

NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA LEAD AGENCY:

Rebecca Deming
Community Development Director
City of Beaumont
550 East 6th Street
Beaumont CA, 92223

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF BEAUMONT GENERAL PLAN UPDATE (BEAUMONT 2040 PLAN)

AGENCIES: The City of Beaumont is publishing this Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the City of Beaumont General Plan Update (Beaumont 2040 Plan, proposed Project) in accordance with the requirements of the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15082, the City of Beaumont (City) has determined that an EIR is the appropriate environmental document for the Project.

The NOP is being circulated to obtain the views of you or your agency or organization as to the scope and content of the environmental information that is germane to your agency or organization's statutory responsibilities or interests in connection with the proposed Project. If applicable, an agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the Project. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Beaumont requests your comments regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: Beaumont General Plan Update (Beaumont 2040 Plan)

NOP COMMENT PERIOD:

Pursuant to CEQA Guidelines Section 15082(b), the City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility if applicable. Please send your NOP response or responses to Rebecca Deming at the address shown above. We will need the name, address, and contact information in your correspondence. If you have any questions, please contact Rebecca Deming at (951) 572-3229 or via email at rdeming@ci.beaumont.ca.us.

A copy of the NOP is available for public review at the Lead Agency, and an electronic copy of the NOP will be made available on the City's website: www.Beaumont-Ca.gov. Interested individuals and organizations are also invited to submit written comments on the scope of the EIR. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. The NOP public comment period begins March 9, 2018 and ends on April 9, 2018.

SCOPING MEETING: The City will hold a Public Scoping Meeting on Tuesday, March 13, 2018 at 6:00 PM at the Beaumont Civic Center at 550 East 6th Street Beaumont, CA 92223. The Public Scoping Meeting will include a brief presentation introducing the Project and the CEQA process. The General Plan Update land use plan that will be presented at the Scoping Meeting is available on the City's website: www.Beaumont-Ca.gov. The balance of the meeting will be for the purpose of receiving comments from the public and agencies concerning topics to be analyzed in the EIR.

PROJECT LOCATION AND SETTING

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) (Figure 1, Regional Map).

The Planning Area includes land within the existing City of Beaumont 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 2, Project Vicinity). In preparing the Beaumont 2040 Plan and planning for the future of the City, it will be important to closely coordinate with neighboring jurisdictions and regional agencies in order to plan for sustainable community growth. Land uses within the City's Planning Area may include a combination of undeveloped, developing and developed properties. At this time, the City is not seeking annexation of land within the SOI into its current jurisdiction. However, new development within the SOI is being contemplated as a part of the Beaumont 2040 Plan.

PROJECT DESCRIPTION

The Beaumont 2040 Plan (the proposed Project) is a comprehensive update of the City's General Plan, and provides a vision for the future of Beaumont over the next 20 to 30 years.

The General 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 General Plan addresses a range of immediate, mid-, and long-term issues with which the community is concerned. The General 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 General Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area 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.

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

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'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:** 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 20 to 30 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.

The following actions will also be taken by the City of Beaumont in connection with the General Plan Update and are also considered part of the Project to be analyzed in the forthcoming EIR:

- Adoption and implementation of the General Plan Update (Beaumont 2040 Plan);
- Adoption and implementation of the revised Zoning Code and Zoning Map;
- Adoption and implementation of the Downtown Specific Plan; and
- Adoption and implementation of the Hillside Development Ordinance.

Probable Environmental Effects and EIR Focus

The forthcoming EIR will evaluate potential impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed Project. This information is provided in order to solicit specific feedback or information which your entity requests to be included in the EIR analysis:

Aesthetics: The EIR will address the potential effects on scenic vistas, scenic corridors, visual character, and light and glare.

Agricultural Resources & Forestry Resources: The EIR will address the potential effects on farmland, forest land, and timberland and the loss of land zoned for agricultural use.

Air Quality: An Air Quality Analysis is being prepared for use in the EIR that will describe existing air quality conditions and will evaluate the potential air quality impacts of the General Plan Update consistent with South Coast Air Quality Management District methodology. The EIR will discuss the measures included in the General Plan Update to minimize impacts of criteria air pollutant emissions.

Biological Resources: A Biological Resources Report is being prepared for use in the EIR that will describe the existing biological conditions within the Planning Area, identify the potential impacts of the General Plan Update on vegetation and wildlife, including special status species, and evaluate the likelihood of any significant impacts, including consistency with the Western Riverside County Multiple Species Habitat Conservation Plan.

Cultural and Paleontological Resources: A Cultural Resources Report is being prepared for use in the EIR that will address potential impacts to historic structures, archaeological resources, and paleontological resources.

Geology and Soils: The EIR will assess soil and geologic conditions in the Planning Area and address seismic hazards, including the potential for liquefaction, ground-shaking, and soil erosion.

Greenhouse Gas Emissions: A Greenhouse Gas Emissions (GHG) Analysis is being prepared for use in the EIR that will examine the potential impacts of implementing the General Plan Update relative to GHG emissions and global climate change. The EIR will discuss the measures included in the General Plan Update to minimize impacts of GHG emissions.

Hazards and Hazardous Materials: The EIR will include a description of the potential hazards in the Planning Area and the health and safety effects based on implementation of the General Plan Update.

Hydrology and Water Quality: The EIR will discuss the drainage conditions throughout the Planning Area and the potential for flooding. Water quality impacts and conformance with the Santa Ana and Colorado Regional Water Quality Control Board requirements will be addressed.

Land Use and Planning: The EIR will identify the land uses in the Planning Area and evaluate potential land use constraints created by existing conditions. The compatibility of the General Plan Update with existing and proposed land uses in the Planning Area and consistency with the City policies and plans will be evaluated.

Mineral Resources: The EIR will discuss impacts to mineral resources from implementation of the General Plan Update.

Noise: The EIR will discuss noise impacts from implementation of the General Plan Update, including impacts from area noise sources (e.g., railroads, airports, I-10, SR-60, and SR-79 freeways, etc.). A noise analysis will identify existing settings and noise level scenarios associated with implementation of the General Plan Update. The EIR will address potential noise impacts associated with implementation of the General Plan Update on residential land uses and other sensitive receptor land uses. Conformance to the City's noise guidelines will be analyzed.

Population and Housing: The EIR will evaluate the potential for the proposed land uses of the General Plan Update to result in population or housing growth, and will also discuss the potential displacement of housing and people as development occurs.

Public Services: The EIR will identify existing police, fire, schools, parks, and other public services and facilities serving the City, and will quantify the increase in service demands resulting from implementation of the General Plan Update. The availability and adequacy of existing services will be generally analyzed.

Recreation: The EIR will discuss the potential to result in the increase in the use of existing recreational facilities that may result in an accelerated physical deterioration of such facilities.

Transportation and Traffic: The traffic analysis prepared for the General Plan Update and EIR will describe the existing roadway conditions, circulation patterns, and other elements of the transportation system in the Planning Area, including the local streets and intersections and

regional facilities (I-10, SR-60, SR-79 freeways). A transportation modeling analysis is being prepared in order to evaluate full build-out of the General Plan Update on the overall transportation network. The General Plan Update's compliance with adopted policies, plans, and programs supporting alternative modes of transportation will also be discussed.

Tribal Cultural Resources: The EIR will discuss the consultation efforts by the Lead Agency and any Native American Tribes as part of the Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) process and include discussions of potential impacts to tribal cultural resources.

Utilities and Service Systems: The EIR will discuss the ability of existing infrastructure in the City, such as sanitary sewer, storm drains, water supply, and solid waste, to serve full buildout of the General Plan Update. The EIR will also discuss the availability of the existing water supply to provide for full buildout of the General Plan Buildout.

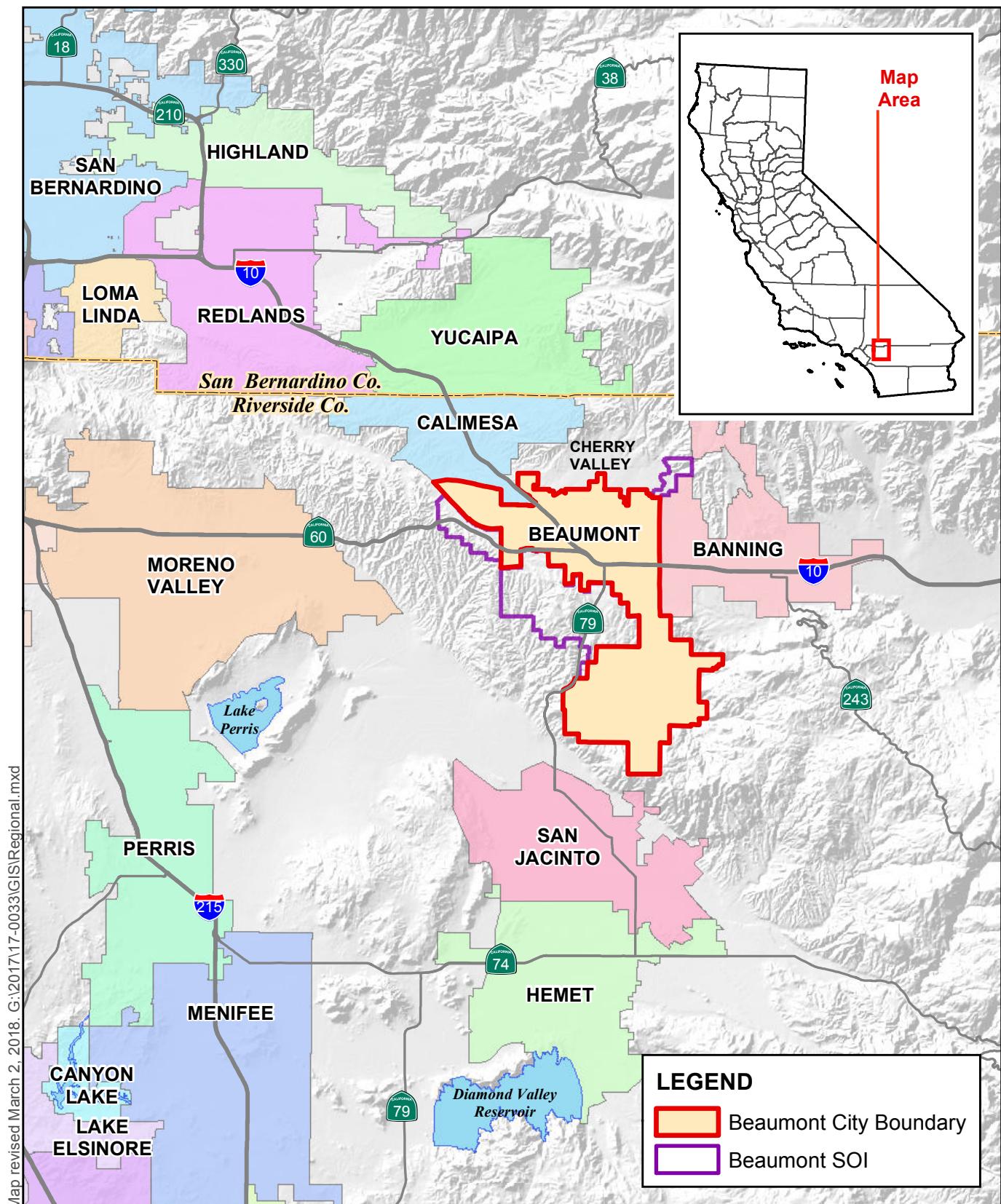
Project Alternatives: Identification of potential alternatives to the General Plan Update will be addressed including the “No Project” alternative.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with implementation of the General Plan Update, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City’s goals and objectives.

Cumulative Impact Analysis: The EIR will include a discussion of the potentially significant cumulative impacts of the General Plan Update when considered with other past, present, and reasonably foreseeable future projects in the area.

Other Required Sections: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F of the CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

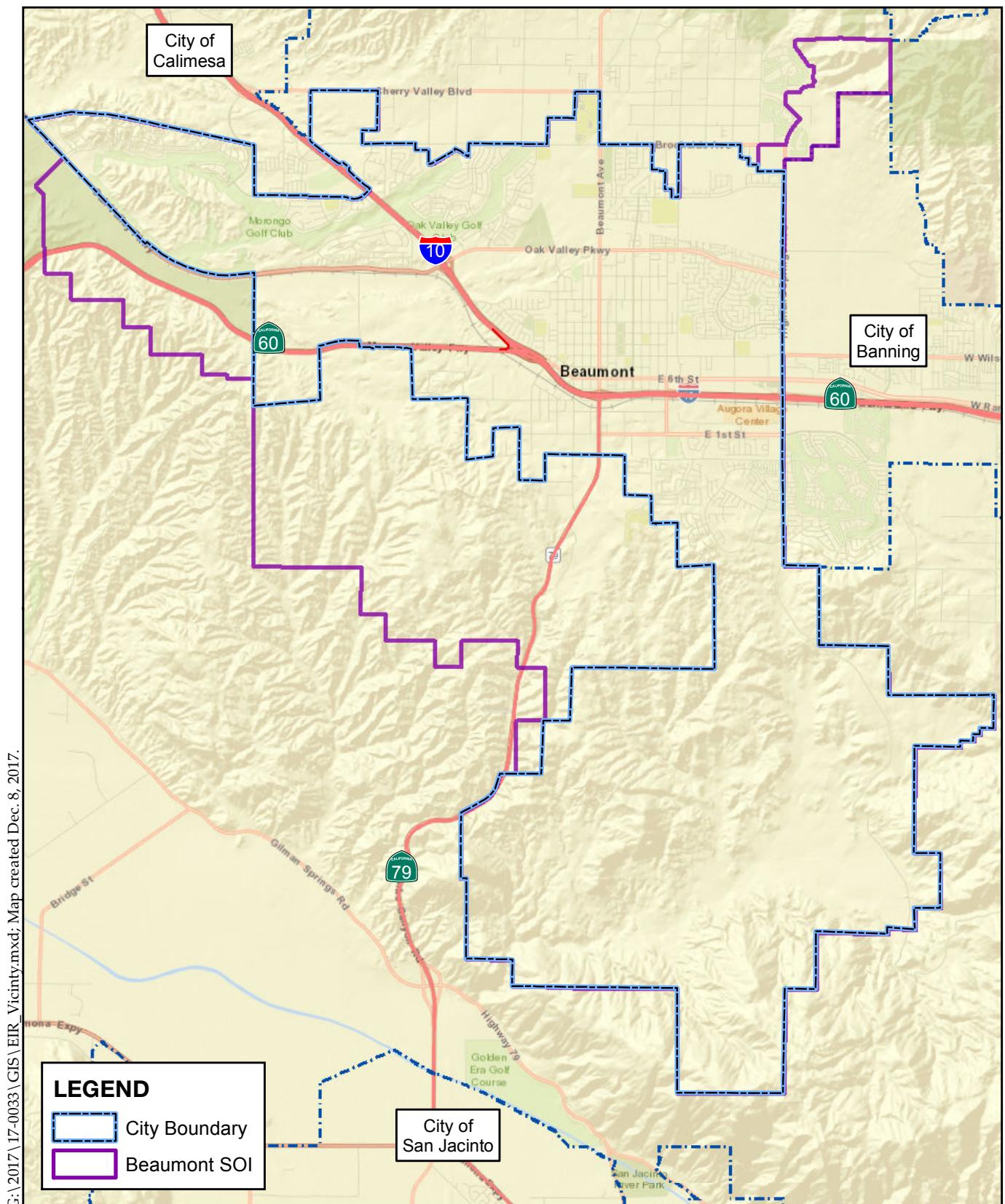
Relevant technical reports will be provided as EIR appendices. The environmental analysis for the proposed Project will be completed through the preparation of technical studies and through support of existing reports and studies on the environmental conditions of the Project area.



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



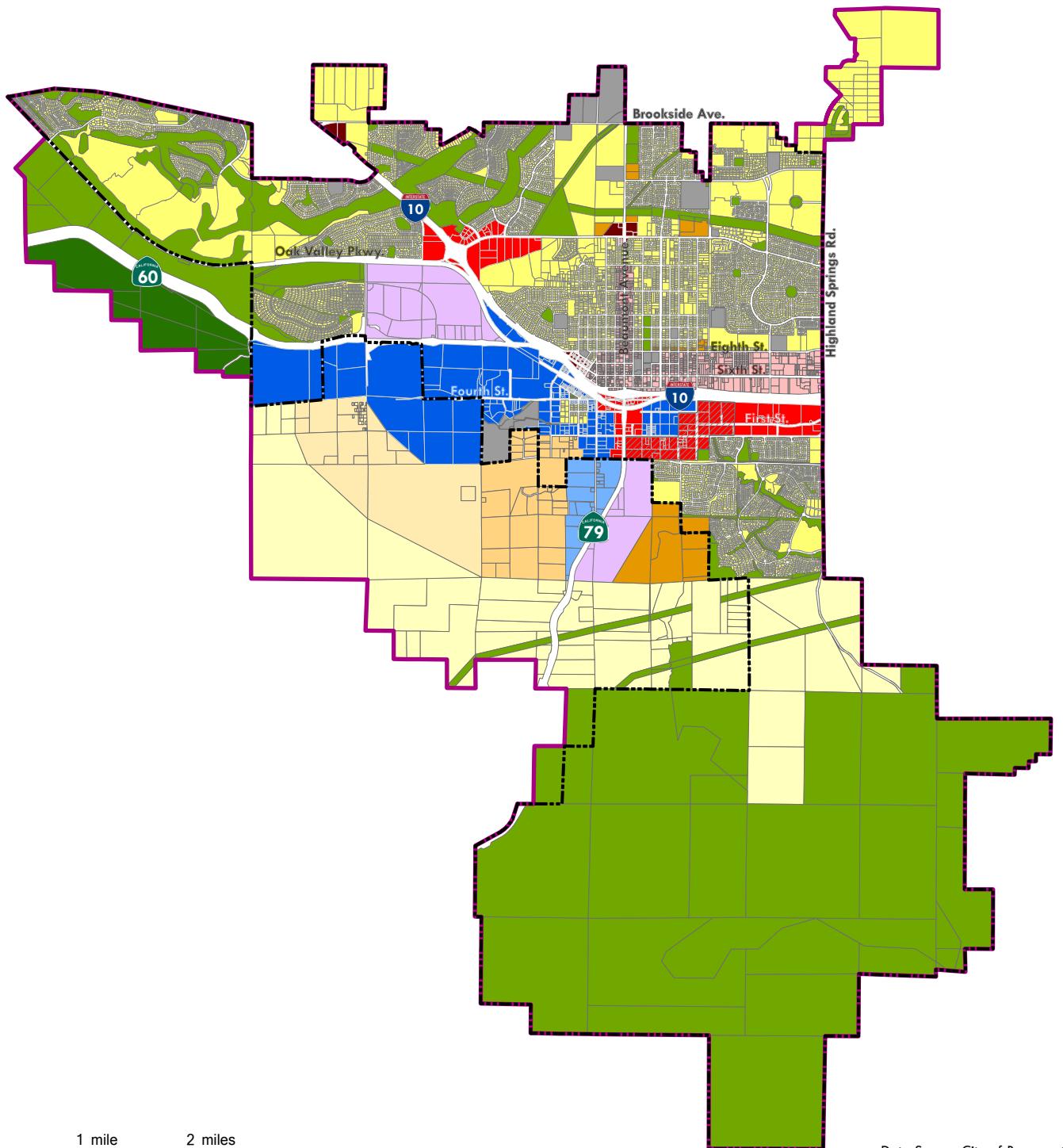
Figure 1 - Regional Map
Beaumont General Plan Update



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

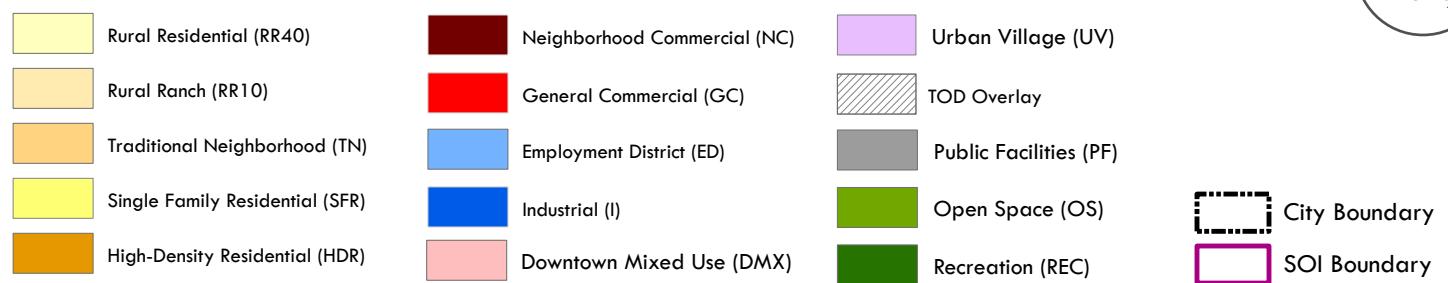


Figure 2 - Vicinity Map
Beaumont General Plan Update



CITY OF BEAUMONT GENERAL PLAN UPDATE

Land Use Designations Map



CITY OF BEAUMONT GENERAL PLAN UPDATE
LAND USE DESIGNATIONS

3/6/2018

Land Use Designation	Description	Density/ Intensity Range
RESIDENTIAL DESIGNATIONS		
Rural Residential (RR40)	Single family detached homes on 40 acre lots in a rural mountainous setting	40 acre lots
Rural Ranch (RR10)	Single family detached homes on 10 acre lots in a rural setting	10 acre lots
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)	4-6 du/acre
Single Family Residential (SFR)	Single-family residential (attached or detached).	0-4 du/acre
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses	18-30 du/acre
NON-RESIDENTIAL DESIGNATIONS		
Neighborhood Commercial (NC)	Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.	FAR up to 1.0
General Commercial (GC)	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.	FAR 0.5 to 1.0
Industrial (I)	Range of industrial uses, including "stand-alone" industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
MIXED USE DESIGNATIONS		
Downtown Mixed Use (DMX)	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.	0-22 du/acre; FAR up to 0.5
Urban Village (UV)	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.	12-24 du/acre; FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future Metrolink transit station.	18-30 du/acre; FAR up to 1.0
OTHER/PUBLIC DESIGNATIONS		
Public Facilities (PF)	Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.	FAR up to 1.0
Open Space (OS)	Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.	n/a
Recreation (REC)	Low-impact development, including camping and ATV uses. Caretaker residential units. Residential uses that meet the RR40 designation are permitted.	40 acre lots

Density:

Density is often the primary determinant in the physical layout and appearance of residential development in relationship to the land. Densities are calculated in dwelling units per acre (du/ac), and influences the housing type and perhaps, the style.

Intensity:

Intensity for nonresidential properties is expressed in terms of the floor area ratio (FAR). The FAR expresses the relationship between the amount of usable floor area permitted in a building and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of a building by the total area of the lot and is often represented as a decimal number.