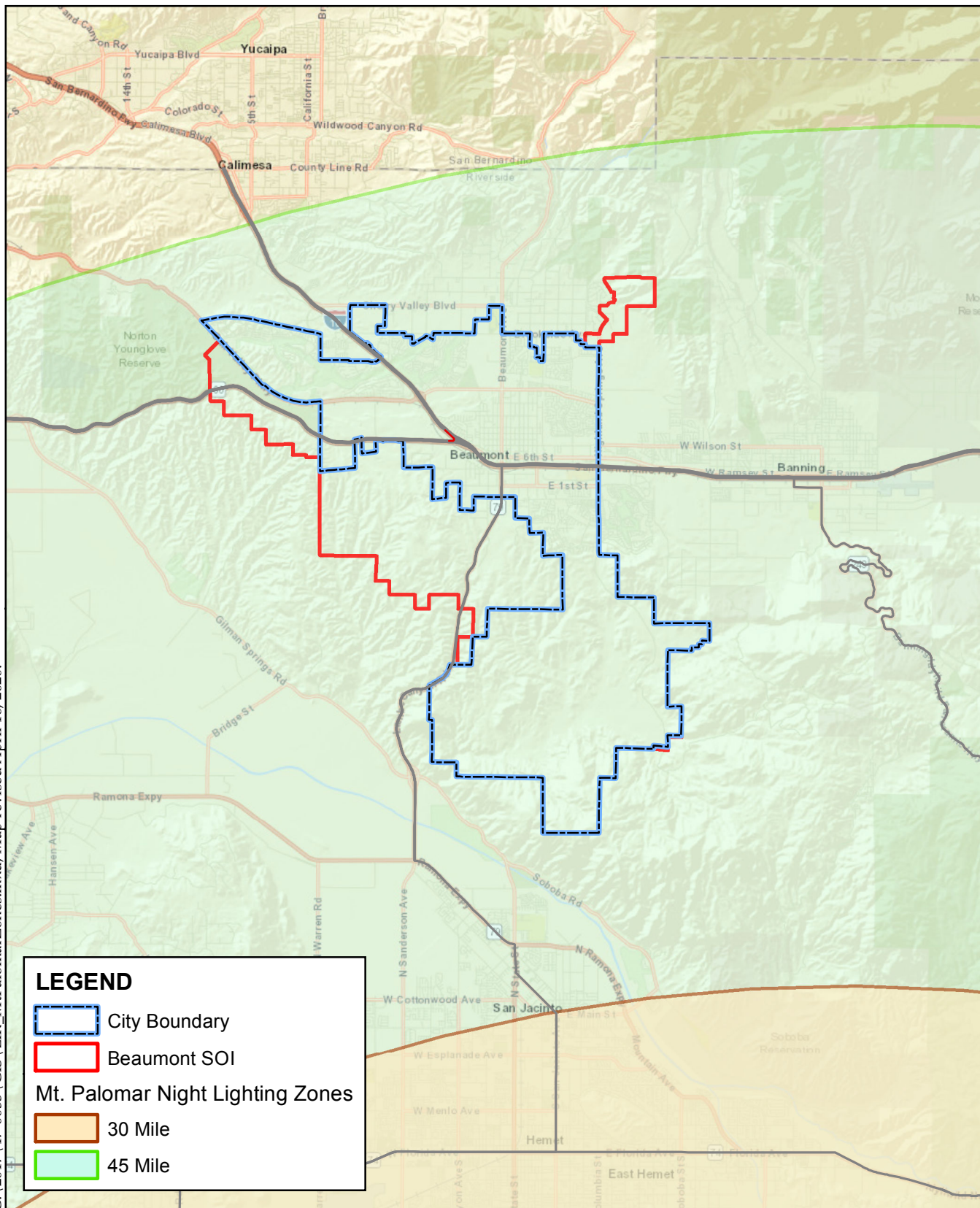
Figure 5.1-2 - Built Environment Resources

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LEGEND

City Boundary

Beaumont SOI

Mt. Palomar Night Lighting Zones

30 Mile

45 Mile

Sources: Riverside County Ordinance No. 655; Raimi+ Assoc. 2019; ESRI.

5.1-3 - Mount Palomar Nighttime Lighting Policy Area

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5.1.2 Related Regulations

Federal Regulations

There are no federal regulations related to aesthetics that are applicable to the proposed Project.

State Regulations

Caltrans Scenic Highways

The California Department of Transportation (Caltrans) State Scenic Highway Program was established in 1963. This program provides for the designation of scenic or eligible scenic highways, as well as scenic corridors. Scenic corridors are evaluated based on existing scenic areas adjacent to and visible from (but not within) the highway right-of-way and featuring primarily scenic and natural features. Topography, vegetation, viewing distance and jurisdictional lines determine corridor boundaries.

Caltrans defines a State Scenic Highway as any freeway, highway, road, or other public right-of-way, that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on vividness, intactness, and unity. (Caltrans(c).) At present, there are no officially designated or eligible State Scenic Highways within or adjacent to the Planning Area, nor is it anticipated that the adoption and implementation of the proposed Project would directly or indirectly affect visual qualities of officially designated or eligible State Scenic Highways beyond the Planning Area.

Regional Regulations

County of Riverside - Ordinance No. 655

The intent of the County of Riverside (County) Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. More specifically, this Ordinance addresses potential sources of light and glare that may affect activities of the Mount Palomar Observatory. The Ordinance identifies two Zones (Zone A and Zone B) surrounding the Observatory to delineate areas in which exterior light could negatively affect the Observatory operations. Zone A encompasses the circular area within a 15-mile radius of the Observatory. Zone B includes Zone A and encompasses the circular area within a 45-mile radius of the Observatory. In general terms, Zone A is more restrictive than Zone B in terms of allowable exterior light levels and types of light fixtures.

None of the Planning Area lies within Zone A, however the entire Planning Area lies within Zone B of the Observatory (see **Figure 5.1-3 – Mount Palomar Nighttime Lighting Policy Area**). Applicable provisions of Ordinance No. 655 generally require the use of low-pressure sodium exterior lights, and appropriate directional installation and shielding for outdoor light fixtures. In combination, implementation of Ordinance No. 655 requirements acts to reduce potential light pollution impacts on Observatory activities. Ordinance No. 655 is generally applicable to currently developed and unincorporated SOI properties within the Planning Area.

Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The Riverside County Multiple Species Habitat Conservation Plan (MSHCP) serves to protect and preserve valuable biological resources (critical habitat areas) within Riverside County. These criteria habitat areas also exhibit desirable rural/open space visual qualities which provide relief from development intensities and characteristics of the built urban environment. Accordingly, portions of MSHCP criteria habitat areas within the Planning Area contribute generally to desirable visual qualities of

rural areas lying south/southwestern portions of the Planning Area. These habitat areas will be preserved and protected consistent with the policies and programs outlined in the MSHCP.

Riverside County Eligible and Designated Scenic Highways

Scenic vistas and natural features, including low-lying valleys, mountain ranges, ridgelines, rock formations, rivers, and lakes are often enjoyed via Riverside County's roadways. Due to the visual significance of many of these areas, certain roadways within the County have been officially recognized as either "eligible" or "designated" County scenic highways. Within the Planning Area, segments of Oak Glen Road/Beaumont Avenue (from San Bernardino County line to Beaumont Avenue then to the Beaumont City limit), San Timoteo Canyon Road/Redlands Boulevard (from the Beaumont City limit to the Moreno Valley City limit then to SR-60 freeway), and Gilman Springs Road/SR-79 freeway (Moreno Valley City limit to Lamb Canyon Road (SR-79), south of the Beaumont City limit to the Gilman Springs Road intersection and continuing south towards SR-74 freeway and the City of San Jacinto) have been designated as County eligible scenic highways (see **Figure 5.1-4 – Scenic Highways and Roadways**). Development along the designated scenic highways and roadways is managed to preserve the areas' scenic qualities.

Local Regulations

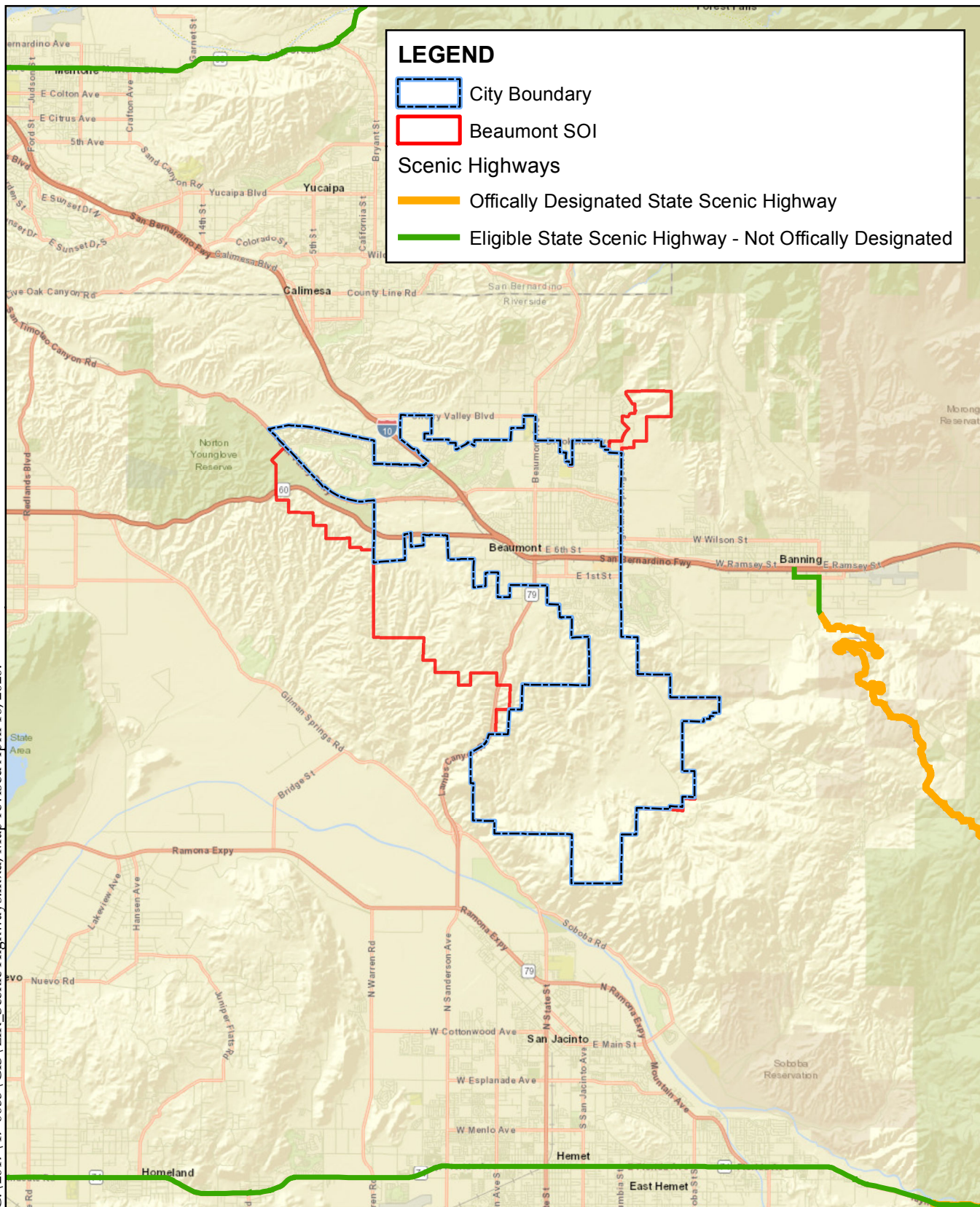
Beaumont Municipal Code Chapter 8.50 – Outdoor Lighting

Chapter 8.50, of the Beaumont Municipal Code (BMC) (referred to herein as the "City's Outdoor Lighting Ordinance") establishes regulations and standards which will reduce light pollution generated by residential, commercial, and industrial lighting fixtures and devices, minimize light pollution which has a detrimental effect on the environment and the enjoyment of the night sky, reduce and minimize lighting and lighting practices which cause unnecessary illumination of adjacent properties, correct problems of glare and light trespass, and reduce energy use. (BMC, Section 8.50.010.)

To these ends, BMC Section 8.50.030 establishes three Lighting Zones in the City for the purpose of regulation and establishing standards for the reasonable use of outdoor lighting. These lighting zones, which are defined on the basis of land uses are: *The Residential Lighting Zone*, consisting of all areas of the City zoned exclusively for residential uses; *The Commercial Industrial Lighting Zone*, consisting of all areas of the City zone exclusively for commercial and industrial uses; and *The Special Use Lighting Zone*, consisting of specific land uses, which require more accurate color rendition, such as automobile sales lots, outdoor recreation facilities, outdoor advertising displays, service stations, and industrial area where higher pole heights are required to avoid interference with vehicle operations. (BMC, Section 8.50.030 and 8.50.080.1.) The City's Outdoor Lighting Ordinance establishes specific design, construction, and performance standards applicable to lighting and lighting fixtures within the City. This includes "lighting curfews" generally applicable to commercial and industrial properties to reduce illumination of affected properties and preserve dark skies. The City's Outdoor Lighting Ordinance meets or exceeds the requirements and performance standards established under County Ordinance No. 655.

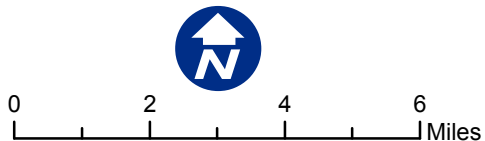
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Sources: CalTrans, 2014;
Raimi+ Assoc. 2019; ESRI.



5.1- 4 - Scenic Highways and Roadways

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5.1.3 Beaumont 2040 Plan

This section presents those features of the proposed Project that reduce potential aesthetic impacts.

The Beaumont 2040 Plan goals, policies, and implementation actions that reduce potential impacts to aesthetic or visual resources include:

Beaumont 2040 Plan, Chapter 3 – Land Use and Community Design

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

Policy 3.3.9 Ensure new development projects and infill construction are of a compatible scale in existing neighborhoods and provide adequate transitions to adjacent residential properties.

Goal 3.9: A City with neighborhoods and districts with enhanced safety and welfare of all residents and employees.

Policy 3.9.4 Improve lighting and nighttime security across all City neighborhoods to prevent crime and increase safety.

Goal 3.12: A City that maintains the extent of urbanization in the hillsides, and mitigates any significant adverse consequences associated with urbanization.

Policy 3.12.2 Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, and other critical environmental areas.

Policy 3.12.3 Control the grading of land, pursuant to the City's Municipal Code, to minimize the potential for erosion, landslides, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.

Policy 3.12.4 Recognize the value of ridgelines and hillsides as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhood.

Implementation LUCD21 Lighting Pollution Guidelines. Adopt guidelines for outdoor lighting located in proximity to wildlife and habitat areas in order to minimize light pollution.

Implementation LUCD25 Hillside Development Ordinance. Adopt and enforce compliance with the Hillside Development Ordinance. Review every 5 years for potential updates.

Beaumont 2040 Plan, Chapter 5 – Economic Development and Fiscal

Goal 5.1: A dynamic local economy that attracts diverse business and investment.

Policy 5.1.7 Support a variety of revitalization and improvement programs focused on placemaking and beautification, such as façade improvements, public gathering places, public art, and community events. (Also see Land Use and Community Design Element).

Beaumont 2040 Plan, Chapter 8 – Conservation and Open Space

Goal 8.5: A City that preserves and enhances its natural resources.

- Policy 8.5.2 Require new developments adjacent to identified plant and wildlife habitat areas to maintain a protective buffer, minimize new impervious surface, minimize light pollution, and emphasize native landscaping.

Goal 8.6: A City that protects and enhances its scenic vistas and views.

- Policy 8.6.1 Protect and preserve existing, signature views of the hills and mountains from the City.
- Policy 8.6.2 Continue to minimize the impact on views by restricting new billboards along the City's roads and highways. Electronic and animated billboards should be prohibited except in rare and special circumstances.
- Policy 8.6.3 Require the preparation of a grading analysis on hillside development to pre-determine where development should occur to minimize the impact of new development on views of the city's hillsides.
- Policy 8.6.4 When grading is necessary, encourage grading for new development that complements the surrounding natural features.
- Policy 8.6.5 Plan public facilities, roads, and private development to take advantage of the city's mountain and hillside views, especially as the Downtown develops.
- Policy 8.6.6 Limit light pollution from outdoor sources, especially in rural, hillside and mountain areas, and open spaces, to maintain darkness for night sky viewing.
- Policy 8.6.7 Partner with Southern California Edison to retrofit streetlights with LEDs that comply with Dark Sky standards.
- Policy 8.6.8 Promote dark sky education in the community to promote responsible lighting and dark sky stewardship.

Goal 8.8: A City where the natural and visual character of the community is preserved.

- Policy 8.8.1 Promote the maintenance of open space through the implementation of the General Plan.
- Policy 8.8.2 Protect and preserve open space and natural habitat wherever possible.
- Policy 8.8.3 Work with Riverside County and adjacent cities, landowners, and conservation organizations to preserve, protect, and enhance open space and natural resources consistent with the MSHCP.
- Policy 8.8.5 Encourage residential clustering as a means of preserving open space. This policy is implemented through the Land Use and Community Design Element.
- Policy 8.8.6 Establish buffers between open space areas and urban development by encouraging less intensive rural development within proximity to the open space areas.

Goal 8.9: A City where the extent of urban development in the hillsides is minimized and mitigated.

- Policy 8.9.1 Continue to require hillside development to be consistent with the provisions of the Hillside Ordinance Policies.
- Policy 8.9.2 Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, and other critical environmental areas.
- Policy 8.9.3 Control land grading to minimize the potential for erosion, land sliding, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms
- Policy 8.9.4 Recognize the value of ridgelines and hillsides as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhood.
- Policy 8.9.5 Reduce light pollution by establishing a “night-time sky” ordinance.
- Implementation C17 Dark Sky Lighting Ordinance. Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards, such as shielding light in the downward direction and limiting bright white lighting and glare.
- Implementation C19 Hillside Ordinance. Support and implement the existing hillside ordinance.
- Implementation C21 Joint Use. Establish a formal joint use agreement with local or regional agencies to allow for the use of open space lands for flood control, utility easements, and recreational trails.

Beaumont 2040 Plan, Chapter 11 – Downtown Area Plan

- 11.3.3 Improve existing streets with a diversity of street furnishings including benches, directional signage, bollards, bicycle parking, and trash receptacles.
- 11.3.4 Design clearly identifiable entry points into the Downtown area and Downtown Core district that create a sense of arrival.
- 11.7.6 Ensure that loading docks and service entrances are screened from the right-of-way and adjacent properties; are accessed via alleys, side streets, or services access driveways; and are internal to the building envelope and equipped with closable doors to improve the aesthetics of the public realm and limit noise.
- 11.12.5 Avoid creating a “canyon effect” through sensitive design and attention to the massing and orientation of new buildings.
- Implementation DAP11 Placemaking Program. Implement recommended street improvements including sidewalk widening, street trees, street furniture and lighting installation in Downtown.

5.1.4 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) Have a substantial adverse effect on a scenic vista;
- (Threshold B) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway;
- (Threshold C) Substantially degrade the existing visual character or quality of the site and its surroundings; or
- (Threshold D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

5.1.5 Environmental Impacts before Mitigation

For purposes of the analyses herein, the discussion includes the City limits as well as the City's SOI (collectively referred to as "Planning Area"). Future development of 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.

Threshold A: Would the Project have a substantial adverse effect on a scenic vista?

The Planning Area does not contain any specifically-designated scenic vistas that would be affected by implementation of the Beaumont 2040 Plan and Revised Zoning Map. Primary vistas of the Pass area are the San Gorgonio Mountains and the San Bernardino Mountains located to the north and the San Jacinto Mountains to the southeast. Intermittent views of the mountains can be seen along major thoroughfares in the area. An open space area referred to as the "Badlands" is located within the southerly portion of Planning Area.

Future development within the Planning Area would result in the intensification of existing urban uses, as well as conversion of vacant land into urban land uses. As evidenced by the Beaumont 2040 goals, policies, and implementation actions, the City is committed to preserving its natural resources and open spaces to the extent feasible to enhance the living environment of all residents. The City believes that individual interest must be balanced against the general public interest and particularly the conservation of natural resources.

As shown on **Figure 3-4 – Land Use Plan** and **Figure 3-6 – Zoning Map**, the southern portion of the Planning Area will be designated as Open Space, and the zoning will remain as Recreation/Conservation (RC), which will help preserve the scenic views within this area. The Employment District, Industrial, High Density Residential Traditional Neighborhood, Single Family Residential, Urban Village, Downtown Mixed Use, General Commercial, Neighborhood Commercial, and Public Facilities land uses proposed in the Beaumont 2040 Plan are within areas that have been developed, are adjacent to developed areas, or adjacent to roadways. (See **Figure 3-4** and **Figure 3-5**.) The proposed residential neighborhoods within the central portion of the City limits and City's SOI are currently mostly within vacant parcels. The Beaumont 2040 Plan and Revised Zoning Ordinance will clarify the existing Rural Residential land use designation by providing opportunities for single family housing on: minimum 40-acre lots in a rural mountainous setting (RR40), minimum 10-acre lots in a rural setting (RR10), and minimum 1 acre lots in a

hillside setting (RR1). Project-specific design review of future development proposals within City limits will ensure that development pursuant to the Beaumont 2040 Plan is attractive and cohesive, without diminishing the quality of the natural beauty of the general vicinity. Accordingly, projects which may impact views of ridgelines will be given particular attention. 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, regulations, and design review process.

The Beaumont 2040 Plan goals, policies, and implementation identified in Section 5.1.3 are intended to ensure that urbanization of the Planning Area will not result in significant visually intrusive or incompatible development. Through compliance and implementation of its Beaumont 2040 Plan goals and policies listed in Section 5.1.3 above and project-specific design review for development proposals, impacts related to having a substantial adverse effect on a scenic vista would be **less than significant**.

The City's Zoning Ordinance requires all City-project site plans to come under review to prevent unlawful nonconforming uses and structures. The Zoning Ordinance regulates building setbacks, building heights, land uses, landscaping, grading, parking, etc. Future development within the City's SOI that is under the County's land use control would be subject to the County's Zoning Ordinance. Therefore, through compliance with the Revised Zoning Ordinance, impacts related to having a substantial adverse effect on a scenic vista would be **less than significant**.

Threshold B: Would the Project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Development pursuant to the Beaumont 2040 Plan and Revised Zoning Map which would occur in or immediately adjacent to large expanses of open space would have the greatest potential for adverse effects to scenic resources because these areas tend to contain undisturbed or minimally-altered naturally-occurring scenic resources such as trees and stands or rock outcroppings. As shown on **Figure 3-4 – Land Use Plan** and **Figure 3-6 – Zoning Map**, the Beaumont 2040 Plan and Revised Zoning Map do not propose any land uses which would substantially impact the scenic resources of the within the Planning Area or its vicinity. Zoning standards includes specific requirements for lot sizes, lot coverages, building heights, setbacks, parking, landscaping, and other development standards. Further, site-specific analysis required by the City's entitlement process and CEQA will ensure that potential scenic impacts of individual proposed projects are disclosed and mitigated to a level which would be less than significant, if applicable and feasible. Additionally, development pursuant to the General Plan may affect built environment resources, such as historic buildings.

As discussed in Section 5.1.2 above and shown on **Figure 5.1-4 – Scenic Highways and Roadways**, there are no designated or eligible State scenic highways within or adjacent to the Planning Area. The closest officially designated State scenic highway is SR-243 freeway, located approximately four miles east of the Planning Area. However, within the Planning Area, segments of Oak Glen Road/Beaumont Avenue (from San Bernardino County line to Beaumont Avenue the to the Beaumont City limit), San Timoteo Canyon Road/Redlands Boulevard (from the Beaumont City limit to the Moreno Valley City limit then to SR-60 freeway), and Gilman Springs Road/SR-79 freeway (Moreno Valley City limit to Lamb Canyon Road (SR-79), south of the Beaumont City limit to the Gilman Springs Road intersection and continuing south towards SR-74 freeway and the City of San Jacinto) have been designated by Riverside County as County eligible scenic highways.

Project-specific design review of future development proposals within City limits will afford the City the opportunity to consider visual attributes of projects as well as their potential impacts on visual resources

and along County eligible scenic highways. Special attention will be given to all development proposals that could affect views of, or otherwise alter, ridgelines. Historic buildings within the City's core area will be preserved as required by Federal, State, and local policies and new development would be required to be consistent with these policies and programs. As discussed in Section 5.5 – Cultural Resources of this PEIR, restoration of existing development, including historic buildings or structures, would also be required to comply with these policies and programs. 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, regulations, and design review process. Furthermore, Beaumont 2040 Plan goals, policies, and implementation described under Section 5.1.3 are intended to ensure that urbanization of the Planning Area will not result in significant substantial damage to scenic resources. Therefore, impacts with regard to substantially damaging scenic resources would be **less than significant**.

The City's Zoning Ordinance requires all City-project site plans to come under review to prevent unlawful nonconforming uses and structures. The Zoning Ordinance regulates building setbacks, building heights, land uses, landscaping, parking, etc. Future development within the City's SOI that is under the County's land use control would be subject to the County's Zoning Ordinance. Therefore, impacts with regard to substantially damaging scenic resources from updates to the Revised Zoning Ordinance would be **less than significant**.

Threshold C: Would the Project 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?

The conversion of open spaces to rural uses that would be realized under the Beaumont 2040 Plan and Revised Zoning Map could have potential significant visual impacts, either by altering or obstructing existing views, or by potentially obstructing distant panoramic views from existing development. This would be particularly notable in areas which are currently primarily rural, agricultural, or undeveloped, such as in the southern portion of the City limits and central portion of the City's SOI. Although development pursuant to the Beaumont 2040 Plan and Revised Zoning Map will be required to comply with all applicable General Plan goals and policies related to protection of aesthetic resources, the specific location and nature of future development is unknown at this time; therefore, any potential future impacts must be addressed on a project-level basis.

Implementation of the Downtown Area Plan (DAP) will result in new development and redevelopment within Downtown Beaumont's three districts: Downtown Core, Extended Sixth Street, and Beaumont Avenue. (See **Figure 3-6 – Downtown Area & Boundary**.) One of the visions of the DAP is to create a vibrant downtown through, among other strategies, the reduction of existing vacancies, a mix of active uses and use of human scale design to support pedestrian activity. The DAP is consistent with Beaumont 2040 Plan Policies 3.1.2 (reestablish the City's pedestrian-oriented Downtown as a community anchor), 3.1.5 (invest in existing residential neighborhoods), and 3.3.5 (incentivize infill housing Downtown.) Additionally, development and redevelopment in the DAP and all new development within City limits will be subject to the City's design review process and future development within the City's SOI that is under the County's land use control would be subject to County's entitlement requirements, regulations, and design review process.

Additionally, Beaumont 2040 Plan goals, policies, and implementation described under Section 5.1.3 are intended to ensure that urbanization of the Planning Area will not result in substantial degradation to the existing visual character or quality of the site and its surroundings. Thus, impacts related to substantially

degrading the existing visual character or quality of public views of a specific project sites and its surroundings would be **less than significant**.

The City's Zoning Ordinance requires all City-project site plans to come under review to prevent unlawful nonconforming uses and structures. The Zoning Ordinance regulates building setbacks, building heights, land uses, landscaping, parking, etc. which will ensure that future development are consistent with surrounding area in terms of mass, scale, and design. Future development within the City's SOI that is under the County's land use control would be subject to the County's Zoning Ordinance. Therefore, impacts related to visual character from updates related to the Revised Zoning Ordinance would be **less than significant**.

Threshold D: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Light pollution may alter the natural light levels in the outdoor environment due to artificial light sources, which can interfere with nocturnal wildlife, particularly night-hunting or foraging animals, such as owls, rodents, and others. Excessive night lighting can also lead to skyglow, which interferes with the operation of astronomical observatories.

Development pursuant to the Beaumont 2040 Plan will introduce new sources of light into the Planning Area in the form of streetlights, parking lots, illuminated signs, residential/other outdoor security lighting, and vehicular lights that may affect the nighttime sky. Additionally, new sources of light from glare may also arise from the use of reflective materials on building exteriors or from certain industrial process or agricultural operations, such as solar farms or fishponds. Although all new development pursuant to the Beaumont 2040 Plan and Revised Zoning Map would incrementally contribute to light pollution throughout the Planning Area, all future development within the City limits would be subject to the provisions of Chapter 8.50, Outdoor Lighting of the BMC. Chapter 8.50 sets forth restrictive lighting standards that act to prevent or minimize overall illumination levels, and effectively reduce or preclude potential light/glare overspill impacts. In this regard, the City's Outdoor Lighting Ordinance establishes specific design, construction, and performance standards applicable to lighting and light fixtures within the City. New development on properties within the City's SOI that propose annexation to the City will also be subject to the provisions and requirements of the City's Outdoor Lighting Ordinance. Development within the City's SOI that does not include annexation to the City, will be subject to the County's process and regulations, including the applicable provisions of County Ordinance No. 655. County Ordinance No. 655 requires the use of low-pressure sodium exterior lights, and appropriate directional installation and shielding for outdoor light fixtures to reduce potential light pollution impacts on Mt. Palomar Observatory activities. Therefore, through compliance with the goals, policies, and implementation of the Beaumont 2040 Plan, specifically Implementation C17 (preparation of a Night Sky Ordinance to limit bright white lighting and glare), and BMC Chapter 8.50 (Outdoor Lighting) for property within the City, or County Ordinance No. 655 (sets forth lighting design standards) for property within the SOI, impacts regarding the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area will be reduced to **less than significant**.

The proposed Revisions to the Zoning Ordinance will not change any of the provision set forth in Chapter 8.50 (the City's Outdoor Lighting Ordinance). As part of implementing the Revised Zoning Ordinance, City staff will ensure that no light spillage occurs when photometric plans are submitted as part of project-specific plan check review. As such, impacts related to the creation of a new source of substantial light or glare from updates to the Revised Zoning Ordinance which would adversely affect day or nighttime views would be **less than significant**.

5.1.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures, which could minimize significant adverse impacts (*CEQA Guidelines*, Section 15126.4). Implementation of the proposed Project will not result in any potentially significant impact related to aesthetics; therefore, mitigation measures are not necessary.

5.1.7 Level of Significance after Mitigation

No mitigation measures are necessary regarding the Project's impacts to aesthetics. With adherence to and implementation of the above Beaumont 2040 Plan goals, policies, and implementation, and applicable City/County standards/regulations related to light and glare, the Project's potential aesthetic impacts were found to be **less than significant**.

5.1.8 References

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

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| BMC | City of Beaumont, <i>Beaumont Municipal Code, Title 8 – Health and Safety. Chapter 8.50 – Outdoor Lighting</i> . (Available at https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT8_HESA_CH8.50OULI . Accessed April 17, 2020.) |
| Caltrans(a) | California Department of Transportation (Caltrans), <i>List of Officially Designated County Scenic Highways (PDF)</i> . (Available at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways , accessed April 17, 2020.) |
| Caltrans(b) | California Department of Transportation (Caltrans), <i>Scenic Highway System Lists, List of Eligible and Officially Designated State Scenic Highways (XLSX)</i> . (Available at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways , accessed April 17, 2020.) |
| Caltrans(c) | Caltrans, Landscape Architecture Program, Division of Design, <i>Scenic Highway Guidelines</i> , October 2008. (Available at https://dot.ca.gov/-/media/dot-media/programs/design/documents/scenic-hwy-guidelines-04-12-2012.pdf . Accessed April 17, 2020.) |
| County of Riverside | County of Riverside. <i>Ordinance No. 655 – An Ordinance of the County of Riverside Regulating Light Pollution</i> , June 7, 1988. (Available at http://www.rivcocob.org/ords/600/655.htm , accessed January 2, 2018). |
| ECR | City of Beaumont, <i>City of Beaumont General Plan Update Existing Conditions Report</i> . 2016 (Included as Appendix B.) |